



EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 1, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 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 - Utah Inland Port Authority (*anticipated time 45 minutes*)

1.B. DISCUSSION - Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision) (*anticipated time 20 minutes*)

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.

9. PROCLAMATIONS

9.A. PROCLAMATION - Proclaiming April 25, 2025 as Arbor Day

9.B. PROCLAMATION - Proclaiming April as Financial Literacy Month in Eagle Mountain City

10. APPOINTMENTS

10.A. Cemetery Advisory Board

1. Marian Burningham - Fulfilling term through December 31, 2027

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Silverlake Plat 33 - Out of Warranty
- 11.B. Silverlake Plat 34 - Out of Warranty
- 11.C. Majors Subdivision Plat 1 - Out of Warranty

12. CHANGE ORDERS

- 12.A. Well #8 Design Contract with Jones & DeMille Engineering - 1st Amendment
- 12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

13. MINUTES

- 13.A. March 18, 2025 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

- 14.A. SITE PLAN - UTA Park and Ride

15. RESOLUTIONS

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

SCHEDULED ITEMS

16. PUBLIC HEARINGS

- 16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

BACKGROUND: *(Presented by Natalie Winteron, Management Analyst)* Eagle Mountain City is in its second year as a Community Development Block Grant (CDBG) entitlement community, receiving funding directly from the U.S. Department of Housing and Urban Development (HUD). For the Fiscal Year 2025-2026, the City anticipates approximately \$200,000 in CDBG funding after accounting for administrative costs. Additionally, funds were reserved from the previous year to supplement this allocation, bringing the total available funding to approximately \$241,445. This is not an action item. The City Council will consider CDBG projects for the next funding year for approval after the public comment period ends on April 10, 2025.

17. RESOLUTIONS/PUBLIC HEARINGS

- 17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

BACKGROUND: *(Presented by City Attorney Marcus Draper)* In 2021, Oquirrh Wood Ranch LLC ("OWR") granted the City a permanent Sanitary Sewer Easement from the Tyson plant across its property to a sewer lift station. That easement is located on property that OWR now intends to sell to Tract. As part of the Firefly development, OWR intends to construct a sewer line in the Pole Canyon Blvd right-of-way that would gravity feed to the City's sewer treatment plant. The expected completion date is within the next 9 months or so. This would eliminate the need for the lift station and its associated costs. The Public Works department is supportive of this plan.

18. ORDINANCES/PUBLIC HEARINGS

- 18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The proposed ordinance amends the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry for Utah County Parcel No. 59:047:0003.

- 18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The proposed ordinance amends the zoning from Agriculture to Industrial and applies the Regional Technology and Industry (RTI) Overlay for Utah County Parcel No. 59:047:0003.

- 18.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

19. RESOLUTIONS

- 19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* At the request of City Council, representatives from the Utah Inland Port Authority will be providing some clarification related to questions previously raised while also answering any additional questions that may be presented.

20. CITY MANAGER ITEMS

20.A. Discussion and Possible Action: Regarding the Technology Selection and Construction Methodology for the Proposed Sewer Treatment Facility

20.B. Discussion and Possible Action: Inclusion of a Recreation, Arts, and Parks (RAP) Sales Tax Question on the 2025 Municipal Election Ballot

21. LEGISLATIVE ITEMS

21.A. UPDATE / MOTION - Legislative Priorities List

21.B. REPORT - Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025

22. 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.

23. COMMUNICATION ITEMS

23.A. Upcoming Agenda Items

23.B. Department Updates

24. ADJOURNMENT

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

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable 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 801-789-6611. 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.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on March 27, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, 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.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

Evan Berrett, Economic
Development Director

PRESENTED BY

Utah Inland Port Authority

RECOMMENDATION:

N/A

BACKGROUND:

Per the request of City Council, representatives from the Utah Inland Port Authority will be providing some clarification related to questions previously raised while also answering any additional questions that may be presented.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	DISCUSSION - Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision)
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	Perry Homes; Lynsi Neve representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Foothill Residential, Neighborhood Residential 1, Open Space etc.	~244.59

PUBLIC HEARING

No

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

N/A

BACKGROUND:

The applicant, Perry Homes, wishes to review with the City Council development issues, and possible minor desirable modifications to the MDP/MDA's plan.

Staff may either briefly introduce the item and the applicant's team before turning the time over, or the applicant may begin their presentation directly without an introduction, depending on preference of the Mayor and Council.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Hidden Valley Master Plan 030325
2. Hidden Valley Open Space Plan
3. Hidden Valley POD Exhibit
4. Hidden Valley Trails Plan
5. MDA-Lower-Hidden-Valley-1st-amendment
6. MDA-Lower-Hidden-Valley



PROJECT AREA = 236.8 ACRES

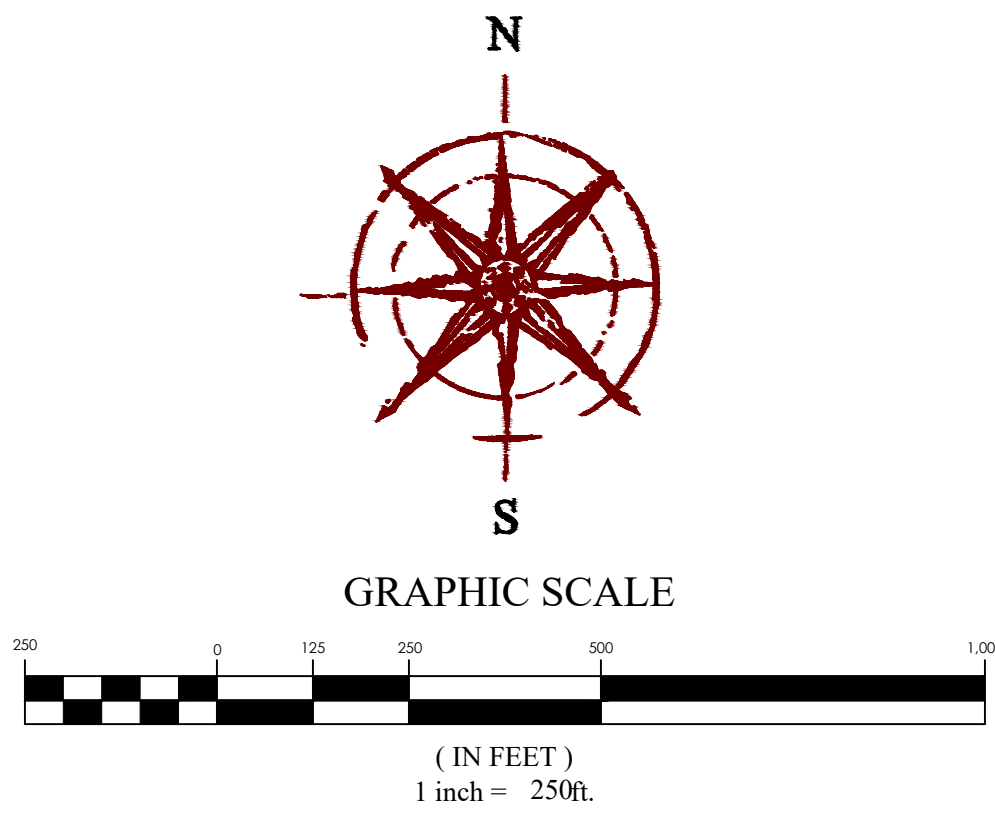
HOME PRODUCT LEGEND

- SFA - TOWNHOMES (505)
- SFA - TRIPLEX (60)
- SFA - TWIN HOMES (221)
- SFD - CLUSTER LOTS (170)
- SFD - SINGLE FAMILY LOTS (189)
- TOTAL UNITS: 1,145

- PARK OPEN SPACE (22 AC)
- NATIVE OPEN SPACE (89.5 AC)
- LANDSCAPED OPEN SPACE (13.6 AC)

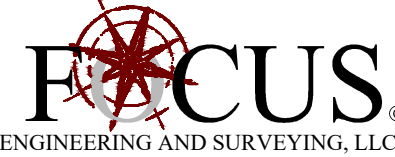
LEGEND

- ENTRY MONUMENT
- TRAILHEAD
- LOOKOUT TOWER
- PETROGLYPHS
- EXISTING TRAILS
- PROPOSED TRAILS
- WILDLIFE CORRIDOR



THE TRAILS AT HIDDEN VALLEY master plan

EAGLE MOUNTAIN CITY, UTAH COUNTY
3/3/2025
23-0134





LEGEND

- E** ENTRY MONUMENT
- T** TRAILHEAD
- L** LOOKOUT TOWER
- P** PETROGLYPHS

--- TRAIL CORRIDOR (6.8 ACRES)

••• WILDLIFE CORRIDOR

PARK OPEN SPACE (22 AC) 9.3%

NATIVE OPEN SPACE (89.5 AC) 38.8%

LANDSCAPED AREA (13.6 AC) 5.7%

TOTAL OPEN SPACE = 125.1 AC. (52%)



GRAPHIC SCALE



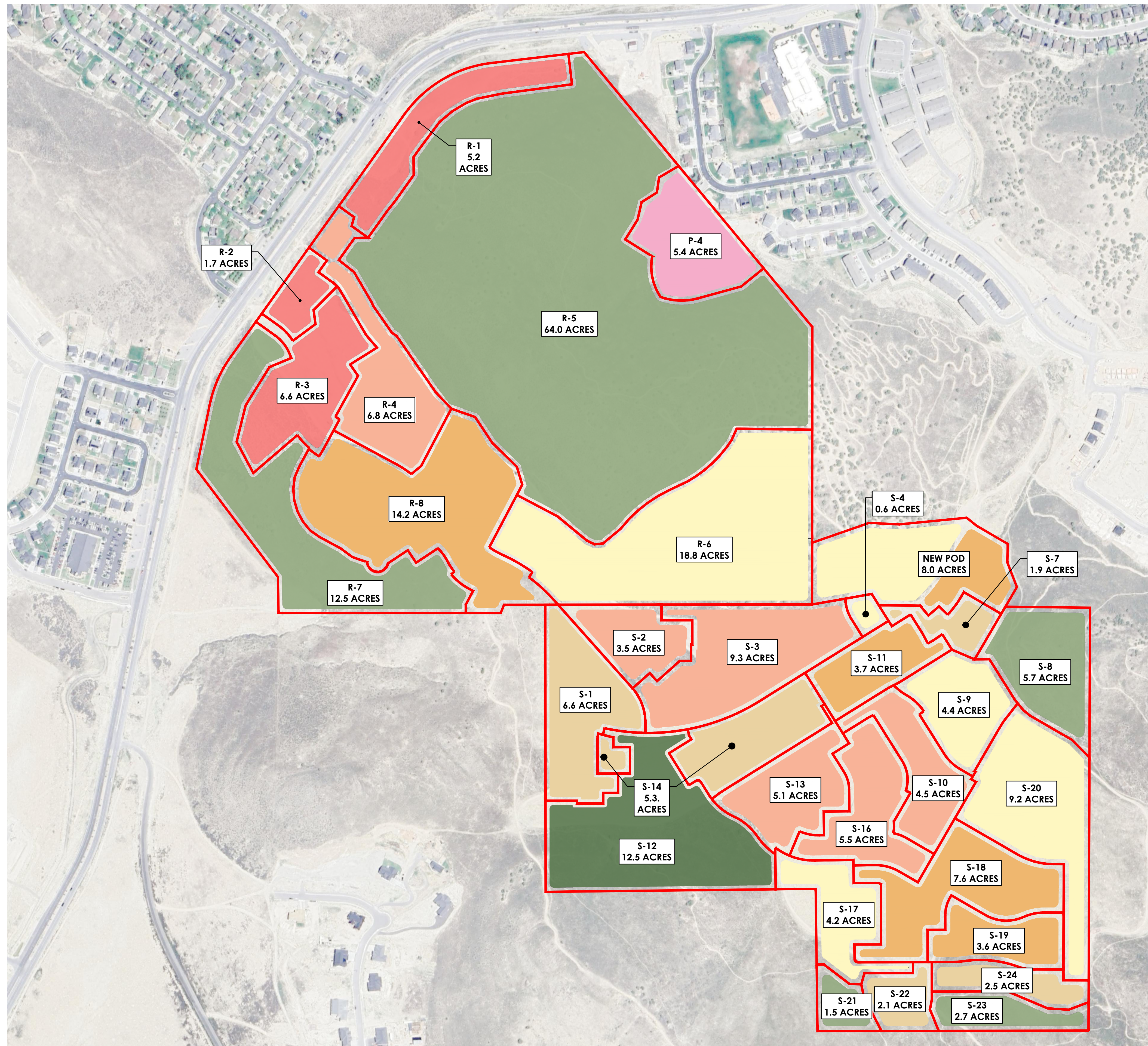
(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY open space exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY

3/3/2025

23-0134



LEGEND

- MULTI-FAMILY
- SFA - TOWNHOMES
- SFA - TRIPLEX
- SFA - TWIN HOMES
- SFD - CLUSTER
- SFD
- PARKS & OPEN SPACE
- NATIVE OPEN SPACE
- POD BOUNDARY



GRAPHIC SCALE



(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY pod exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY

3/3/2025

23-0134



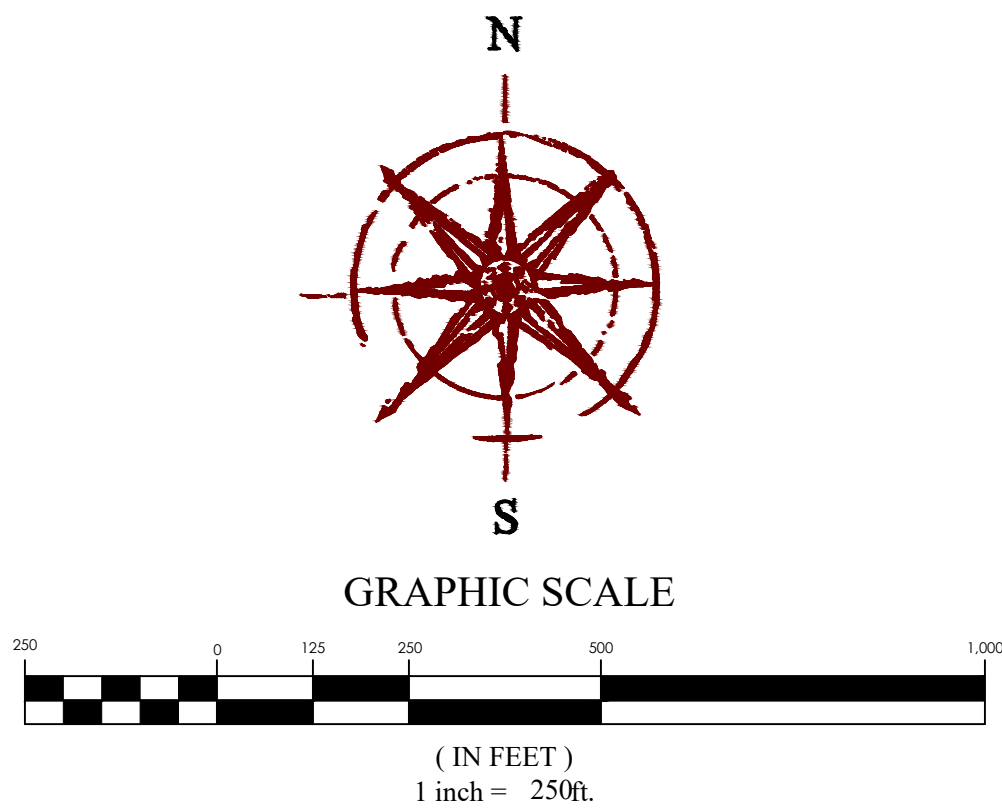
LEGEND

- **PRESERVED TRAIL CORRIDOR**
- **PROPOSED TRAIL CORRIDOR**
- **VACATED TRAIL CORRIDOR**
- **WILDLIFE CORRIDOR**
- E **ENTRY MONUMENT**
- T **TRAILHEAD**
- L **LOOKOUT TOWER**
- P **PETROGLYPHS**

**MINIMUM REQUIRED PRESERVED TRAILS
(INCLUDES CREED TRAIL + CONNECTOR):
4,976' (0.94 MI)**

**PRESERVED TRAILS WITHIN DEVELOPMENT:
8402' (1.59 MI)**

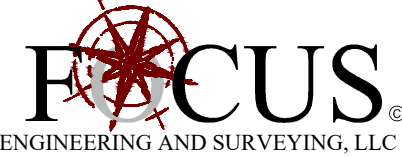
**PROPOSED TRAILS WITHIN DEVELOPMENT:
8804' (1.67 MI)**



NOTE: TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

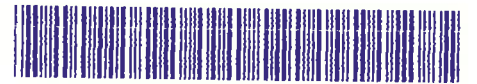
THE TRAILS AT HIDDEN VALLEY regional trails exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
3/3/2025
23-0134



WHEN RECORDED, MAIL TO:

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84043



ENT 39645:2023 PG 1 of 14
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 20 1:42 pm FEE 0.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

AMENDMENT NO. 1 TO THE MASTER DEVELOPMENT AGREEMENT FOR THE LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLANNED AREA

This Amendment No. 1 ("Amendment No.1") to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area (the "Master Development Agreement") is entered into between Eagle Mountain City, a municipal corporation of the state of Utah (the "City") and Perry Development, LLC a Utah limited liability company ("Perry").

RECITALS

WHEREAS, the City and certain entities known as the Developer under the Master Development Agreement, entered into the Master Development Agreement as of June 23, 2011;

WHEREAS, Perry has since acquired all of the real property that was the subject of and encumbered by the Master Development Agreement;

WHEREAS, since Perry acquisition and with the passage of time, certain events have transpired that have made it advisable to amend the Master Development Agreement;

WHEREAS, the Master Development Agreement was deemed to be amendable by its express terms by all Parties thereto pursuant to its express terms;

WHEREAS, the City and Perry acknowledge that Perry is the successor in interest to the original Developer and is thereby empowered to execute the Amendment No. 1 as the required Developer party and that the same will be binding on both the City and Perry in accordance with the Master Development Agreement (and specifically with reference to Paragraph 35, thereof) and that Perry is now considered the Developer of the Project;

WHEREAS, the Project consists of approximately 244.5 acres of land (the "Property") located southeast of Pony Express Parkway. An amended legal description of the Property is attached as Exhibit A;

NOW THEREFORE, for good and valuable consideration, the same as is hereby acknowledged by the Parties hereto, the City and Perry agree as follows:

1. Paragraph 2 of the Master Development Agreement is hereby amended and restated in its entirety as follows:
 - a. 2. **Zoning Density and Land Use Standards.** The Project will be zoned as residential in accordance with Chapter 17.25 of the City's Vested Laws. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use with the Project permitted for a total of (not to exceed) 1,256

residential dwelling units (the “Maximum Density”). The Amended Land Use Map (Exhibit B) is the zoning Map for the Property.

2.1 Phases and Densities. The total Project densities are as follows:

Total Land Area:	244.59 acres
Total Buildable Area:	204.2 acres
Total Residential Units:	1,256 units
Improved Open Space:	not less than 26.4 acres

2.2 To accommodate the wildlife corridor and minimize impact to the existing mountain bike trails on the City’s property as requested by the City, Perry shall dedicate via separate instrument 1.5 acres of Parcel R2 to the City (the “Wildlife Corridor Parcel”) and approximately 2 to 3 acres on the northern portion of Parcel R6 (the “Creed Trail Parcel”). The legal descriptions for both the Wildlife Corridor Parcel and the Creed Trail Parcel shall be determined at final plat approval. The Wildlife Corridor Parcel and the Creed Trail Parcel shall be designated as open space and dedicated to the City upon recording of the first plat adjacent to R2 and R6 respectively. The remaining density and acreage in R2 once the Wildlife Corridor Parcel is created from Parcel R2 shall be transferred to R3. In exchange for Perry dedicating both parcels to the City, the City agrees to dedicate up to 8 acres of the southwest corner of the city-owned Parcel 58:040:0634 to Perry via separate instrument (the “New Parcel”). The density associated with the Wildlife Corridor Parcel and the Creed Trail Parcel shall be transferred to the New Parcel. The New Parcel shall be designed with single-family detached lots and single-family cluster lots with the same number of units as were transferred from the Wildlife Corridor Parcel and the Creed Trail Parcel. The City will only exchange or dedicate the acres that are required for the same number of units that will be transferred to be designed as single-family detached homes and cluster homes and such property from the City (up to 8 acres from Parcel 58:040:0634) to Perry shall be transferred to Perry simultaneously with the dedication by Perry to the City of the Wildlife Corridor Parcel and the Creed Trail Parcel.

2.3 In addition, the Property is divided into [six (6) phases] (individually a “Phase” and collectively “Phases”) which permit certain numbers of dwelling units to be constructed in each Phase. The Location of each Phase is depicted on Exhibit C, attached hereto (the “Phasing Map”). The number of dwelling units provided for in each Phase may be transferred between Phases or between areas of the Amended Land Use Map, provided that the total number of units transferred from one Phase or area to another shall not exceed ten (10) percent of the units in such phase (and the units in any such Phase may not be increased by more than 10% as a result of such transfer). The forgoing approved density transfers shall not have the effect of reducing the total number of single-family detached or cluster units in the entire project (if single-family units are reduced in a development area or Phase they must be provided in another area or Phase). To facilitate this process the parties may agree to slight modifications to the Phase or area boundaries. Perry shall submit a preliminary plat for the entire Property for City Council approval. Upon preliminary plat approval, no further density transfers shall be permitted unless otherwise approved by the City. In no event shall the total number of dwelling units constructed in all Phases of the Project exceed the Maximum Density. Notwithstanding anything herein to the contrary, any City ordinance, amendment to the Municipal Code or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer’s ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the City Council, on the record and in good faith, finds that a compelling,

countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no warranty or guarantee that the entitled Maximum Density can be achieved, and the Parties acknowledge that as the development progresses that certain market, infrastructure, and/or other similar constraints beyond the control of the Parties may be presented which could prevent the practical use of all vested densities.

2. Paragraph 4 of the Master Development Agreement is hereby amended and restated in its entirety as follows:

4. Design Guidelines: In order to provide for a higher standard of architectural and visual appeal for the Project, Developer has proposed design guidelines to be enforced by the HOA. A copy of the design guidelines is attached hereto as Exhibit E (the "Design Guidelines"). The design guidelines are an integral part of the approvals of the Project and are hereby adopted. In the event of a conflict between the City ordinances or requirements and the Design Guidelines, the Design Guidelines shall control.

3. Paragraph 7 of the Development Agreement is hereby amended and restated as follows:

7. Ownership and Maintenance of Park Improvements. All Park Improvements less than 2 acres shall be dedicated to and maintained by the HOA. The HOA shall at all times provide access to all HOA-owned Park Improvements for emergency services, including fire and police services. All Park Improvements 2 acres or greater along with any native open space shall be dedicated to and maintained by the City.

4. Paragraph 16.1 of the Development Agreement is hereby deleted in its entirety and restated as follows:

- 16.1 Hidden Valley Parkway. It shall be the sole responsibility of Perry to complete, to a 100-foot ROW, the section of Hidden Valley Parkway between Pony Express Parkway and the beginning of Hidden Hollow Phase C development that is not completed to a 100-foot ROW. The timing of these improvements may be based upon traffic study updates provided by Perry with the preliminary plats and/or final plats.

5. Paragraph 16.2 of the Development Agreement is hereby amended and restated as follows:

- 16.2 Project Collector Roads. The main collector roads that provide access to and through the project (from Pony Express Parkway at northwest to Hidden Valley Parkway at the east, including stubbing the collector road to the west in accordance with the City's Transportation Master Plan) shall be constructed by Perry to the City's collector road standard, as merited by traffic study updates provided by Perry at each final plat or as required by Unified Fire Authority.

END OF AMENDMENTS

6. Any portion of the Master Development Agreement that is not amended hereby shall continue in full force and effect. In the event of a conflict between this Amendment No. 1 and the Master Development Agreement, the provisions of this Amendment No. 1 shall govern in all respects.
7. This Amendment No. 1 shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns that own any portion of the Property.

(Signature Page Follows)

DATED this 14th day of June, 2023

PERRY DEVELOPMENT, LLC

By: [Signature]
 Print Name: WILLIAM O. PERRY
 Title: MANAGER

STATE OF UTAH)
 :SS

COUNTY OF JALISCO)

On the 14 day of June, 2023, personally appeared before me
WILLIAM O. PERRY IV, who being by me duly sworn, did say that he/she is the
MANAGER, of **PERRY DEVELOPMENT, LLC**, and that the foregoing
 instrument was duly authorized by the company and signed on behalf of said company.



[Signature]
 NOTARY PUBLIC

DATED this 18 day of May, 2023.

EAGLE MOUNTAIN CITY

By: [Signature]
Print Name: Tom Westmoreland
Title: Mayor

APPROVED AS TO FORM:

ATTEST:

[Signature]
City Attorney

[Signature]
for City Recorder



EXHIBIT A

AMENDED LEGAL DESCRIPTION

**LEGAL DESCRIPTION
PREPARED FOR PERRY HOMES
HIDDEN VALLEY
EAGLE MOUNTAIN, UTAH**

(June 09, 2023)

23-0134

(TA)

ENT 39645:2023 PG 7 of 14

COMPOSITE DESCRIPTION

A tract of land located in a part of the North half of Section 31, a part of the Southwest 1/4 of Section 30, & a part of the Southeast 1/4 of Section 25, Township 5 South, Range 1 West, Salt Lake Base & Meridian, the Basis of Bearing being N0°03'34"E between the South 1/4 Corner and the North 1/4 Corner of said Section 30, located in Eagle Mountain City, Utah, County, Utah being more particularly described as follows:

Beginning at the 3" Brass Cap Monument marking the South 1/4 Corner of said Section 30, said point also being the southeast corner of that real property as described by a Special Warranty Deed, recorded on November 22, 2021 as Entry No. 196198:2021 of official records; running thence easterly along the Section line S89°19'51"E 1329.76 feet to a point located on the southwest corner as described by a Special Warranty Deed, recorded on January 11, 2021 as Entry No. 5417:2021 of official records, said point also being located on the westerly Deed line as described and conveyed to the State of Utah by Deed, recorded on June 4, 1945 as Entry No. 4632 in Book 421 at Page 114 of official records; thence southerly along Deed line S0°12'09"W 2023.60 feet to a point located at the southeast corner of that real property as determined by Survey and conveyed by Warranty Deed, recorded on January 8, 2016 as Entry No. 1996:2016 of official records; thence along said Deed line S89°54'09"W 1296.59 feet to the 1/4 Section line of said Section 31; thence northerly along said 1/4 Section line N0°43'40"W 680.50 feet; thence S89°22'11"W 1292.17 feet to the easterly line of that certain property identified as Parcel 1 in a Warranty Deed, recorded on October 5, 2007 as Entry No. 145082:2007 of official records; thence along said Deed the following four (4) courses: (1) N0°03'59"W 1373.94 feet to and along that certain property identified as Parcel 2 in said Warranty Deed; thence (2) S89°56'52"W 197.43 feet to Closing Corner 24-22C per Utah County Surveyor; thence (3) S21°48'50"W 42.64 feet to Closing Corner 24-22B per Utah County Surveyor; thence westerly along the Section line (4) N89°58'03"W 1063.07 feet to the Northwest Corner of said Section 31, said point also being located at the southeast Deed corner as described by a Corrected Warranty Deed, recorded on March 1, 2016 as Entry No. 17092:2016 of official records; thence along said Deed the following two (2) courses: (1) N0°51'00"W 171.35 feet; thence (2) N37°05'14"W 647.52 feet to the existing right-of-way of Pony Express Parkway as dedicated in the Pony Express Parkway Road Dedication Plat, recorded on January 25, 2006 as Entry No. 9656:2006, Map File No. 11478 of official records; thence along said right-of-way the following five (5) courses: (1) N11°43'40"E 316.30 feet; thence (2) northeasterly along the arc of a curve to the right with a radius of 597.00 feet a distance of 248.80 feet through a central angle of 23°52'39" Chord: N23°39'59"E 247.00 feet; thence (3) N35°36'19"E 1429.29 feet; thence (4) northeasterly along the arc of a curve to the right with a radius of 597.00 feet a distance of 496.69 feet through a central angle of 47°40'06" Chord: N59°26'22"E 482.49 feet; thence (5) N83°16'25"E 447.09 feet to a point on the northwesterly Subdivision line of Hidden Hollow Phase A-2 Subdivision, recorded on June 14, 2017 as Entry No. 57556:2017, Map File No. 15575 of official records; thence southeasterly along said Subdivision S39°41'29"E 1709.99 feet continuing to and along the westerly Subdivision line of Hidden Hollow Phase B-1 Subdivision, recorded on July 22, 2019 as Entry No. 68105:2019, Map File No. 16625 of official records to a point located at the southwest corner of said Hidden Hollow B-2 Subdivision, said point also being located on the 1/4 Section line of Section 30; thence southerly along said 1/4 Section line S0°03'34"W 1327.40 feet to said South 1/4 Corner of said Section 30, said point also being the point of beginning.

Together with an easement for ingress and egress as shown in that Agreement to Grant Easement dated May 31, 2006, between Hidden Canyon, LLC, The Ranches, LC and Oquirrh Mountain Ranch, LLC, recorded June 1, 2006 as Entry No. 68631:2006, Utah County Recorder's Office, Utah.

Contains 236.82 Acres±



A handwritten signature in black ink, appearing to be "EJ Wood".

EXHIBIT B

AMENDED LAND USE MAP

OMR Investments Holdings

Proposed Amendment
February 2023

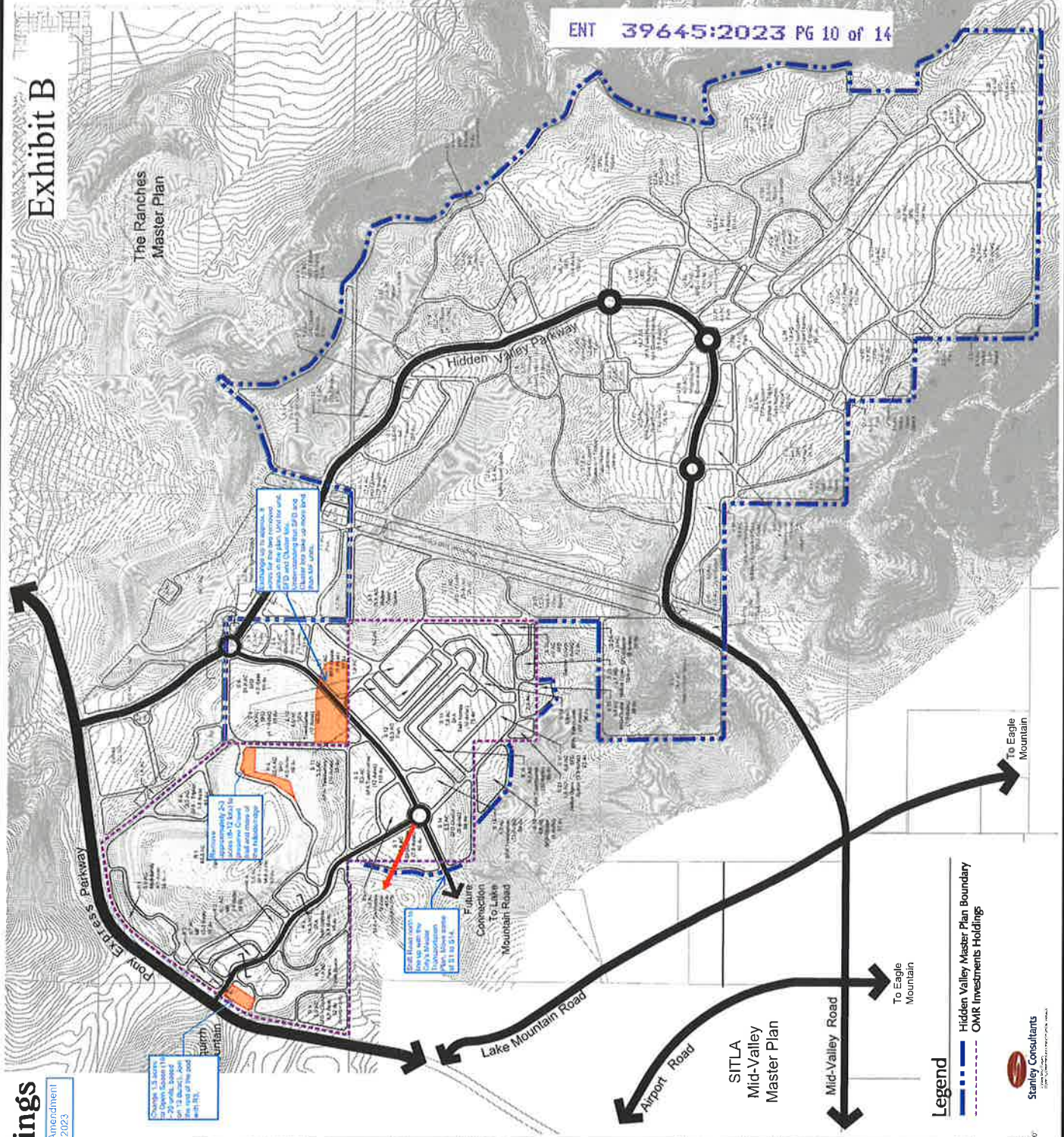
LOWER HIDDEN VALLEY

Master Development Plan

Exhibit B

The Ranches
Master Plan

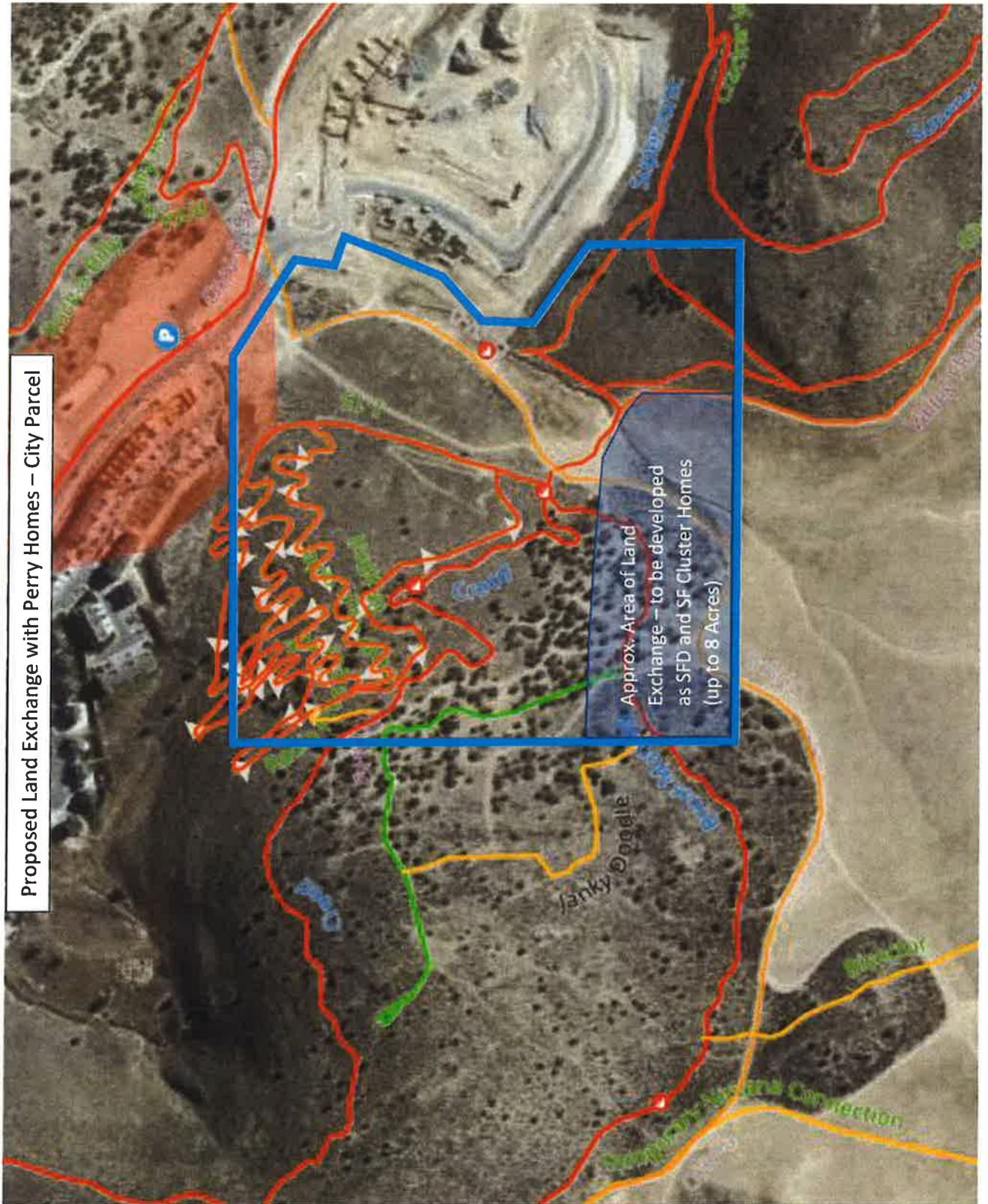
ENT 39645:2023 PG 10 of 14



Land Use Data					NO. OF MASTER PLAN AREAS
PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	TOTAL AREA	PERCENT
LOWER HIDDEN VALLEY					
1	SFA - TROP EX	0.2	9.5	0.1	0.0%
2	SFA - TROP EX	0.2	9.5	0.1	0.0%
LOWER HIDDEN VALLEY TOTALS					
		0.2	9.5	0.1	0.0%
HIDDEN VALLEY WEST					
1	MA - FAMILY	5.9	13.0	56	100%
2	MA - FAMILY	3.7	13.0	46	100%
3	MA - FAMILY	6.1	7.4	45	100%
4	SFA - TOWNHOMES	5.5	14.9	82	100%
5	SFA - TOWNHOMES	2.4	4.0	96	100%
6	SFA - TOWNHOMES	5.9	5.9	52	100%
SITLA TOTAL RESIDENTIAL					
1	PARK	63.8	7.4	471	51%
2	PARK	5.7	1.4	8	1%
3	PARK	5.7	1.4	8	1%
4	PARK	5.7	1.4	8	1%
5	PARK	5.7	1.4	8	1%
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LOWER HIDDEN VALLEY TOTALS					
		100.0	7.3	734	8.0%
HIDDEN VALLEY COMBINED DATA					
1	TRADITIONAL CLUSTER	31.6	4.0	127	100%
2	TRADITIONAL CLUSTER	23.3	6.1	211	100%
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32	TRADITIONAL CLUSTER	64.9	6.1	395	100%

Exhibit B

Proposed Land Exchange with Perry Homes – City Parcel



my

OMR Investments Holdings

LOWER HIDDEN VALLEY

Improved Open Space Concept Plan

Proposed Amendment
- February 2023

Exhibit B

Land Use Data - Parks & Open Space		% OF MASTER PLAN AREA	
PARCEL / LAND USE	AREA (AC)	AREA (AC)	PERCENT
LOWER HIDDEN VALLEY			
S 3 PARK	1.5		
S 12 PARK	10.3		
SUBTOTAL PARKS	11.8	11.8	1%
S 2 NATIVE OPEN SPACE	16.8		
S 21 NATIVE OPEN SPACE	1.5		
S 23 NATIVE OPEN SPACE	2.7		
SUBTOTAL NATIVE OPEN SPACE	21.0	21.0	2%
LOWER HIDDEN VALLEY TOTAL	32.8	32.8	3%
HIDDEN VALLEY WEST			
R 6 PARK	8.0		
R 6 PARKS	1.4		
SUBTOTAL PARKS	12.5	12.5	1%
R 5 PARK / OPEN SPACE	56.0		
R 7 PARK / OPEN SPACE	8.5		
SUBTOTAL PARK / OPEN SPACE	64.5	64.5	6%
WEST PARKS & OPEN SPACE TOTALS	77.0	77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS	24.3	24.3	2%
TOTAL PARKS / OPEN SPACE	64.5	64.5	6%
TOTAL NATIVE OPEN SPACE	21.0	21.0	2%
TOTAL COMMUNITY TRAILS	6.8	6.8	1%
TOTAL CHURCHES (57.85)	5.4	5.4	1%
LOWER HIDDEN VALLEY TOTALS	118.0	118.0	11%

- LEGEND - Conceptual Locations
- NATIVE OPEN SPACE
 - PARK
 - CHURCH
 - COMMUNITY TRAIL
 - WINDING TOWER
 - HIDDEN VALLEY MASTER PLAN BOUNDARY
 - OMR INVESTMENTS HOLDINGS

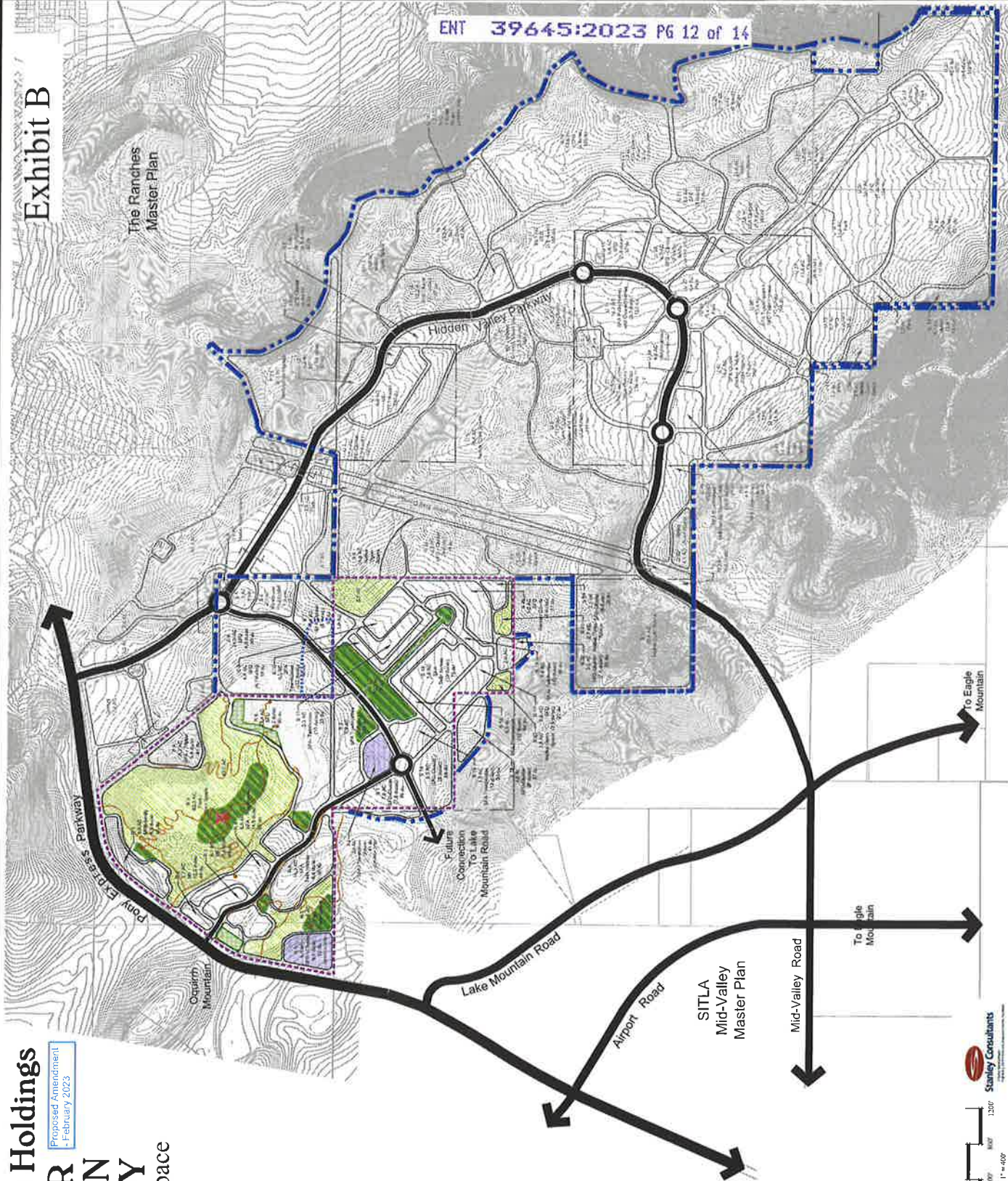


EXHIBIT C

PHASING MAP

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit C, Phasing Map, the amendment does not include changes to the existing Exhibit C, Phasing Map. This exhibit is on file with the Eagle Mountain City Recorder's Office.

A handwritten signature in black ink, appearing to be 'mg' or similar, located in the bottom right corner of the page.

EXHIBIT E

DESIGN STANDARDS

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit E, Design Standards, the amendment does not include changes to the existing Exhibit E, Design Standards. This exhibit is on file with the Eagle Mountain City Recorder's Office.

A handwritten signature in black ink, appearing to be 'L. J.', located in the bottom right corner of the page.

EAGLE MOUNTAIN CITY
MASTER DEVELOPMENT AGREEMENT
FOR THE
LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLANNED AREA

This Master Development Agreement for the Lower Hidden Valley Master Development Planned Area is entered into between Eagle Mountain City, a municipal corporation of the State of Utah (the “**City**”) and OMR Investments, LLC, a Utah limited liability company, Vestin Mortgage, Inc. a Nevada corporation, and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole (collectively “**Developer**”).

This Agreement is made with reference to the following facts.

A. Developer has submitted to the City an application for a new development known as Lower Hidden Valley (the “**Project**”).

B. The Project consists of approximately 244.6 acres of land (the “**Property**”) located southeast of Pony Express Parkway. A legal description of the Property is attached as Exhibit **A**.

C. The Project will be zoned as residential in accordance with Chapter 17 of the Eagle Mountain Municipal Code, as amended (the “**Municipal Code**”), and improved in compliance with procedures and standards in the Municipal Code, the Utah Code and the terms of this Master Development Agreement.

D. Developer has received approval of the Land Use Element and Concept Plan for the Project from the Planning Commission and City Council of Eagle Mountain City. The approved land use map, which depicts the zoning for the Project and land uses which will be allowed by the City, is attached as Exhibit **B** (the “**Land Use Map**”).

E. The parties wish to define the rights and responsibilities of the parties with respect to the development of the land and funding of improvements in the Master Development Plan area which is approved by the City in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Municipal Code.

2. Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the Municipal Code. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use within the Project. The Land Use Map is the zoning map for the Property.

2.1 Phases and Densities. The total Project densities are as follows:

Total Land Area:	244.6 acres
Total Buildable Acres:	205.1 acres
Total Residential Units:	1,256 units
Improved Open Space:	Not less than 24.2 acres

The overall density of the Project may not exceed a total of 1,256 residential dwelling units (the “**Maximum Density**”). In addition, the Property is divided into six phases (individual “**Phase**” and collectively “**Phases**”) which permit a certain number of dwelling units within each Phase. The location of each of Phase is depicted on Exhibit C (the “**Phasing Map**”). The number of dwelling units provided for each Phase is a maximum, and dwelling units may not be transferred between Phases to increase the number of dwelling units for any particular Phase. Except as provided herein, the development of each Phase must contain improvements to meet the City’s current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Phase, or such other requirements as adopted by the City in the future.

2.2 Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the Municipal Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increases or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer’s ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

2.3 Development Requirements. Unless the Municipal Code is amended to require other improvements, Developer shall construct improvements to meet the City’s Tier II,

Tier III, and Tier IV requirements for the approved density within each Phase. A copy of Table 17.30.110 of the Municipal Code, which sets forth the necessary improvements to acquire the approved density, is attached hereto as Exhibit **D**.

3. Home Owners' Association. Prior to approval of any preliminary subdivision plat for the Project, as defined in Chapter 16.20 of the Municipal Code, Developer shall create a Home Owners' Association ("**HOA**") for the Project with legal authority to collect assessments and to maintain the improvements required to be dedicated to the HOA by this Agreement. Alternatively, Developer may join with and contract to dedicate said improvements to the existing Ranches HOA.

4. Design Guidelines. In order to provide for a higher standard of architecture and visual appeal for the Project, Developer has proposed design guidelines to be enforced by the HOA. A copy of the design guidelines are attached hereto as Exhibit **E**. The design guidelines are an integral part of the approval of the Project and must be adopted prior to approval of any final subdivision plat for the Project. The design guidelines are not intended to replace or supersede the City's Tier II, Tier III, and Tier IV requirements for the approved density within each Planning Area, and in the event of any conflict between the City's Tier II, Tier III, and Tier IV requirements and the design guidelines, the City's requirements shall control.

5. Improved Open Spaces and Trails. Developer's plan includes 24.3 acre of improved parks, 21 acres of native open space and 6.8 acres of community trails (collectively "**Park Improvements**"). A map and conceptual drawings depicting the size and location of the Park Improvements are attached hereto as Exhibit **F**. Developer shall comply with section 16.30.070 of the Municipal Code which requires a separate cash bond for all parks, trails, and open space improvements for each Phase of the development.

6. Trail Requirements. In addition to the requirements of the section 16.35.100 of the Municipal Code, all trails constructed adjacent to any street must be a minimum of eight feet in width.

7. Ownership and Maintenance of Park Improvements. Unless otherwise required by the City, all Park Improvements shall be dedicated to and maintained by the HOA. The HOA shall be solely responsible for all maintenance of the Park Improvements. The HOA shall at all times provide access to all Park Improvements for emergency services, including fire and police services.

8. Vesting of Improved Open Space, Parks and Trails. In accordance with Chapter 17.30 of the Municipal Code, bonus density entitlements, or increases in the number of residential units a developer is entitled to build on an acre (above the 0.8 residential dwelling units per acre base density of the residential zone), are permitted when a project provides additional improvements and amenities as outlined in Chapter 17.30 of the Municipal Code. These additional improvements and amenities include improved open space, parks and trails. The City agrees that that the proposed Park Improvements, as set forth on Exhibit F of this

Agreement, satisfy the improved open space, parks and trails requirement for the Maximum Density, and the City shall not require the Developer to build or develop additional improved open space, parks and trails in order to develop up to the Maximum Density.

9. Community Improvements. In conjunction with Chapter 17.30 of the Municipal Code, Developer must contribute \$2,000 per buildable acre of land within the Project to fund construction of community wide improvements (regional parks or public buildings that will benefit the residents of this development).. Credit may be given to Developer for some trails and outlook structures constructed on Porters Lookout and for certain improvements at the petroglyph park, if determined to provide benefits above and beyond those required. This will be determined along with each subdivision plat approval. Necessary agreements will be executed by Developer to secure public use of these areas. Developer agrees that prior to recording each subdivision plat, Developer shall either place into a community improvement escrow fund for the Project (the “Improvement Fund”) established with the City sufficient funds to meet the required community improvements, or otherwise demonstrate that a sufficient amount of community improvements have been constructed to meet the requirement. For example, if the first subdivision plat is for 10 acres, Developer will place \$20,000 in the Improvement Fund or demonstrate that \$20,000 of community improvements have been constructed to meet the requirements.

10. Transitioning and Setback Requirements. Developer agrees to comply with all transitioning requirements set forth in Chapter 17.60 of the City Code.

11. Slope Requirements. In addition to maximum slope requirements in the Municipal Code, Developer shall not construct any building or structure on a slope 25% or greater.

12. Off-Site Infrastructure Generally. Developer acknowledges that prior to the development of the Project, Developer may be required to construct improvements located outside the Project area (the “**Off-Site Infrastructure**”). The City may refuse in its sole and absolute discretion to approve any preliminary or final subdivision plat until the City reviews and approves the funding and construction mechanisms of all Off-Site Infrastructure necessary for the Phase of the Project subject to the preliminary or final subdivision plat.

13. On-Site Infrastructure Generally. Developer acknowledges that prior to the development of the Project, Developer will be required to construct improvements located inside the Project area (the “**On-Site Infrastructure**”). The City may refuse in its sole and absolute discretion to approve any preliminary or final subdivision plat until the City reviews and approves the funding and construction mechanisms of all On-Site Infrastructure necessary for the Phase of the Project subject to the preliminary or final subdivision plat.

14. Sanitary Sewer. Developer proposed Sanitary Sewer Master Plan is attached hereto as Exhibit **G**. The Sanitary Sewer Master Plan proposes to gravity flow sewer through new on-site sewer lines into and through existing City owned sewer lines located in the Pony

Express Parkway that flow to the Timpanogos Special Service District (“**TSSD**”). Developer acknowledges that existing capacity in the off-site sewer lines is limited and that such lines may have to be upsized or paralleled to accommodate proposed future capacity. City acknowledges that a portion of the master plan area lies within The Ranches SID area which funded certain sewer improvements and capacity. Developer shall not be required to upsize such capacity until the capacity allotted to as a result of said SID has been exceeded. In addition, wastewater facilities for any areas that are capable of gravity flowing to Eagle Mountain South Service Area wastewater facility (the “**SSA**”), or require a lift station to flow to TSSD, must be constructed in a manner to accommodate gravity flow to SSA.

15. Storm Water Improvements. Based upon the proposed Storm Water Master Plan, attached hereto as Exhibit **H**, it appears that the proposed uses and densities associated with the Project can reasonably be established without accelerating runoff and erosion in a way that would have adverse downslope or downstream impacts. Major storm drain improvement, including storm drain lines, detention basins, and ponds must be sized to accommodate future growth in surrounding areas as set forth on the Storm Water Master Plan.

16. Traffic Study and Roadway Improvements. Developer shall comply with the Municipal Code with respect to all roadways within the Project. In addition, the City has reviewed the traffic study (“**Traffic Study**”) attached hereto as Exhibit **I**. Based on the Traffic Study, the following improvements are required:

16.1 Pony Express Parkway. As set forth in the Traffic Study, the Project will require the existing Pony Express Parkway to be upgraded to a five lane road from Hidden Valley Parkway to the termination of the existing five lane road. For the northeast bound roadway, this is at the western edge of the Hidden Canyon development. For the southwest bound roadway, this is at the western edge of the Ruby Valley subdivision. The Project will also require the installation of a traffic signal at the intersection of Pony Express Parkway and Hidden Valley Parkway. The improvements are part of City’s Capital Facilities Plan and may be installed by City prior to development of the Project. However, if City has not previously installed the improvements, Developer is required to construct the improvements prior to recording any final subdivision plat for the Project. Prior to constructing the improvements, Developer may request, but not require, that the City (1) contribute any impact fees that may have been collected by the City up to that point toward construction of the improvements and (2) enter into a reimbursement agreement with Developer to reimburse Developer for the cost of the improvements through the collection of future impact fees by City.

16.2 Hidden Valley Parkway. The proposed Hidden Valley Parkway is currently not included in the City’s Capital Facilities Plan. Therefore, it shall be the sole responsibility of the developer to install the section of Hidden Valley Parkway between Pony Express Parkway and Sage Road (aka Cross-Valley Parkway) as a four lane arterial road prior to approval of any final subdivision plat for the Project. Developer acknowledges that a part of the proposed Hidden Valley Parkway is located on property that is not subject to the agreement.

Developer shall be required to negotiate with the property owner and provide for dedication of the necessary right-of-way to construct this section of Hidden Valley Parkway prior to approval of any preliminary subdivision plat for the Project.

17. Culinary Water Infrastructure. Developer has submitted a Culinary Water Master Plan which details the major culinary water infrastructure improvements for the Project. A copy of the Culinary Water Master Plan is attached hereto as Exhibit J. It is anticipated that culinary water for Project will be provided by the existing water tank, as shown on the Culinary Water Master Plan. Developer shall be required to upsize all culinary water lines, as indicated on the Culinary Water Master Plan to provide water service to future developments.

18. Power and Gas Infrastructure. City has requested an analysis of the infrastructure that would currently be necessary to provide electricity and natural gas to the Project. A copy of the analysis is attached hereto as Exhibit K. The parties acknowledge that due to the uncertainty regarding the timing of the Project, changes in the City's electric and natural gas infrastructure may occur that alter the required improvements. Accordingly, City and Developer shall evaluate the electric and gas infrastructure necessary to service the Project in conjunction with each preliminary subdivision application for the Project. Prior to constructing the improvements that are contained in the City's Capital Facilities Plan, Developer may request that the City enter into a reimbursement agreement with Developer to reimburse Developer for the cost of the improvements through the collection of future impact fees by City.

19. Dedication of Facilities. Except as provided in a reimbursement agreement which may be entered between the City and Developer, Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways.

20. Building Permits. No buildings or other structures shall be constructed within the Project prior to Developer first obtaining a build permit.

21. Water Rights. Developer shall comply with the Municipal Code, as amended, related to providing water or water rights to the City for the Project.

22. Bonding. All public improvements constructed within the Project shall be constructed in accordance with the City's current development standards and bonded by Developer in accordance with the City's bonding requirements to guarantee timely completion of all public improvements and payment of all subcontractors entitled to payment for work on the public improvements.

23. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision plat in the Project if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the Project. In addition, the City may

withhold approval of building permits to construct any building or structure within the Project if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

24. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and development density defined specifically on the Land Use Map (Exhibit B) and to require compliance by the Developer with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

25. Impact Fees. Developer agrees to pay all impact fees when due at subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time. The parties may enter into a separate Reimbursement Agreement upon the enactment of impact fee requirements which shall provide for reimbursement to the Developer for certain improvements transferred to the City by the Developer as provided more specifically in the Reimbursement Agreement.

26. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

27. Default Notice. Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Project be terminated until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

29. Integration. This Agreement constitutes the entire understanding and agreement

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

29. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

30. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

31. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

32. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

33. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

34. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

35. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this 23rd day of June, 2011.

OMR INVESTMENTS, LLC

By: Bill Turnbull

Print Name: Bill Turnbull

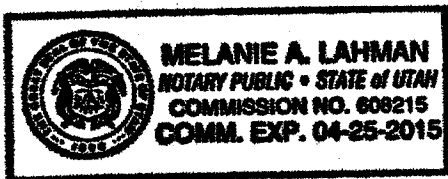
Title: Manager, Sage Communities LLC,
Manager of OMR Investments, LLC

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On the 23rd day of June, 2011, personally appeared before me
Bill Turnbull, who being by me duly sworn, did say that he is the
Manager of OMR INVESTMENTS, LLC, and that the foregoing
instrument was duly authorized by the company and signed in behalf of said company.



Melanie A. Lahman
NOTARY PUBLIC

DATED this 14th day of June, 2011.

VESTIN MORTGAGE, INC.

By: Michael V. Shustek

Print Name: Michael V. Shustek

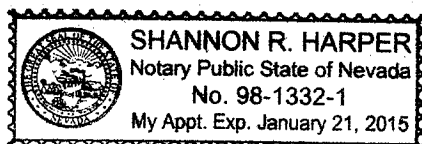
Title: President

NEVADA
STATE OF ~~UTAH~~)

:SS

COUNTY OF CLARK)

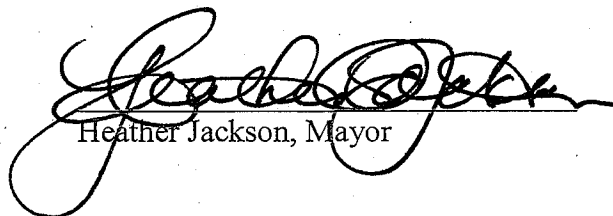
On the 14th day of JUNE, 2011, personally appeared before me
MICHAEL V. SHUSTEK, who being by me duly sworn, did say that he is the
PRESIDENT of VESTIN MORTGAGE, INC., and that the foregoing
instrument was duly authorized by the company and signed in behalf of said company.



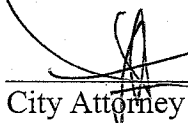
Shannon R. Harper
NOTARY PUBLIC

DATED this 4 day of May, 2011.

EAGLE MOUNTAIN CITY


Heather Jackson, Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Recorder



Exhibit A

[Legal Description]

EXHIBIT "A"

(Legal Description)

PARCEL 1:

Commencing at the South quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake City Base and Meridian; thence South $89^{\circ} 57' 5''$ West 1473.8 feet; thence South $21^{\circ} 53' 28''$ West 42.66 feet; thence North $89^{\circ} 57' 33''$ West 1063.45 feet; thence North $0^{\circ} 51' 9''$ West 1549.61 feet; thence North $35^{\circ} 52' 22''$ East 1043.59 feet; thence along a curve to the right (chord bears North $59^{\circ} 25' 30''$ East 477.11 feet, radius = 597 feet); thence North $83^{\circ} 32' 28''$ East 460.47 feet; thence South $39^{\circ} 41' 56''$ East 1718.3 feet; thence South $0^{\circ} 3' 9''$ West 1327.4 feet to the point of Beginning. (Tax Parcel No. 58:040:0149)

PARCEL 2:

Commencing at the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North $0^{\circ} 51' 9''$ West 1549.61 feet; thence South $35^{\circ} 52' 22''$ West 427.97 feet; thence along a curve to the left (chord bears South $23^{\circ} 56' 3''$ West 164.25 feet, radius = 397 feet); thence South $11^{\circ} 59' 43''$ West 1072.14 feet; thence South $89^{\circ} 36' 51''$ East 563.32 feet to the point of Commencement.

Less and excepting the following described property: Beginning at the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian running thence North $89^{\circ} 36' 41''$ West along the section line 8.14 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the left 123.12 feet through a central angle of $31^{\circ} 04' 32''$ (chord bears North $73^{\circ} 50' 57''$ West 121.61 feet); thence North $89^{\circ} 23' 13''$ West 152.70 feet; thence along the arc of 262.00 foot radius curve to the left 52.05 feet through a central angle of $11^{\circ} 22' 56''$ (chord bears North $83^{\circ} 41' 45''$ West 51.96 feet); thence North $78^{\circ} 00' 17''$ West 221.13 feet; thence North $11^{\circ} 59' 43''$ East along the easterly right-of-way line of the Pony Express Parkway 640.43 feet; thence South $37^{\circ} 05' 14''$ East 679.81 feet; thence South $00^{\circ} 51' 16''$ East 171.35 feet to the point of Beginning.

And also less and excepting the following description: Beginning at a point located North $89^{\circ} 36' 41''$ West along the section line 8.14 feet from the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian and running thence North $89^{\circ} 36' 41''$ West along section line 509.34 feet; thence North $78^{\circ} 00' 17''$ West 44.90 feet; thence North $11^{\circ} 59' 43''$ East along the easterly right-of-way line of the Pony Express Parkway 76.00 feet; thence South $78^{\circ} 00' 17''$ East 221.13 feet; thence along the arc of a 262.00 foot radius curve to the right 52.05 feet through a central angle of $11^{\circ} 22' 56''$ (chord bears South $83^{\circ} 41' 45''$ East 51.96 feet); thence South $89^{\circ} 23' 13''$ East 152.70 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the right 123.12 feet through a central angle of $31^{\circ} 04' 32''$ (chord bears South $73^{\circ} 50' 57''$ East 121.61 feet) to the point of Beginning.

(Tax Parcel Nos. 58:048:0033, 58:040:0149)

EXHIBIT "A"

Page 2

(Legal Description)

The North half of the Southwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

(Tax Parcel No. 58:040:0010)

Exhibit B

[Land Use Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Master Development Plan

Land Use Data				
PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY				
P 4	SFA - TRIPLEX	6.2	9.8	61
SUBTOTAL RESIDENTIAL		6.2	9.8	61
LOWER HIDDEN VALLEY TOTALS		6.2	9.8	61
HIDDEN VALLEY WEST				
R 1	MULTI-FAMILY	5.9	9.5	56
R 2	MULTI-FAMILY	3.7	13.0	48
R 3	MULTI-FAMILY	6.1	7.4	45
R 4	SFA - TOWNHOMES	5.5	14.9	82
R 6	SFD	22.4	4.0	90
R 8	SFA - TWIN HOMES	14.3	6.8	98
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52
SUBTOTAL RESIDENTIAL		63.8	7.4	471
R 1	PARKS	0.7	acres included in Residential Subtotal	
R 5 (partial)	PARK / OPEN SPACE	55.7		
R 5	PARKS	7.3		
R 6	PARKS	1.4	acres included in Residential Subtotal	
R 7	PARK / OPEN SPACE	8.5		
R 7	PARKS	3.1		
SUBTOTAL PARKS & OPEN SPACE		76.7		6.8%
HIDDEN VALLEY WEST TOTALS		138.4	3.4	471
MID-VALLEY				
S 1 (partial)	SFD - CLUSTER	5.6	8.0	45
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41
S 3	SFA - TOWNHOMES	9.2	12.0	110
S 4 (partial)	SFD	0.6	3.3	2
S 7 (partial)	SFA - CLUSTER	1.9	7.9	15
S 9	SFD	4.4	4.1	18
S 10	SFA - TOWNHOMES	4.0	12.0	48
S 11	SFA - TWIN HOMES	3.3	10.0	33
S 13	SFA - TOWNHOMES	4.2	11.9	50
S 14 (partial)	SFD - CLUSTER	8.3	8.0	66
S 16	SFA - TOWNHOMES	5.0	12.0	60
S 17 (partial)	SFD	4.2	4.0	17
S 18	SFA - TWIN HOMES	7.5	10.0	75
S 19	SFA - TWIN HOMES	3.6	10.0	36
S 20	SFD - GARDEN COURTS	9.0	8.0	72
S 22 (partial)	SFD - CLUSTER	2.0	8.0	16
S 24	SFD - CLUSTER	2.5	8.0	20
SUBTOTAL RESIDENTIAL		78.8	9.2	724
S 3	PARK	1.5	acres included in Residential Subtotal	
S 8	NATIVE OPEN SPACE (partial)	5.7		
S 12 (partial)	PARK	10.2		
S 21	NATIVE OPEN SPACE	1.5		
S 23	NATIVE OPEN SPACE	2.7		
SUBTOTAL PARKS & OPEN SPACE		21.6		1.9%
ROW		1.1		
MID-VALLEY TOTALS		100.0	7.2	724
HIDDEN VALLEY COMBINED DATA				
TOTAL TRADITIONAL CLUSTER		31.6	4.0	127
TOTAL SINGLE FAMILY SFA		64.9	6.1	398
TOTAL MULTI-FAMILY		68.2	10.4	708
TOTAL RESIDENTIAL		154.7	9.5	149
TOTAL PARKS (includes 3 areas totaling 3.6 acres, that are included also in "Total Residential" above)		83.9	10.2	858
TOTAL NATIVE OPEN SPACE		148.8	8.4	1,256
TOTAL ROW		24.2	-	-
TOTAL		74.1	-	-
TOTAL		1.1	-	-
TOTAL		244.6	5.1	1,256
TOTAL				21.8%

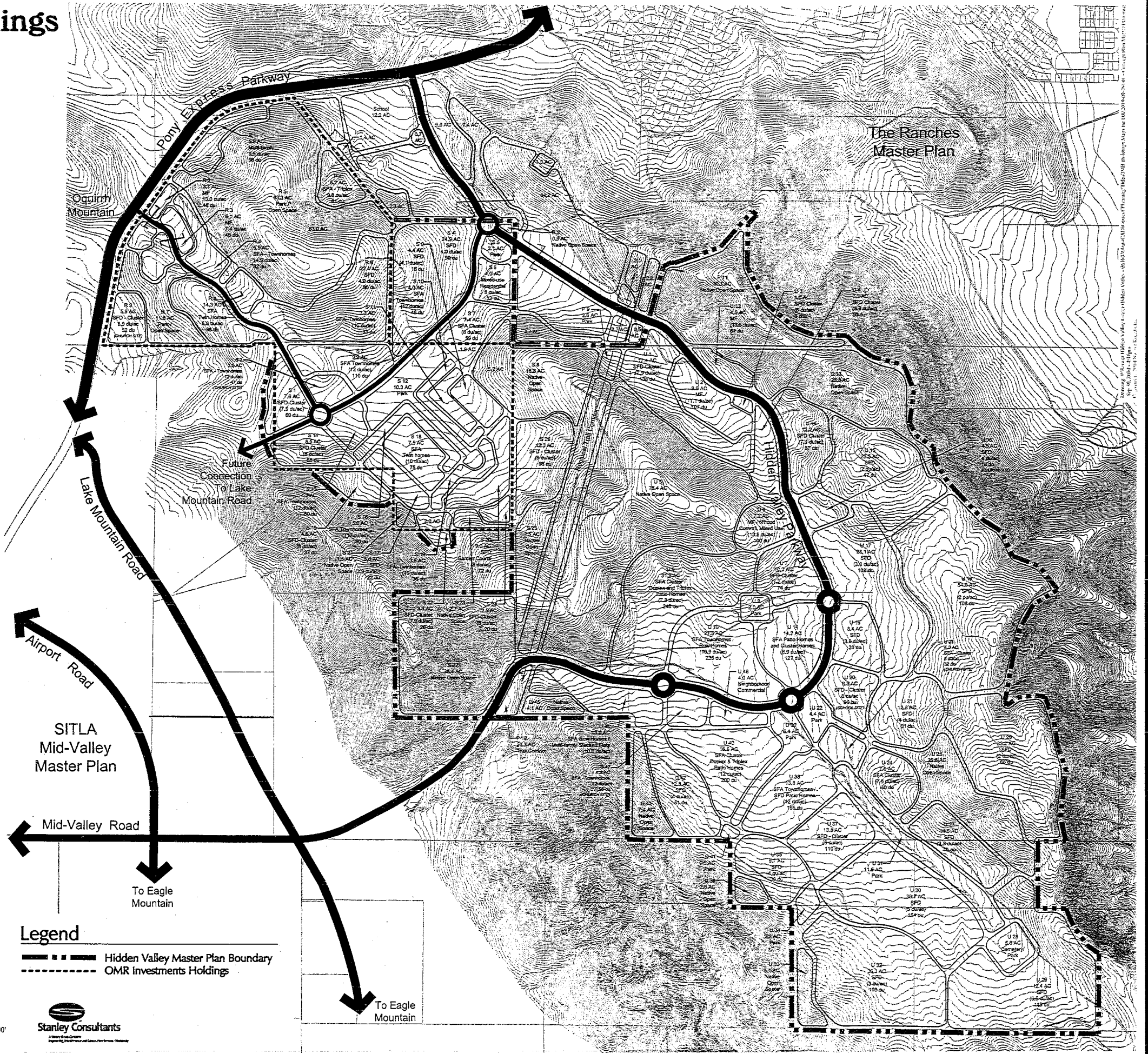


Exhibit C

[Phasing Map]

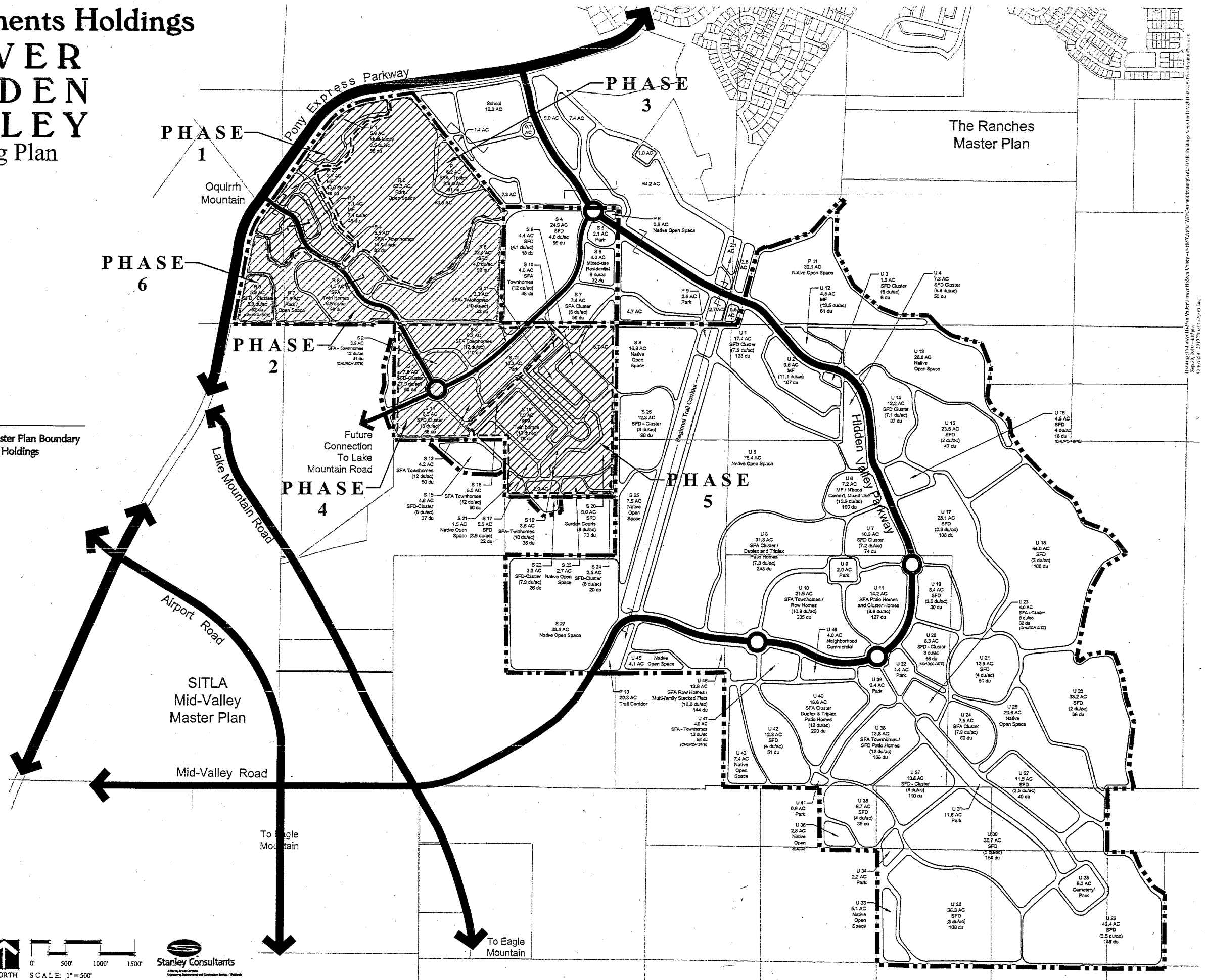
OMR Investments Holdings

LOWER HIDDEN VALLEY

Phasing Plan

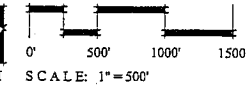
Legend

- Hidden Valley Master Plan Boundary
- OMR Investments Holdings
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6



LOWER HIDDEN VALLEY
Phasing Plan

Eagle Mountain City, Utah
September 29, 2010



Prepared for: OMR Investments Holdings
 Project: Lower Hidden Valley Phasing Plan
 Date: September 29, 2010
 Prepared by: Stanley Consultants
 Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]
 Approver: [Name]

Exhibit D

[Development Code]

17.30.110 Tables.**Table 17.30.110(a) Tier I Residential Bonus Density Entitlements (Required)**

Bonus Density	Improvement	Required/Optional
0.8	<i>Base Density Improvements</i>	<i>Required</i>
0.8	<u>Improved open space</u> : 4% improved open space (total buildable acres)	Required
	Fund or construct community improvements/amenities	Required
	Entryways and monuments	Required
	Professional land planning	Required
1.6	Total density granted required to do all improvements noted above	

0.81 to 1.6 dwelling units per acre: Tier I.

Table 17.30.110(b) Tier II Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	<i>Base Density Improvements</i>	<i>Required</i>
0.8	<i>Tier I Improvements</i>	<i>Required</i>
	<u>Improved open space</u> : 8% improved open space (total buildable acres)	
0.5	Architectural and landscape guidelines/CC&Rs/design review committee	Optional
0.7	Street trees, enlarged park strips, fencing, and street signposts	Optional
1.0	Masonry materials (75% of the exterior)	Optional
Up to 1.5	Residential lot landscaping (1 front and sides, 0.5 rear)	Optional
0.1 – 0.6	Recreational amenities	Optional
5.9	Total available (cannot exceed 5.2 dwelling units per acre)	

1.61 to 5.2 dwelling units per acre: Tier II.

Table 17.30.110(c) Tier III Residential Bonus Density Entitlements (Required)

Bonus Density	Improvement	Required/Optional
0.8	Base Density Improvements	Required
0.8	Tier I Improvements	Required
3.6	Tier II Improvements	Required
7.0	Improved open space: 8% improved open space (total buildable acres) <i>plus</i> 10% of Tier III development acreage	Required
	Clubhouse (all multifamily development)	Required
	Swimming pool	Required
12.2	Total density granted required to do all improvements noted above	

5.21 to 12.2 dwelling units per acre: Tier III.

Table 17.30.110(d) Tier IV Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	Base Density Improvements	Required
0.8	Tier I Improvements	Required
3.6	Tier II Improvements	Required
7.0	Tier III Improvements	Required
	Improved open space: 8% improved open space (total buildable acres) <i>plus</i> 10% of Tier III and Tier IV development acreage	
1.5	Covered parking	Optional
3.5	Garages	Optional
3.5	Masonry materials (75%)	Optional
3.5	Storage units (100 square feet)	Optional
24.2	Total available (cannot exceed 22.7 dwelling units per acre)	

12.21 to 22.7 dwelling units per acre: Tier IV.

[Ord. O-24-2008 § 2 (Exh. A Tables 6.1 – 6.4); Ord. O-27-2006 § 2 (Exh. A Tables 6.1 – 6.4); Ord. O-23-2005 § 3 (Exh. 1(1) Tables 6.1 – 6.4)].

17.30.120 Improved open space calculations.**Example 1**

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 80 Acres

Tier III and IV: 20 Acres

$8\% \times 100 = 8$ Acres

$10\% \times 20 = 2$ Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 10 Acres (10% of buildable land)

Example 2

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 50 Acres

Tier III and IV: 50 Acres

$8\% \times 100 = 8$ Acres

$10\% \times 50 = 5$ Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 13 Acres ($\pm 13\%$ of buildable land)

Example 3

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 25 Acres

Tier III and IV: 5 Acres

$8\% \times 30 = 2.4$ Acres

$10\% \times 5 = 0.5$ Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 2.9 Acres ($\pm 10\%$ of buildable land)

Example 4

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 0 Acres

Tier III and IV: 30 Acres

$8\% \times 30 = 2.4$ Acres

$10\% \times 30 = 3.0$ Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 5.4 Acres ($\pm 18\%$ of buildable land)

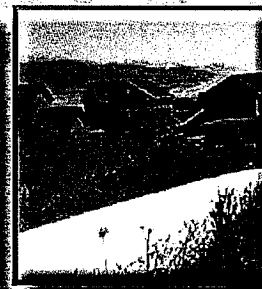
[Ord. O-24-2008 § 2 (Exh. A, Exh. 6.5)].

Exhibit E

[Design Guidelines]

HIDDEN VALLEY COMMUNITY MASTER DESIGN GUIDELINES

EAGLE MOUNTAIN, UTAH



SEPTEMBER 1, 2010

PREPARED FOR:

CADENCE CAPITAL

1396 WEST STATE STREET
SUITE 204
PLEASANT GROVE, UTAH 84062
801.616.2300

SAGE COMMUNITIES

1305 NORTH COMMERCE DRIVE
SUITE 200
SARATOGA SPRINGS, UTAH 84045
801.768.8778

STATE OF UTAH

SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

675 EAST 500 SOUTH
SUITE 500
SALT LAKE CITY, UTAH 84102
801.538.5100
WWW.TRUSTLANDS.UTAH.GOV

PREPARED BY:

NUSZER KOPATZ URBAN DESIGN ASSOCIATES/STANLEY CONSULTANTS, INC.

8000 SOUTH CHESTER STREET, SUITE 500
CENTENNIAL, COLORADO 80112-3516
PHONE: 303.799.6806
FAX: 303.799.8107
WWW.STANLEYGROUP.COM

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HIDDEN VALLEY

Chapter 1 - Introduction

1.1 Purpose and Intent of the
Guidelines

1.2 How to Use these Guidelines

Chapter 2 - Guiding Principles and Regulatory Framework

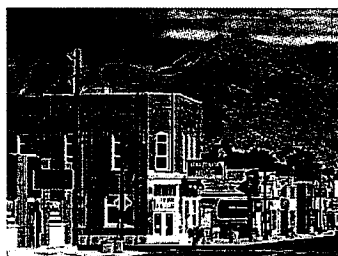
Chapter 3 - Site Planning Guidelines

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CHAPTER 1 INTRODUCTION



The overall community theme is strongly rooted in the heritage of the Utah Valley, generally emphasizing rural and small-town Utah elements.



1.1 PURPOSE AND INTENT OF THE GUIDELINES

The purpose of the **Hidden Valley Community Master Design Guidelines** ("Guidelines") is to provide the Hidden Valley stakeholders with a clear statement of the design philosophy, principles, and development criteria for Hidden Valley. Hidden Valley stakeholders include land owners, Eagle Mountain City officials, master developers, sub-developers, home builders and other contractors, prospective buyers, and homeowners.

The intent of these Guidelines is to facilitate the appropriate, coherent, and compatible uses of land in order to:

- *Establish a unified community appearance that will complement the native land forms and landscape;*
- *Encourage a variety of residential densities, home types and styles, and associated lifestyles;*
- *Promote distinct, individual neighborhoods through creative site planning, pedestrian and vehicular circulation, architecture, landscape architecture, and overall community design;*
- *Provide a comprehensive system of convenient recreational amenities for both passive and active uses; and*
- *Recognize the economic realities of changing real estate markets and the necessity to provide financial rewards for Hidden Valley stakeholders.*

Accordingly, these Guidelines direct development throughout Hidden Valley and provide the critical principles unifying the various neighborhoods within the Hidden Valley master plan in a manner that will assure high-quality design and construction. These Guidelines are to be used as a design guideline template for individual neighborhoods and are applicable to the development of site plans, architecture plans, and landscape plans that will be submitted to and reviewed by the Hidden Valley Design Review Committee ("Hidden Valley DRC"), and post-construction changes proposed by homeowners and/or homeowners' association(s). These Guidelines shall be used for any area within the Hidden Valley Master Plan that does not prepare individual neighborhood design guidelines in conformance with these Guidelines.

1.2 HOW TO USE THESE GUIDELINES

The Guidelines are divided into three parts:

- **Guiding Principles and Regulatory Framework (Chapter 2)** – This section contains information pertaining to the overall principles that will direct the physical design of Hidden Valley as it is built out over the multi-year life of the project, and the relationship of these Guidelines to individual neighborhood design guidelines and other regulations that control its development. This section includes a detailed procedure for design review, including: concept plan review, plan submittal and final inspection. The design review procedure insures that quality development and construction occurs in every neighborhood and is compatible with the overall Hidden Valley community while accommodating the uniqueness of each neighborhood. This section also contains the procedures for variances, appeals and the review of modifications to existing structures.

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1.1 Purpose and Intent of the Guidelines

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- **Site Planning Guidelines (Chapter 3)** – This section describes the concepts which form the foundation of the Guidelines and presents an overall philosophy for the physical character of Hidden Valley. This chapter establishes detailed site design principles that are the framework for the more detailed design components within these Guidelines. This section describes concepts related to community and neighborhood development, and best practices for site sustainability, including the preservation of native landscapes and the configuration of parking lots, circulation features, and pedestrian spaces. In addition, practices are identified to promote site-sensitive grading and construction techniques in areas suitable for development to prevent the inappropriate “grading out” of landscape features, such as ridgelines and drainage ways (overlot or strip grading), and to encourage “contour grading” that harmonizes with the natural contours of the land rather than “mass grading” that reduces inherent land values.
- **Design Standards (Chapter 4)** – This section discusses detailed design standards for architecture, landscape architecture, signage, and lighting. This section also addresses a palette of acceptable and encouraged architectural elements, materials, and colors, some of which are rooted in the vernacular architecture of traditional Utah County and others of which have a distinctively contemporary flair. These Guidelines are intended to increase building variety and visual interest throughout the community while ensuring overall compatibility and design quality.

CHAPTER 2

GUIDING PRINCIPLES AND REGULATORY FRAMEWORK

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2.1 Community Vision & Guiding Principles

2.2 Conflicts with Other Regulations

2.3 Design Review Process

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2.1 COMMUNITY VISION & GUIDING PRINCIPLES

The design philosophy for community development at Hidden Valley, and the consequent design standards necessary to achieve that preferred development, are intended to make the land and homes more desirable to the builder community and more marketable to the home-buying public than nearby subdivisions. Enhanced marketability accelerates land and lot sales, quickens absorption of housing product, and ultimately yields superior valuation and demand over the life of the Hidden Valley project.

2.1.1 Design Theme

Hidden Valley provides for a mix of complimentary land uses; diverse, high-quality housing and neighborhood design; community amenities that benefit residents of the neighborhood, Eagle Mountain City, and the region; a unifying first-class community image; and stewardship of the natural environment. An emphasis is placed on the creation of a well-planned mix of conventional neighborhoods, “neo-traditional” higher-density neighborhoods with mixed products, and neighborhood commercial and civic uses at central locations. The preservation and integration of vast expanses of open space throughout the community will be a unifying and unique element of Hidden Valley.



Hidden Valley will ultimately feature a wide range of housing types and some modest mixed use/neighborhood commercial developments at varying developmental densities.

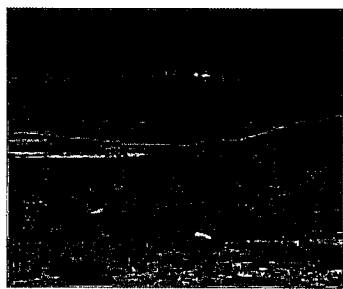
2.1.2 Historical Context, Site Description

Hidden Valley is located in a large perched valley on the northern flanks of Lake Mountain, approximately 30 miles south of Salt Lake City and 30 miles northwest of Provo on 1,100 acres adjacent to The Ranches development. The overall community is further defined by its topography into three distinct areas: the lower valley, the mid-valley, and the upper valley, and is zoned for 4,648 residences of different types at various residential densities. In addition, mixed-uses and commercial/retail districts are located at focal points throughout the community, and are provided to support community commercial services for the neighborhoods at Hidden Valley.

Primary access and visibility to the undeveloped community is from Pony Express Parkway, which follows the historic route of the famous Pony Express Trail, and forms the northwestern boundary of the community.

2.1.3 Community Background

Approved in 2009 by the Eagle Mountain City Council, the Hidden Valley Master Plan (“Master Plan”) establishes the development framework for the Hidden Valley community. The Master Plan identifies development pods, and establishes future land uses (residential, commercial, civic, park, open space, etc.) and densities for each pod.



Broad, sweeping views characterize the higher-elevation slopes of Hidden Valley.

In addition, the Master Plan illustrates conceptual locations of the primary circulation system (parkways and community trails), and street cross-sections to be used throughout the community. The Parks and Open Space Map identifies the locations and acreages required to be built. The Master Plan documents are included for reference in Figures 5.1 – 5.4.

The official approved Master Plan should be consulted before development commences to ensure compliance with these documents and subsequent amendments.

2.2 Conflicts with Other Regulations

All development within Hidden Valley shall comply with laws of the State of Utah and the United States of America and with the codes and regulations of Eagle Mountain City. All development shall also comply with the Declaration of Covenants, Conditions and Restrictions for Hidden Valley (“Hidden Valley CC&Rs”) adopted for Hidden Valley. To the extent that the Hidden Valley Community Master Design Guidelines conflict with design standards that are required by an entity having jurisdiction over development in Hidden Valley, then the Hidden Valley Community Master Design Guidelines shall prevail. To the extent that any provisions of the Hidden Valley Community Master Design Guidelines conflict with the provisions of the Hidden Valley CC&Rs, the Hidden Valley CC&Rs shall control.

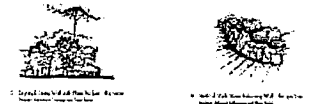
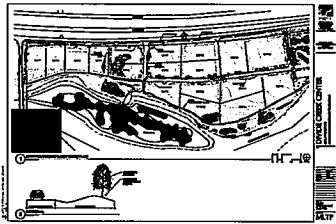
Exceptions to the specific provisions of the Hidden Valley Community Master Design Guidelines may be granted by the Hidden Valley DRC at its sole discretion. All exceptions are considered unique, and are not to be a precedent for any future decision by the Hidden Valley DRC.

2.2.1 Additional Sources for Information

- **Hidden Valley Master Plan** (2009): master development plan map, open space plan, phasing plan, residential density plan, roadway hierarchy plan, and existing slope plan (as amended)
- **Eagle Mountain City Development Code**
- **Eagle Mountain City General Plan**: includes Eagle Mountain’s community development criteria, vision and goals of the City
- **Eagle Mountain City Zoning Map**
- **Hidden Valley Master Development Agreement**
- **Hidden Valley Master Covenants, Conditions and Restrictions** (Hidden Valley CC&Rs)

The Design Review Process will address the following:

- **Site Planning**
- **Architecture**
- **Landscape Architecture**
- **Signage**
- **Lighting**



Submittals to the Hidden Valley DRC should include plans and drawings with adequate detail to assist the Hidden Valley DRC in determining the conformance of the proposal with these Guidelines.

2.3 DESIGN REVIEW PROCESS

The Hidden Valley Master Design Review Committee ("Hidden Valley DRC") shall be created at the time that the Hidden Valley CC&Rs are recorded at Eagle Mountain City. The Hidden Valley DRC shall have jurisdiction over design review for proposed development on all private parcels at Hidden Valley. As specified in the Hidden Valley CC&Rs, it shall be the responsibility of the Hidden Valley DRC to ensure that all proposed improvements at Hidden Valley are in compliance with the design principles of the community as reflected in the Hidden Valley Community Master Design Guidelines ("Guidelines"). The Hidden Valley DRC shall use its reasonable discretion and make final determinations in good faith directed in these Guidelines.

The decisions of the Hidden Valley DRC are final, but may be appealed to the Hidden Valley Community Council per the process identified herein. Hidden Valley DRC approval is required prior to submittal of a site plan, preliminary plat, and/or building permit to Eagle Mountain City, and prior to the commencement of construction or exterior physical modification in Hidden Valley. The applicant or builder shall submit such plans and specifications necessary to demonstrate conformance with the intent of the Guidelines.

All applicants are responsible for addressing and meeting any and all applicable local, state, and federal codes and regulations. The Hidden Valley DRC shall not be responsible for reviewing or approving any plans and specifications with regard to accessibility, engineering design, structural engineering, safety, or for compliance with any applicable zoning, building, or other local, state and federal laws, ordinances and policies.

A design review process has been established to ensure that all development within Hidden Valley meets the requirements set forth in these Guidelines and Hidden Valley CC&Rs. The review covers site planning, architecture, landscape architecture, signage, and exterior lighting.

2.3.1 Five Steps of Process

1. **Pre-Design Meeting**
2. **Preliminary Plan Submittal**
3. **Final Plan Submittal**
4. **Construction Period**
5. **Final Inspection**

A submittal for review and approval is to be made to the Hidden Valley DRC at each step with the associated review fee. The Hidden Valley DRC shall determine the specific submittal documents required at the time of the Pre-Design Meeting. Approval to submit plans for each successive step in the design review process is contingent on an approval of the previous step, and shall be issued by the Hidden Valley DRC. It is recommended but not required that architectural plans be prepared by a licensed architect, and that landscape plans (excluding homeowner landscape improvement plans) be prepared by a licensed landscape architect.

Step 1: Pre-Design Meeting

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, the owner and architect or builder shall meet with the Hidden Valley DRC to present and discuss the proposed project and to explore and resolve any questions regarding construction requirements or the interpretation of the Guidelines or the design review process. This informal review will offer guidance prior to the Preliminary Plans submittal.

Step 2: Preliminary Plan Submittal

This review covers conceptual site planning and architecture, and preliminary landscape architecture for any proposed development or improvement in Hidden Valley. At this stage, site planning is particularly important and should be developed with sufficient detail to indicate the general layout and arrangement of streets, buildings, and open spaces. Three (3) paper sets and one electronic set of Preliminary Plans are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Survey

- Parcel boundaries, dimensions and legal description
- Existing contours at 2-foot intervals
- Major existing terrain features or historical features

Site Plans (at a scale of no less than 1" = 100')

- Name of owner or developer, consultants and date of submittal
- Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, typical lot sizes, and open space acreage)
- Proposed lots, building envelopes and setbacks (SFD neighborhoods)
- Proposed building footprints and building setbacks (SEA, multifamily, mixed-use and commercial developments)
- Maximum building height/number of stories
- Streets and Rights-of-Way (ROW) widths
- Parking lot layout, where applicable, including the location of handicapped spaces, and numerical data for parking
- Sidewalks, off-street trails, and bicycle lanes
- Community areas, such as courtyards and plazas
- Parks, open spaces and amenity areas
- Existing utility easements
- North arrow and scale

Schematic Architectural Plans (at a scale of no less than 1/8" = 1'-0")

- Floor plan(s)
- Elevation(s) (See Architecture Guidelines for Elevation Articulation Ratio calculation in Section 4.2)
- Typical exterior materials, colors, and finishes under consideration

Preliminary Landscape Architecture Plans (at a scale of no less than 1" = 100')

- Conceptual landscape plan showing locations of lawns, trees, shrubs, and planting beds
- Conceptual fence and/or wall plan
- Plant materials under consideration (See Appendix 6.3 for Approved Plant List)

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2.3.3 Variances

2.3.4 Appeals

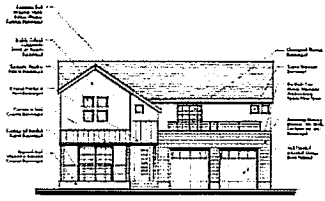
2.3.5 DRC Review Process

Chapter 3 - Site Planning Guidelines

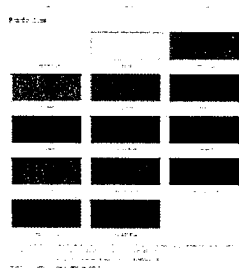
Chapter 4 - Design Standards

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Preliminary architectural plans for residential and commercial developments should be submitted to the Hidden Valley DRC as soon as possible to ensure that they are consistent with these Guidelines, and allow for changes, if necessary.



A sample of the proposed colors and materials to be used should be submitted with architecture plans to the Hidden Valley DRC for evaluation and approval.

Step 3: Final Plan Submittal

This review covers specific designs for site planning, architecture, landscape architecture, signage, and exterior lighting. After preliminary approval is obtained, Final Plans shall be submitted to the Hidden Valley DRC. The Final Plan drawings should further elaborate upon the approved Preliminary Plans. This review should include resolution of the conditions placed on the prior Preliminary Plan approval. Three (3) complete paper sets and one (1) electronic set of design drawings are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Plans (at a scale of no less than 1" = 100')

- Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, lot sizes, and open space acreage)
- Dwelling/footprint location and setbacks (front, rear, sides)
- Dwelling heights/number of stories
- Street width and Right-of-Way (ROW)
- Parking lot layout, where applicable, including the location of standard, compact, and handicapped spaces and numerical data for each type of parking
- Sidewalks, off-street trails, bicycle lanes, and paths
- Community areas such as courtyards and plazas
- Parks, open space and amenity areas (with acreage)
- Development phasing concept (if applicable)
- Locations and finished floor elevations of homes
- Utility easements and locations (sewer, water, gas, power, and telecommunications)
- Conceptual grading plan with existing and proposed grades and limits of construction
- Location of on-site exterior lighting
- Location of accessory structures, decks, driveways, etc.
- North arrow and scale

Covenants, Conditions and Restrictions ("Hidden Valley CC&Rs"), including but not limited to the following:

- EAR requirements
- Size of proposed dwellings, including minimum square feet of dwelling
- Exterior material and color requirements
- Minimum setbacks for building envelope
- Other thematic elements

Architecture Plans (at the same scale as site plans)

- Floor plan(s) (including the square footage of each residence)
- Elevations: three (3) elevations for each floor plan with full graphic representation of exterior treatments
- Calculation of Elevation Articulation Ratio (EAR) (See Architecture Standards for EA Ratio calculation - Section 4.2)
- Roof Plan
- Sample board of exterior materials (e.g., cladding, roof materials), colors and finishes for building body and trim
- Location of wall-mounted lights
- Method of screening of exterior utility boxes and mechanical and communications equipment (for multifamily and commercial)

Landscape Architecture Plans (at a scale of no less than 1" = 100')

- Location, size, quantity, and types of plant materials (See Appendix 6.3 for Approved Plant List)
- Location and dimensions of berms and other grading elements
- Location and type of hardscape materials
- Location and description of site furnishings
- Description of type(s) of irrigation proposed
- Location, type and materials of fencing and/or walls

Step 4: Construction Period

An appointed representative of the Hidden Valley DRC will observe all work in progress and will advise the Hidden Valley DRC to give notice of non-compliance, if found.

Step 5: Final Inspection

Upon completion of any project or modification for which final design approval was given (in Step 3 above) by the Hidden Valley DRC, the owner or developer shall give written notice of completion to the Hidden Valley DRC. Within such reasonable time as the Hidden Valley DRC may determine, but in no case exceeding 14 calendar days from receipt of such written notice of completion, a member of the Hidden Valley DRC will inspect the project, improvements or modification.

If the completed improvement has conformed with the Guidelines and followed the approved plans, the Hidden Valley DRC will issue a Final Inspection Certificate signifying compliance.

2.3.2 Review of Modification

The review of any modifications, including but not limited to changing of colors, materials, additions and landscaping alterations of an existing structure shall require the submission of an Application for Review to the Hidden Valley DRC. Depending on the scope of the modification, the Hidden Valley DRC may require the revised submission of all or some of the plans and specifications described above.

2.3.3 Variances

Variances may be granted in some circumstances (including, but not limited to topography, natural obstructions, hardship or environmental considerations) when deviations may be required. The Hidden Valley DRC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Hidden Valley CC&Rs. No variance shall be effective unless approved in writing. Each variance is for one specific occurrence, and may be applied only to the approved area.

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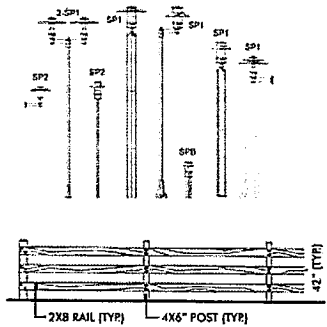
2.3.5 DRC Review Process

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For a list of items to include for each review, please see the Design Review Checklist in Appendix 6.4.

Hidden Valley DRC:

- Meets semi-monthly
- Reviews Submittals
- Decisions may be appealed within 30 days
- Review fees paid in Step 2

2.3.4 Appeals

Any owner or developer shall have the right to appeal a decision by the Hidden Valley DRC by submitting the information and documentation described above; however such appeal shall be considered only if the owner or developer has modified the proposal or has new information which would, in the opinion of the Hidden Valley Community Council warrant a reconsideration. If the owner or developer fails to appeal a decision of the Hidden Valley DRC within 30 days of the decision, then the decision of the Hidden Valley DRC is final. In the case of disapproval and resubmittal, the Hidden Valley DRC shall have ten calendar days from the date of each resubmittal to approve or disapprove any resubmittal.

2.3.5 Hidden Valley DRC Review Process

Unless otherwise explicitly provided herein to the contrary, all approvals required under these Guidelines shall be in writing, and may be granted or withheld at the sole discretion of the Hidden Valley DRC. Any approval pursuant to these Guidelines does not constitute a warranty, assurance, or representation by the approving party.

Applicant(s) shall submit requests for approval to the specified agent for the Hidden Valley Homeowners' Association. Such application(s) shall include the items indicated above (in Step 3). The Hidden Valley DRC will review and evaluate all applications on a semi-monthly basis, confirming compliance of the design with the Guidelines and verifying that recommendations made by the Hidden Valley DRC, if any, have been incorporated. Written responses to applications will be sent to the applicant within fifteen days of the monthly review meeting.

In the event that the Hidden Valley DRC approves an application, a Hidden Valley DRC Approval Notice ("Approval Notice") will be sent to the applicant. A copy of this Approval Notice shall accompany any application for Site Plan, Plat or Building Permit submitted to Eagle Mountain City for consideration.

The Hidden Valley DRC reserves the right to request additional information as deemed necessary to adequately evaluate any submittal (i.e.: renderings, sketches, 3-dimensional physical or digital model(s), staking, etc.).

Review fees for improvements shall be set and approved by the Hidden Valley DRC. A fee schedule shall be given to each applicant at the time of the Pre-Design Meeting. Hidden Valley DRC review fees shall be paid upon commencement of Step 2, as described above.

CHAPTER 3

SITE PLANNING GUIDELINES

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3.5 Pedestrian, Bicycle and Other Non-Motorized Circulation

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*These Guidelines encourage the creation of attractive and stimulating neighborhoods in which to **live, work and play.***



3.1 PURPOSE AND OVERVIEW

The site planning guidelines are a reference to assist developers, home builders, City officials, and homeowners in understanding the goals and objectives for development within Hidden Valley. These guidelines complement the Eagle Mountain City Development Code and provide design strategies and examples of potential solutions for the economically and aesthetically successful development of Hidden Valley.

These guidelines will be utilized during the design review process to encourage the highest level of design quality while providing the flexibility necessary to encourage creativity by individual project designers and developers. The site planning guidelines are general in nature and should be interpreted with some flexibility in their application to any specific development parcel within Hidden Valley.

3.2 GENERAL PLANNING STANDARDS

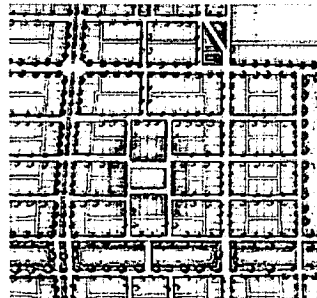
3.2.1 Principles of Community Design

Community Design is the integration of the site, architecture, and landscape improvements within the context of the overall Hidden Valley Master Plan. The intent of this section is to protect and enhance open space areas as a central element of the community while encouraging creativity and quality development of the built environment. The inherent topographic character of Hidden Valley with its broad and gently sloping valley areas, and steeply sloping edges creates opportunities for a wide variety of patterns and densities of development over much of the site while preserving and featuring the surrounding hillsides that define it.

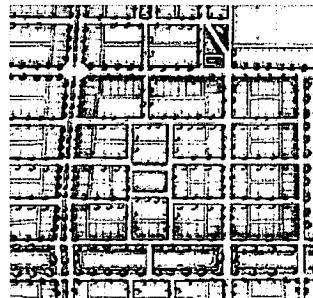
The intent of community design principles is that Hidden Valley be composed of a well-connected series of neighborhoods, each defined by a unique character and set of amenities. These neighborhoods, as the fundamental building blocks of Hidden Valley, may be composed of residential lots or commercial, mixed-use or civic development parcels, blocks, parkways and collector streets, parks and open spaces.

In the flats along the valley floors, development will be composed of traditionally-designed neighborhoods with gridded street and lot patterns. Moving toward the edges of the valleys and into more steeply sloping areas, the neighborhood form will become more organic by conforming to the topography of the site.

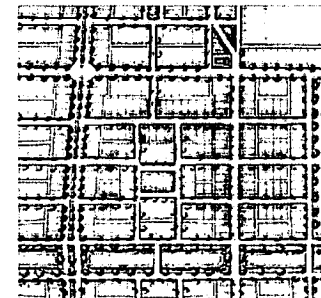
The three zones of a Neo-Traditional Neighborhood



Center



Edge



Interior

3.2.1.1 Neo-Traditional Neighborhoods

Neo-traditional neighborhoods are compact, vibrant, pedestrian-oriented developments that provide a variety of uses, diverse housing types, and are anchored by a central public space or civic activity. Neo-traditional neighborhoods use a grid or modified grid pattern of streets, and often include homes that are alley-loaded. Neo-traditional neighborhoods are based on the principle that neighborhoods should be walkable, interconnected, distinctive, affordable, environmentally friendly and true to the context of their surroundings.

Within Hidden Valley, neo-traditional neighborhoods will be the predominant form in the flat valley centers.

The following elements are common characteristics of a neo-traditional neighborhood:

- The neighborhood has a discernable center. This is often a square or a green, or may be a busy or memorable street corner.
- Most of the dwellings are within a five minute walk of the neighborhood center or a significant public space.
- There are a variety of dwelling types interspersed with each other – e.g. single-family houses, twin homes, rowhouses, live-work units, and apartments – so that younger and older people, singles, and families of various economic levels may find a place to live in the neighborhood.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings, larger homes or parks.
- At the edge of the neighborhood, there may be shops and offices of sufficiently varied types to supply the weekly needs of a household.
- Streets are places for people, not just cars. Streets are relatively narrow and shaded by rows of trees.
- The streets form an inter-connected network, dispersing traffic and providing a variety of vehicular routes to any destination.
- Well-connected trails and sidewalks connect neighborhood destinations, encouraging walking.
- Buildings are oriented toward the street, with vehicular access that can be served by an alley.
- Parking lots are screened with vegetation or placed behind buildings.



Examples of neighborhoods that incorporate neo-traditional design principles

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3.2.1.2 Conventional Neighborhoods

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3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4 Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

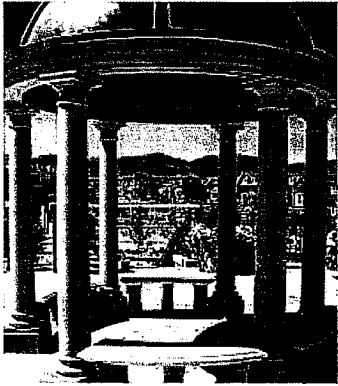
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

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Important connections and design features throughout the neighborhood should respond to the pedestrian scale of the neighborhood.



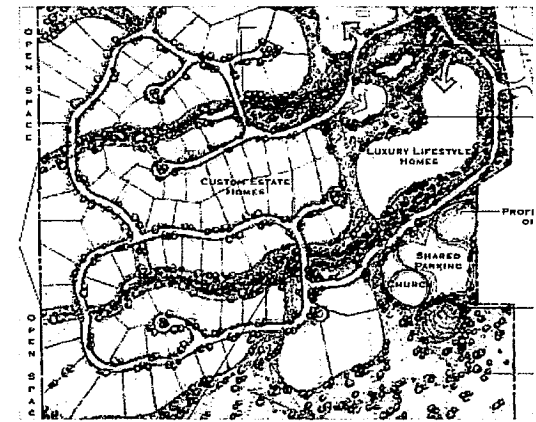
3.2.1.2 Conventional Neighborhoods

Conventional residential neighborhoods make up the bulk of the community, and are located principally around the edges of the valleys, and along the developable hillsides found throughout Hidden Valley. As development feathers out from the neo-traditional centers, the neighborhoods will become more organic in form, conforming to the topography found in these areas. Although the neighborhoods will have a “looser” design, several of the principles of neo-traditional development remain relevant: Views should be anchored with significant architecture, landscape features or views; streets should be walkable and inviting to pedestrians; parks should be located within easy access to every home; and homes should address the street. Alleys are much less common in these neighborhoods, if they are present at all. Nevertheless, garage doors should not dominate the street view of a home or lot.

Within Hidden Valley, conventional neighborhood forms will predominate along the edges of the valleys, along the sloping areas and hillsides.

The following elements are common characteristics of a conventionally designed neighborhood:

- The pattern of streets tends to follow topography and natural features present on the site.
- Most of the dwellings are within a five minute walk of a park or public space.
- There may be a variety of dwelling types interspersed with each other – single-family houses, twin homes, rowhouses, live-work units, and apartments.
- Prominent sites at corners or the termination of street vistas have larger homes or parks.
- Streets are places for people, not just cars. Streets are relatively narrow and shaded by rows of trees.
- The streets form an inter-connected network to the extent permitted by topography and natural features, dispersing traffic and providing at least two vehicular routes to most destinations.
- Well-connected trails and sidewalks connect neighborhood destinations, encouraging walking.
- Buildings are oriented toward the street but their garages are visually minimized.
- Parking lots are screened with vegetation or placed behind buildings.



Examples of typical layouts for conventionally designed neighborhoods in hilly settings

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and “Uniqueness”

Each neighborhood in Hidden Valley should have its own identity. Opportunities for neighborly interaction and casual encounters are encouraged whenever possible. Neighborhood gathering places and parks are placed within an easy walk of every home, and provide the opportunity for easily-supervised play for young children and quiet common areas for adults to socialize. A network of streets, parks and open spaces promotes the freedom of movement for pedestrians and helps to stitch together the various neighborhoods in the community.

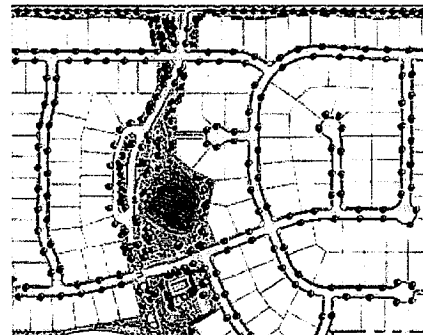
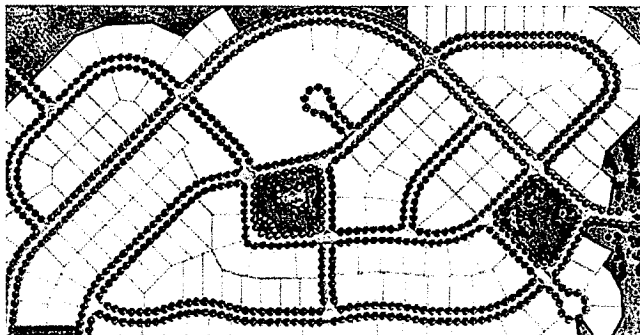
In order to create and define authentic and unique neighborhoods, it is important to incorporate the following principles:

- Neighborhoods should be distinguishable, visually as well as by name.
- A mix of architectural styles, massing, and form throughout each neighborhood and within each block enhances the style of the neighborhood.
- Architecture shall define streetscapes and parks.
- Building elevations, setbacks, styles, and massing shall be used to create variation and interest along thoroughfares.
- Placement of dwellings close to the street creates a more interesting, framed streetscape.

3.2.2.2 Lot and Street Patterns

Blocks may vary greatly in size and shape due to specific conditions of an individual neighborhood. Small blocks are generally desirable to provide the greatest amount of pedestrian connectivity; however, larger blocks are acceptable if they are broken up by greenways or pedestrian paths to provide the desired connections. Generally and where not impractical due to topography, blocks are encouraged to be no longer than 600 feet without some kind of mid-block pedestrian way.

On straight streets, landscaped medians, “knuckles”, and/or “eyebrows” with landscaped islands shall be introduced to ameliorate the length of straight stretches of street pavement. Generally and where not impractical there should be no more than twelve homes in a row should occur without a change in the orientation of the road center-line (i.e. curve, kink, or intersection).



Typical neighborhood street patterns

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Within individual neighborhoods, sidewalks should connect all homes and businesses to parks and other publicly-accessible buildings and open space, and provide access to the community-wide trail network.



Streets should be oriented so that views are not "built out." Where sightlines terminate within a neighborhood, there should be significant architecture or a park or open space view.

3.2.2.3 Sidewalk/ Trail Locations & Neighborhood Connectivity

A comprehensive system of non-vehicular trails and sidewalks accessing the neighborhoods supports the importance of connectivity. Where practical all streets should have a detached sidewalk on both sides of the street that connects every residence or business with the community trail network to support non-vehicular access and recreation throughout Hidden Valley. Attached sidewalks, or sidewalks on one side of the street only, may be provided if this does not adversely affect pedestrian connectivity and specific site conditions make detached walks or dual walks impractical or unnecessary.

Trails and trailheads should be clearly marked with directional/informational signage, as described in Chapter 3. The locations of the primary trails and trailheads are identified on the Open Space Plan (See Figure 5.3).

The minimum width for a sidewalk is 4 feet. Sidewalks which directly abut curbing are discouraged, however in the event a sidewalk directly abuts curbing, the sidewalk shall be a minimum of 5 feet. Sidewalks may need up to an additional 2 feet of width if they directly abut fences, walls and buildings. Within commercial areas and places with high pedestrian volumes, sidewalks should be sized and surfaced appropriately for anticipated pedestrian traffic volumes.



3.2.2.4 Ridgelines and View Preservation

Hidden Valley is surrounded by dramatically sloping topography, with ridges surrounding the development. From the site, there are also panoramic views toward the Oquirrh Mountains and Mt. Timpanogos. Care should be taken during the site planning process to ensure the preservation of existing sightlines and "framing" of key views. The following principles should be used:

- Use architecture to "frame" view corridors and anchor key views.
- Enhance and preserve existing key views by orienting streets toward views.
- Don't "build out" the views with improperly sited buildings.
- Place parks and vistas to capture key views.
- Views add value and desirability to the neighborhood.

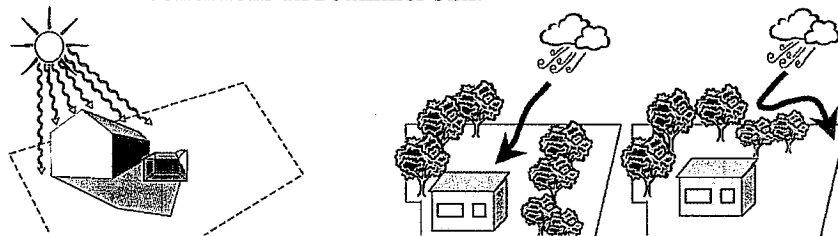
The steep hillsides and ridgelines at Hidden Valley are areas of high visibility. Where homes or other buildings are on steeply sloping sites around the perimeter of the valleys, a higher architectural finish is expected, as these buildings will be visible from the valley floors. Inside development parcels that are of an elevation at or above 5,280', Enhanced Elevation Articulation Ratio ("Enhanced EA Ratio") shall be required for all structures. When visible from streets or publicly-accessible areas below, the rear elevations of these structures shall also meet an Enhanced EA Ratio.

Refer to **Figure 5.5** for the location of the 5,280' contour line, and **Appendix 6.5** for Enhanced EA Ratio requirements.

3.2.2.5 Climatic Conditions: Solar Orientation and Wind Patterns

Homes and buildings in Hidden Valley should be oriented, to the extent possible, to take advantage of the natural climate, so that a majority of primary living spaces receive direct sunlight for the daylight hours, and take advantage of the prevailing wind patterns.

- Dwellings should be positioned to minimize the impact of shadows on adjacent properties, to the extent possible and reasonable.
- Site design should utilize building forms, natural landforms and landscaping to take advantage of prevailing summer breezes and winter sun, and to serve as buffers against adverse winter wind conditions and summer sun.



3.2.2.6 Sustainability: Best Practices and Goals

The Hidden Valley Master Plan has been developed to take into account the context of its natural surroundings and environment. To promote the long-term health and welfare of the community, development within Hidden Valley should incorporate sustainable features whenever possible. Sustainable development principles include:

- **Diversity of Uses:** Provide a variety of uses, housing types, and recreational opportunities within relatively close proximity to promote community livability, transportation efficiency and walkability.
- **Heat Island Reduction:** Limit paved areas to the minimum amount necessary, provide street trees along all streets to shade large expanses of paving and provide canopy trees in parking lots to shade parking areas.
- **Connectivity to Community Bicycle/Pedestrian Network:** Provide access to trailheads within 1/4 mile of each home and business to encourage alternative modes of travel for short trips.
- **Storm Water Management / Aquifer Recharge / Bioretention:** Where topography allows, encourage bioswales and filter strips to intercept draining water, slowing the water to allow for sediment dissipation and water infiltration back into the ground.
- **Construction Waste Management:** Set up and maintain construction waste management areas that encourage the separation of construction debris and support recycling of reusable materials.
- **"Built Green" Architecture:** Encourage the design and construction of buildings that utilize green building practices and may be certified by the U.S. Green Building Council.
- **Water Use:** Encourage drip irrigation and the use of appropriate "low-water demand" landscape plants to reduce water consumption for landscaping.
- **Light Pollution Reduction:** Protect the night sky while providing a safe and maintainable lighting package within the community by requiring full-cutoff fixtures and limiting the quantity of fixtures used.
- **Local Food Production:** Encourage the establishment of community garden plots to promote community-based and local food production to minimize the impacts from transporting food long distances and increase direct access to fresh food.

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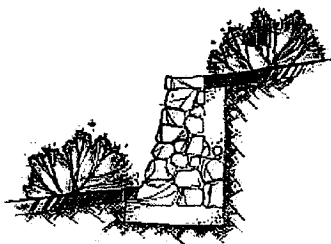
3.5 Pedestrian, Bicycle & Other

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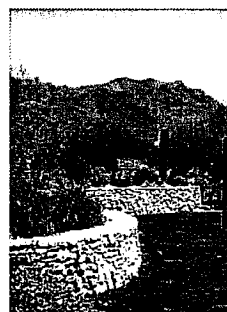
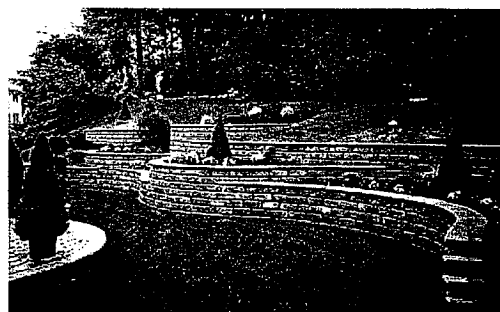
Retaining walls are encouraged to be constructed of natural materials, especially in highly visible areas to blend in with the community's natural setting.

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control & Retaining Wall Design

As neighborhoods within Hidden Valley are developed, some grading of the site will be necessary. While grading is necessary, it should be sensitive to the native environment, and overlot grading or mass grading of an entire neighborhood is discouraged. The following principles shall be employed during the development of Hidden Valley:

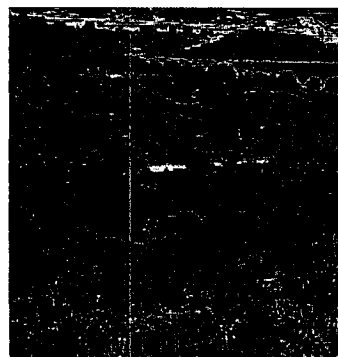
- Significant topographic features should not be "graded out." Consistent with the goal of enhancing the natural environment at Hidden Valley, grading should strive to mimic the natural lay of the land.
- Grading and site design shall protect existing trees to the greatest extent possible.
- During construction, erosion control measures such as erosion fences shall be used to minimize erosion.
- Where retaining walls are necessary or desired, they should be an earth-tone color that blends in with the environment.
- Where retaining walls higher than five feet are necessary, they should be stepped at regular intervals, rather than one large monolithic wall.



3.2.3.2 Preservation of Existing Vegetation

Site design shall be compatible with the natural habitats and features found in Hidden Valley. Development plans shall direct development away from sensitive ecological resources, minimizing disturbance, and enhancing existing conditions or restoring or replacing lost resource values.

When development occurs in or adjacent to natural areas, vegetation to be preserved shall be clearly marked and the limits of construction shall be identified. Existing vegetation to be preserved and construction limits shall be approved by the Hidden Valley DRC. A temporary barrier fence shall be installed and maintained for the duration of the construction period.



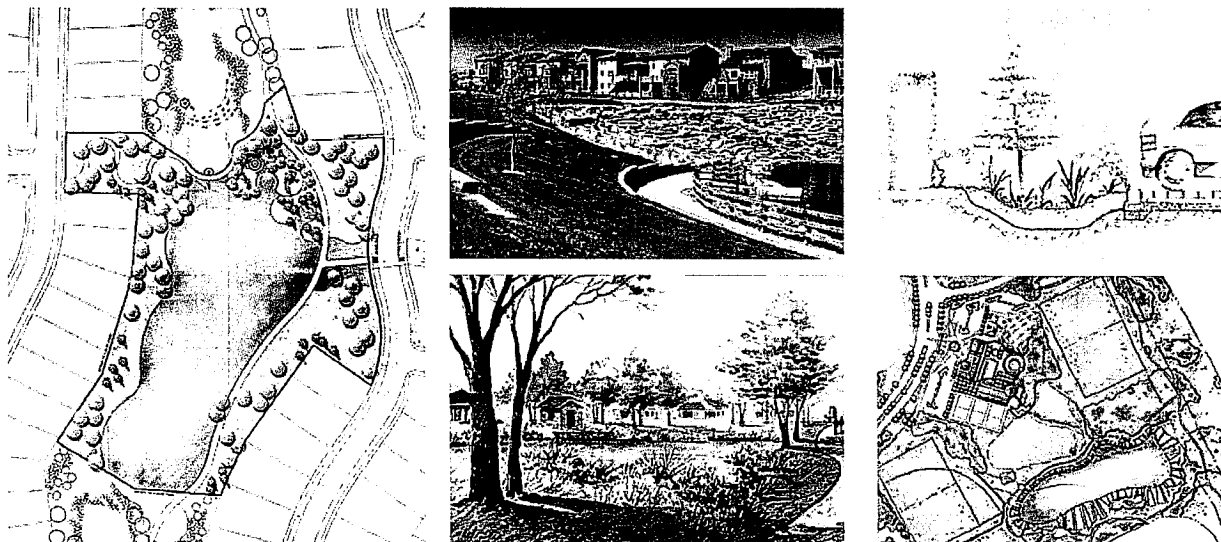
Existing vegetation is part of the beauty of the site, and as such, it should be preserved and enhanced when possible.

3.2.3.3 Storm Water / Drainage Management

Development should minimize storm water runoff and necessary storm water systems while using the most current technology to improve the quality of storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases ground water recharge and improves the environment.

- Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Hidden Valley. Developers and owners are responsible for controlling the drainage resulting from development and may not direct water onto an adjacent property, unless such a diversion is located within an established drainage easement or within an approved drainage report.
- Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.
- Water from parking lots, roof drains, and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby improving water quality by filtration through landscape materials.
- Drainage shall be conveyed along streets, drives and swales along property lines, or in open space corridors.
- Drainage will be sheet flow and surface drained where possible, however some below-grade drainage using storm water piping and culverts may be required.
- Surface drainage systems and detention/retention ponds shall be irregular in plan and graded to create an aesthetically pleasing character that mimics natural landforms. Side slopes shall vary.
- Drainage shall be directed to natural or improved drainage channels, or dispersed into shallow sloping planting areas for retention.
- Storm drainage shall not connect into sanitary sewer systems.

If properly designed and engineered, storm water detention areas may function as recreational amenities (i.e. open fields, play fields, ball courts) for the community when they are not detaining water. This use may offset additional park land required within a subdivision.



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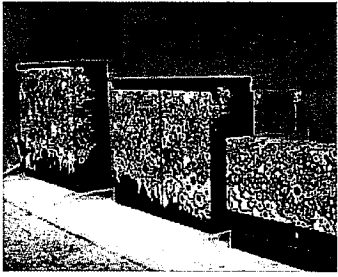
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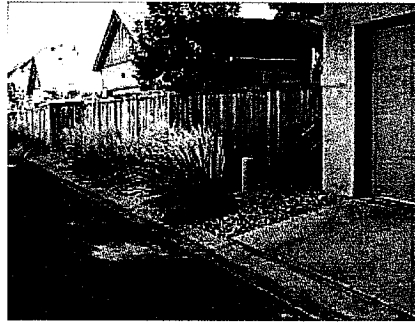


Artfully decorated utility transformers.

3.2.3.4 Easements & Utilities

Utility and drainage easements facilitate the conveyance of storm water and the installation and maintenance of public and private utilities. No site improvements or landscaping that may result in damage to or interference with utilities or drainage will be permitted within these easements. Grading may be permitted within these easements if it does not interfere with drainage or the maintenance of utilities. Fencing may be permitted in easements with permission of the easement holder and approval by the Hidden Valley DRC. If it is necessary to remove fencing to work inside a utility easement, the easement holder may do so, and has no responsibility to repair or replace such fencing.

Connections to all utilities including water, sanitary sewer, gas, electricity, telephone, and cable television shall be installed underground from existing trunk lines except where the lines daylight at transformer and pedestal locations. Utility connections from main service lines to individual buildings shall be located to minimize disruption of the site and existing vegetation. Transformers, pedestals and pull boxes should be located out of public view or screened as much as possible to minimize their appearance. Utilities should be located in alleys when possible.



Utility pedestals and screened service areas are less obtrusive when located in alleyways



It is the intent of these guidelines to discourage monotonous repetition along neighborhood streets.

3.2.4 Neighborhood Types

There are a variety of residential land uses found throughout Hidden Valley. An important goal of these guidelines is to ensure compatibility of these land uses and cohesiveness throughout the entire development and create functional and visual variety along streets and the public realm. A range of housing styles creates varied looks but cohesive neighborhoods.

3.2.4.1 Single-family Detached Neighborhoods

All single-family detached subdivision plans shall be evaluated using the guidelines contained in this section with emphasis on the following criteria:

- Proportional mix and location of different home types
- Placement of the dwelling unit on the lot
- Location and orientation of garages
- Preservation of ridgelines
- Preservation of significant views
- Preservation of natural features (e.g., drainages, native vegetation, sloping hillsides)
- Treatment of walls and fences

Product variation per neighborhood

The creation of interesting, diverse and distinctive neighborhoods by integrating varying lot types, home sizes and architectural character in a harmonious relationship is encouraged. A variety of home sizes in a single neighborhood addresses the needs of different households. The diversity of building types and home sizes not only creates a more appealing neighborhood, but also promotes increased housing opportunities to a variety of ages and incomes, promoting a socially vibrant community.

The following criteria shall be used to ensure a variety of lot types throughout a neighborhood:

- Within a defined block, where ten or fewer lots comprise the block, only one lot size shall be required, although more than one size may be provided.
- Where a block has more than 10 lots, a minimum of two lot sizes may be encouraged: lot size changes should be in the 20% range.

In addition to the above, the developer/builder shall provide at least three distinct floor plans and elevations to create variation as seen from the street (i.e. garage placement, front porch location, placement of doors and windows, change in color and/or materials).



Distinct floor plans and elevations contribute to an interesting neighborhood

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Street tree types and locations are defined to create variety and interest and to establish neighborhoods as unique places.

Diversity and Distribution of Home Types

Buildings physically define streetscapes while encouraging neighborhood sociability. Each streetscape should have a unique character:

- Special attention shall be given to the mix of architectural styles in creating streetscapes.
- Streetscapes shall be visibly pleasing in terms of building scale, proportion, pattern, balance, material composition and color palette.
- Streetscapes shall respond to the public realm while creating a safe and comfortable environment for the pedestrian.

Varied Lot Width and Side-yard Setbacks

Making some lots wider and some narrower than the average is encouraged. This also allows for the placement of different shapes and sizes of homes as well as variations in open space dimensions. On narrow lots, a variation of only two to four feet in home width can make a perceptible difference.

Varied Garage Placement and Orientation

Lot size should permit some garages to be side-loaded from the street in order to break up the monotony of a line of garage doors being placed parallel to the street. Alley-accessed, rear loaded garages (either attached to the dwelling or detached) are encouraged where possible. Careful consideration shall be given to the location of garages and driveways at corners so that a side load configuration does not cause conflicts with automobile traffic circulation at those corners. Placing the side loaded garage on the interior of the corner lot is preferred. Garage setbacks shall allow driveway parking that keeps the sidewalk clear of vehicles (15 feet minimum, 18 feet preferred).

Home Placement and Garage Access

Access should be carefully considered when placing each home on the lot/building site because of the close relationship between the access drive, building footprint, grade of the street, and individual lot drainage. Driveway location and grade typically will dictate the finished floor elevation of the home.

Recommended driveway grades are 2-8% within ten feet from the sidewalk or garage, and up to 12% on all other portions of the driveway, where applicable. While these grading standards should be met whenever possible, setting elevations for proper drainage should take precedence.

Similar lots on a given block shall provide a mix of floor plans and elevations to create variation in building relationships.

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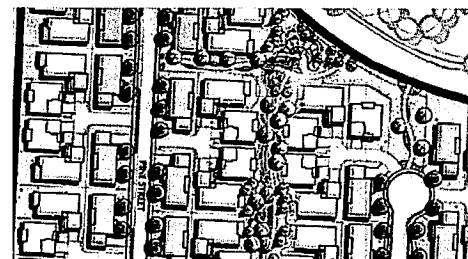
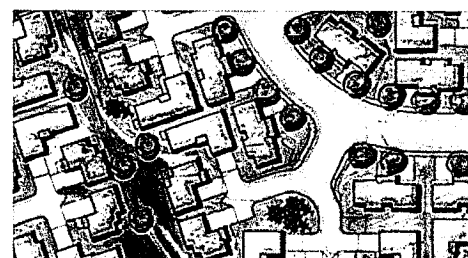
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3.2.4.2 Single-family Cluster Development

Clustering of buildings is a unique site planning opportunity at Hidden Valley. Cluster developments may include detached residences, attached residences, or both as site constraints permit. Clustering homes preserves open space, allowing these open areas to be aggregated into one or more larger spaces for parks, community gardens or "view corridors" that are for use by all members of the development. Often, these open areas are held "in common", and are maintained by a sub-master homeowners' association of which all residents are members. Clustering units is a useful technique for planning areas that are constrained by topography or other site features that make traditional single-family lot development undesirable.

The following design techniques should be implemented whenever possible:

- Create a hierarchy of open spaces with small, intimate spaces that relate to unit entries.
- Use reduced-width private drives to diminish impervious coverage on the site.
- Create small parking courts with direct access to unit entries rather than large perimeter parking lots.
- Accommodate guest and resident parking with parallel parking lanes and bays along drives and neighborhood streets where possible.
- Preserve unique site elements and open spaces.
- Provide amenities and outdoor recreation areas.
- Use a variety of building plans to add interest to site plan.
- Vary building orientations to avoid the monotony of "barracks-like" site configurations.





A combination of a front-load and side-load garage on a twin home reduces the dominance of the garage doors on the front facade of this home.

3.2.4.3 Single-family Attached Neighborhoods

Single-family attached homes provide an alternative to traditional detached homes, and are encouraged in specific areas within Hidden Valley. The construction of twin homes (duplexes), townhomes and rowhomes lends diversity to the community, providing additional home styles and appealing to buyers who may not want a traditional single-family home.

The following design techniques should be considered and implemented whenever possible:

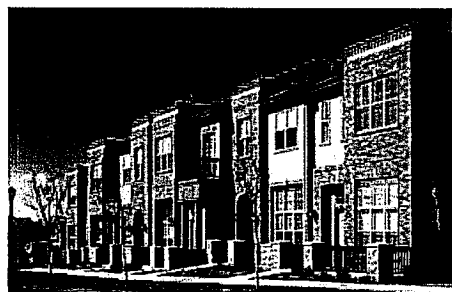
- Vary front setbacks to avoid a long row of “lined up” buildings.
- Place the front doors of homes along the streets, to define the street and create a pedestrian-friendly environment.
- Use staggered and jogged unit planes within the same structure to create an interesting street scene.
- Use materials changes on facades to reduce monotony.
- Include modified units and reversed building plans to add variety.
- Vary building orientations to avoid the monotony of “barracks-like” site configurations.

Clustering Buildings

Attached homes may be clustered to respond to site constraints and preserve open space for use as park, common lawn and/or gardens.

Home Placement and Garage Access on lots and in relation to streets & alleys

Front-loaded row homes are discouraged, as they often lead to a garage-dominated streetscape that is hostile to the pedestrian environment and decreases property values. When possible, use alleys to provide access to rowhomes and townhomes.



High-quality finishes and changes in materials on facades create interesting neighborhoods

3.2.4.4 Multifamily Neighborhoods

Multi-family developments add an important component to the home types available at Hidden Valley. Multi-family developments further add diversity to the community, and should be designed so that they are integrated into the fabric of Hidden Valley.

The following site planning techniques should be implemented whenever possible:

- Multi-family communities should be integrated into their surroundings. Developments that are surrounded by high walls, privacy fencing and rows of garages and/or carports should be avoided.
- Buildings with long unbroken facades and box-like forms devoid of architectural are not permitted.
- Building footprints and facades should be broken-up to provide visual relief, and give the appearance of a collection of smaller structures.
- To the extent possible, each of the units should be individually recognizable through the use of balconies and other projections, setbacks, and an appropriate rhythm of windows and doors.
- Vary front setbacks to avoid a long row of “lined up” buildings.
- Front doors of homes should be visible from the street or drive leading to the building, creating a pedestrian-friendly environment.
- Use material changes on facades to increase visual interest.
- Include modified units and reversed building plans to add variety.
- Vary building orientations to avoid the monotony of “barracks-like” site configurations.
- Preserve unique site elements and open spaces.
- Provide for amenities and outdoor recreation areas that are visible from residences, providing natural surveillance.

Support Facilities and Service Areas

Support structures within multi-family residential neighborhoods such as laundry facilities, recreation buildings and/or sales and leasing centers, should be consistent in architectural design and form with the rest of the development. Sales and leasing centers, possibly combined with lifestyle amenity structures, may be prominently located at the primary entrance to the development, but other service areas and support facilities (such as laundry facilities, community rooms, recreation buildings, and outdoor recreation areas) should be placed in convenient locations in the interior of the residential neighborhood to minimize visual impacts on adjacent neighborhoods.



Balconies and patios create interesting projections and shadow lines on these buildings and provide private outdoor space for their residents

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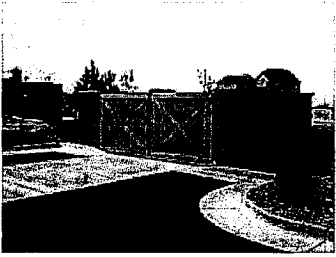
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Service areas don't have to be neighborhood "eyesores."

Screening for Loading and Trash Collection

Loading areas and trash collection areas should be screened with landscaping, walls, or both to reduce their impact on the community and adjacent neighborhoods. In addition, dumpsters and/or trash compactors should be carefully located to avoid being placed directly in one's line of sight upon entering a neighborhood. Concealing or obscuring air conditioning units and utility panels is also strongly encouraged.

Parking

Parking lots shall be designed to be safe, convenient and attractive, but should not visually dominate a neighborhood. It is preferred that smaller parking lots should be conveniently distributed throughout a project site. Perimeter parking lots shall be avoided. Perimeter parking areas provide a poor image of a neighborhood and often function as barriers between the multi-family neighborhood and the surrounding community.

3.2.4.5 Commercial and Mixed-Use Development Areas

Commercial developments in Hidden Valley may take a variety of physical forms depending on location and the type of businesses located within.

Types of Development

Commercial development is anticipated to include neo-traditional neighborhood commercial developments that are pedestrian oriented and primarily serve individual neighborhoods as well as traditional commercial strips and pad sites that serve the entire Hidden Valley community. Depending on the location and type of development, vertical and horizontal mixed uses may be included, and are encouraged to increase the vitality of the community.

Building Orientation

Buildings should be oriented toward the primary street on which they are located, and set close to the street in order to frame the street and create a pleasant pedestrian environment.

Parking

Parking lots shall be designed to be safe, efficient, convenient, and attractive, but should not visually dominate a site. When possible, parking lots should be located to the rear or sides of buildings.

- The number and dimensions of parking spaces will be per City standards.
- Landscaped islands shall be used to define parking lot entrances, the ends of all parking aisles, and the location of access drives, and to provide pedestrian refuge areas and walkways.
- Parallel and/or angled parking is encouraged along the fronts of buildings to promote walking and reduce the impact of large parking lots.
- Parking lots shall be screened from adjacent streets and public areas with vegetation, berms, and/or landscape walls.



Both pedestrian oriented and traditional commercial developments can be attractive if well designed and detailed.

Service Areas

Loading and service areas, including trash collection and storage facilities, shall be located to minimize the visual impact from public thoroughfares, primary building entries and neighboring properties. Rear building loading is preferred, but side loading will be allowed if properly designed and screened.

- Service areas on the fronts of buildings are prohibited. When rear service areas are not provided, oversized front doors may be used to service commercial establishments.
- Rear and side service and delivery activities should be separated from public access and screened from public view with walls, fences and/or landscaping of sufficient height and density. Walls and fencing shall be compatible with the primary structure. Chain link fencing is not allowed.
- Service areas should not be visible from public thoroughfares or adjacent residential properties.

3.2.4.6 Institutional Development Areas

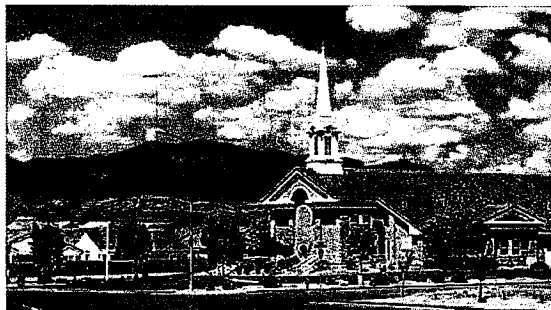
Institutional areas include churches, schools, fire stations, libraries, recreation facility buildings, and buildings for other public uses.

Churches

Churches should be integrated into the neighborhoods in which they are located. When built, the church should occupy significant places in the community and be visual “anchors.”

The following site planning techniques shall be followed:

- Building architecture, and not parking lots, should dominate the site.
- The main entrance should face the street.
- When possible, sharing parking or open areas should be encouraged.
- Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.
- When possible, churches should be located along the trail network to increase connectivity with the surrounding neighborhoods.



Church oriented toward the street-- parking is relegated to the rear of the site

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Richly-detailed and landscaped public buildings are assets to their neighborhoods.

Schools & Other Public Uses

Schools, libraries, public safety, emergency services, and other public-use facilities will be located in Hidden Valley to support the needs of the community's residents. These uses are highly-visible components of the community, and should strive to attain a high level of design quality and compatibility with other structures in the community.

The following site planning techniques shall be followed:

- Building architecture and landscaping shall fit into the overall character of Hidden Valley.
- Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.
- Parking lots shall be encouraged to include landscaping islands and pedestrian walkways to "break up" large expanses of asphalt.
- The main entrance to a building should face the primary street on which the building is located.
- Schools and libraries are encouraged to be located along the trail network to increase connectivity with the community.



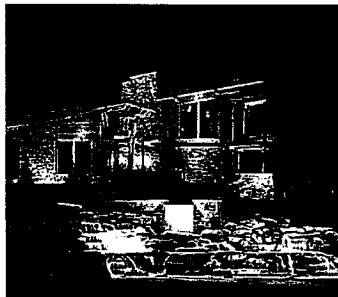
Examples of high-quality materials and well-placed details and landscaping

Recreation Facility Buildings

Community recreation buildings will be located in Hidden Valley neighborhoods, providing meeting space, gathering areas and play areas for the residents of the community. These buildings add an amenity to the neighborhood and should be designed to be well-integrated into the fabric of Hidden Valley.

The following site planning techniques should be considered and implemented whenever possible:

- Locate recreation buildings inside parks or along the trail system so they are easily accessible to the community.
- Where possible, anticipate the potential for shared uses of the gathering and parking areas, and locate recreation facilities adjacent to schools, churches or other public areas.
- The front doors should face the primary street on which the building is located.
- Architecture shall be compatible with the surrounding neighborhood.
- Architecture and landscaped spaces should be the focus of the site, and parking areas must be screened with vegetation or placed to the rear of recreation facilities.
- Shared parking is encouraged with parks, churches, commercial areas, and schools.
- Loading and service areas shall be screened with vegetation, walls or fencing.



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3.3 VEHICULAR CIRCULATION & STREETScape DESIGN

3.3.1 Street Patterns

The circulation system for Hidden Valley will consist of a hierarchy of streets of various sizes, as well as off-street trails intended for pedestrians, equestrians and bicyclists. The overall intent of the circulation system is to accommodate both traditional and alternative forms of movement within and through the community.

A network of parkways and community collector streets provides efficient access between the individual neighborhoods, community parks and other areas in Hidden Valley. Within individual neighborhoods, neighborhood collectors and local streets are intended to move traffic at modest speeds and provide vehicular access to each home or business. All neighborhood collectors and local streets have detached sidewalks that connect each home or business to each other and the off-street trails of the community.

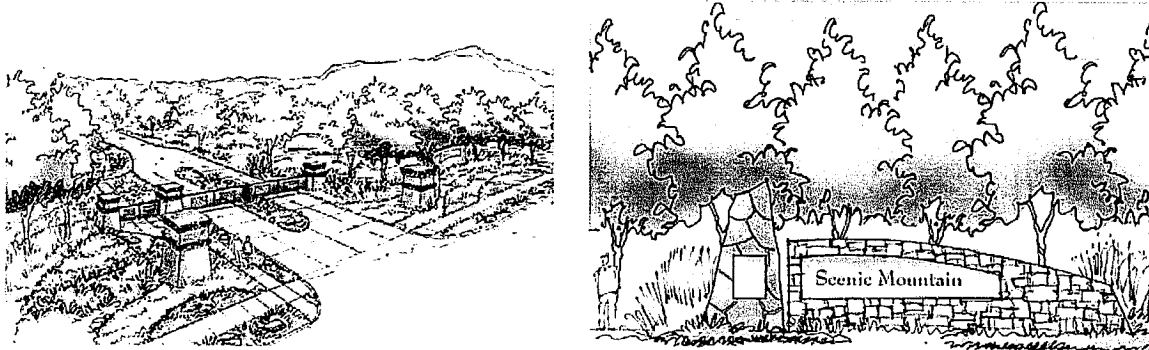
Streets should be laid out according to the following principles:

- The circulation system shall respond to topography, land use and environmental constraints. On relatively flat terrain, grid or modified grid-oriented street patterns should be employed, sympathetic to neo-traditional neighborhood design planning patterns.
- Long straight streets shall be avoided. Narrower streets reflecting a more "human scale" shall be encouraged.
- Streets and pathways should lead directly to visual anchors and/or focal points when possible. This is a key urban design tenet that creates a "sense of place" and helps people orient themselves within neighborhood.
- Alternative pedestrian connections to public areas and mixed-use developments shall be provided, reducing the pedestrian and vehicular conflict.
- Circulation patterns shall be designed to direct vehicles to entrances and/or exits from the neighborhoods. The entry/exit function is a critical means of defining a sequence of movement and creating a sense of "arrival" and "passage" through Hidden Valley.
- Traffic calming measures may be implemented, as needed, on collector and residential streets such as, but not limited to, small roundabouts, street narrowing, medians, pedestrian tables, or other techniques.

A general circulation plan for the community is included on the Master Plan maps (See Figure 5.2 - Roadway Plan). The approved street cross-sections for Hidden Valley shall be used for any development within the community.

3.3.3 Community Entries

Community entries mark the entrances into the Hidden Valley development and distinguish Hidden Valley from other adjacent and nearby master planned communities. The entries provide the resident and visitor with a sense of "arrival" and a point of reference in the community-at-large. Entries should provide an open window into the project which highlights landscaping, neighborhoods and amenities located within the community, recreational facilities, and directional information. Special attention should be given to hardscape and landscape treatments that enhance the overall project image at entries.

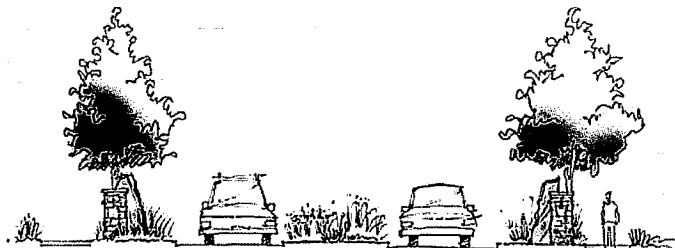


Monumentation distinguishes community entries

3.3.4 Neighborhood Entry Drives

Each neighborhood shall have a distinctive entry that announces "arrival" into the neighborhood, and all entry features shall have consistent features as designed and determined by the Hidden Valley DRC. Neighborhood entry monuments and signature landscaping shall be used at each entry from the community parkways.

The principal vehicular access into a mixed-use development, single-family attached or multi-family neighborhood should be through an entry drive rather than a parking aisle. These entry drives should have minimal or no parking. Where parking is necessary, angled or parallel parking is preferred. 90-degree parking shall not be permitted along the entry drives of mixed-use developments, single-family attached or multi-family neighborhoods.



Appropriately-scaled monuments mark the transition from one neighborhood to another within Hidden Valley



Clearly-visible directional signs help motorists navigate roundabouts

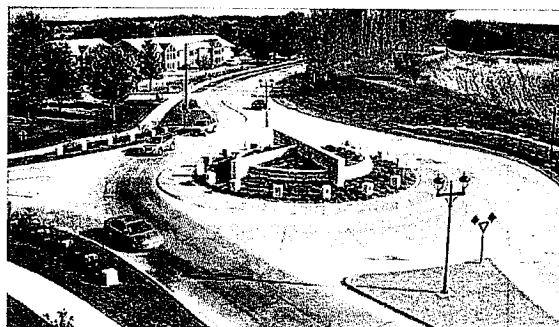
3.3.5 Medians and Roundabouts

Medians and roundabouts are an effective tool for traffic management. Medians and roundabouts will be used on the parkways as indicated on the Master Plan, and encouraged on collector streets and at neighborhood entrances. The location and configuration of proposed roundabouts and medians shall be designed by a licensed transportation engineer.

Medians and roundabouts are used largely to:

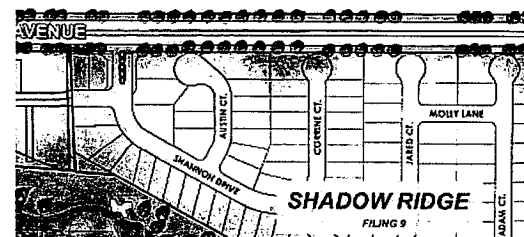
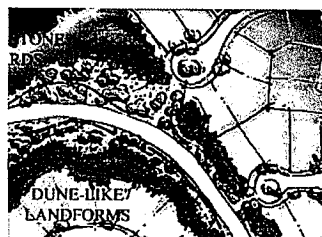
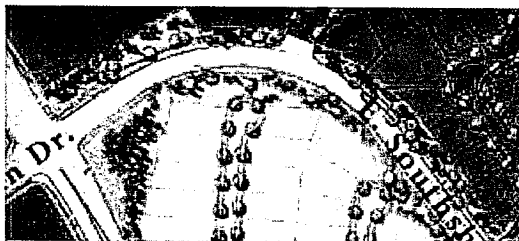
- Reduce motor vehicle speeds
- Increase capacity level
- Increase safety
- Reduce noise and air pollution
- Provide landscaping interest

The City Engineer shall approve the design of roundabouts. On principal streets, roundabouts should be sized larger to safely and efficiently accommodate the desired design speed and volume of traffic. When used in neighborhoods, roundabouts may be of a smaller diameter, with higher curbs to safely slow traffic. All roundabouts shall be designed to accommodate service and emergency vehicles and moving vans.



3.3.6 Cul-de-Sac Connections

Where cul-de-sacs are used, openings should be provided at the end of cul-de-sacs to provide views into neighborhoods and provide pedestrian connectivity to open space and paths/walkways. As street connectivity is encouraged throughout Hidden Valley, the use of cul-de-sacs shall be limited to areas where necessary due to specific site or topographical concerns. Cul-de-sacs are discouraged in neo-traditional neighborhoods on flat to gently sloping land.



Cul-de-sacs are not built out, but rather terminate on publicly accessible open spaces and provide pedestrian corridors into and out of the neighborhood

3.4 PARKING

Tandem parking in driveways and garages shall be permitted, and may be counted toward residential parking requirements.

3.4.1 Parking Lots & Structures

While it is necessary to accommodate vehicle parking, parking lots should not visually dominate a development. Large parking lots with long, monotonous drive lanes flanked by 90-degree, pull in parking, and parking lots without landscaping shall not be permitted. As an alternative to a large parking lot, parallel or angled parking along streets and drives is encouraged.

Where parking structures are constructed, they should be designed to complement the architecture of their primary use.

Parking shall be provided at the level required for a specific use by the Eagle Mountain City Development Code.

3.4.2 Parking Lot Landscaping and Screening

Parking lots shall be landscaped to reduce their visual impact and to shade parked cars and pedestrians. Parking lots shall be screened from view from the street and adjacent uses using plant material, berms, landscape walls or a combination of these elements.

Landscape islands shall be provided at a rate of at least one 9'x18' area per fifteen cars. No more than twelve (12) parking spaces may be in a row without a landscape island.

3.4.3 Bicycle Parking and Motorcycle Parking

Convenient bicycle and motorcycle parking shall be provided for all commercial and multifamily developments.

3.4.4 Temporary Parking Lots

Temporary parking lots may be constructed and approved by the Hidden Valley DRC.



Landscaping parking lots is encouraged to break up large expanses of asphalt, provide pedestrian passages and areas of refuge, and reduce the "heat island" effect

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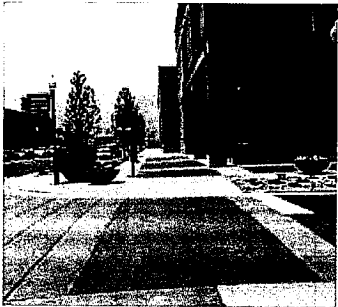
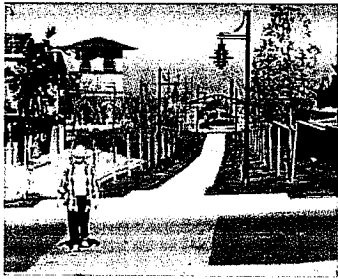
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Crosswalks should be clearly marked so that they are visible to pedestrians and motorists.



Walks should be wide enough to accommodate a variety of uses.

3.5 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

Off-street trails and sidewalks are a significant community amenity and shall be provided throughout Hidden Valley to promote recreational opportunities and alternative modes of transportation. This network of sidewalks and trails will also provide connectivity to the City's system of regional trails, further expanding the system and providing additional destinations. The location of the principal off-street trails and trailheads are indicated on the Hidden Valley Open Space Plan (See Figure 5.3).

The network of sidewalks and trails will be developed according to the following principles:

- Where possible, neighborhoods and developments shall provide connectivity with the overall pedestrian and cycling network to form a comprehensive system within Hidden Valley.
- Equal access in a manner that integrates handicapped-accessibility with ordinary accessibility rather than separate systems shall be provided where permitted by terrain and trail type.
- Where possible, connections to the system of trails and sidewalks shall be made to every home, business, publicly-accessible destination (i.e. school, church, library), park and recreational amenity within Hidden Valley.

3.5.1 Walkway and Sidewalk Design

Walkways for pedestrians should connect people to their destinations in a pleasant, safe and convenient manner. Where possible, a paved walkway shall connect the street adjoining the property to each home or building in Hidden Valley. Walkways within the community shall be located and aligned to directly and continuously connect points of pedestrian origins with pedestrian destinations.

Pedestrians and bicycles shall be separated from vehicles where possible along principal routes. Where complete separation is not possible, potential hazards shall be minimized through the use of techniques such as:

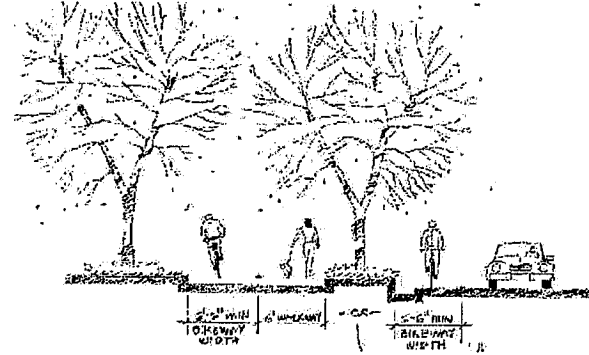
- Special paving
- Grade separations
- Pavement markings
- Signs, striping and bollards
- Street width reductions at crosswalks and pedestrian refuge areas
- Traffic calming features (i.e. speed bumps, speed tables)
- Lighting to clearly delineate pedestrian areas at night

Paving materials shall be easily maintained, non-slip, and accessible to persons with disabilities. Special paving materials such as interlocking brick, color concrete pavers, colored and textured concrete, and other similar materials are encouraged for pedestrian gathering areas.

3.5.2 Bike Lanes

On-street bike lanes are recommended on all parkways and collectors where an adjacent off-street trail is not provided. On-street bike lanes are encouraged to connect neighborhoods with the community trail network and provide neighborhood connectivity.

Where required or provided, bike lanes shall be delineated on the pavement with a white painted or thermoplastic line to widths currently prescribed by AASHTO standards.



3.5.3 Road Crossings/Crosswalks

Road crossings shall be adequately signed for automobiles and pedestrians. A stop or yield sign should be placed on both sides of an at-grade crossing, and warning signs should be placed well ahead of the crossing for vehicular users. These signs should be placed far enough in advance to provide adequate warning for oncoming motorists.

Roadways at trail crossings should be striped with standard pedestrian crosswalk striping or enhanced paving.

3.5.4 Recreational Trails

Recreational trails are a significant amenity within the Hidden Valley community. These trails connect with the sidewalk system in each neighborhood, and form a network that connects every home and business with parks, schools, churches, recreation centers, and open space in the community.

In addition to accommodating pedestrians and cyclists, several trails are designated as equestrian trails, providing a unique recreational opportunity for residents and visitors. ATVs and other motorized vehicles (except emergency and maintenance vehicles) are not permitted to use the trails within Hidden Valley.

Trails may be paved with a variety of materials such as asphalt, concrete, crushed gravel, and bark/shredded wood, depending on the anticipated intensity of use and the trail's location. Additionally, trails may be left natural in undeveloped areas. A final determination on the surface to be installed shall be approved by the Hidden Valley DRC.

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Trails connect the neighborhoods throughout Hidden Valley, providing alternative access to destinations and recreational opportunities.

3.5.5 Trailheads and Trail Connectivity

Trailheads are an important element in the trail system, marking an entry point to the trail system at Hidden Valley and providing information about routes, trail connections and amenities available along the system. As these trailheads lay the foundation for a user's overall impression of the trail system, they should be well-designed and located in highly visible locations, usually within parks or other public places. Trailhead facilities shall be programmed and designed to meet the needs of the community. Needs specific to a neighborhood should be considered by developers when determining the size and programming needs of each location.

3.5.5.1 Regional Trails

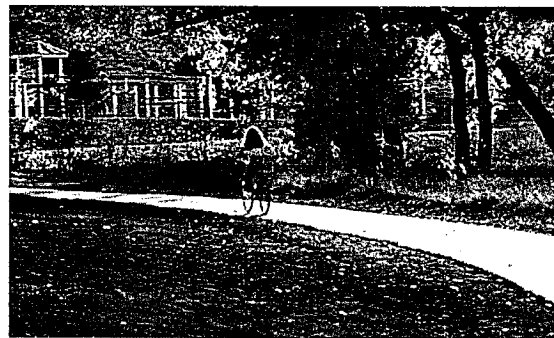
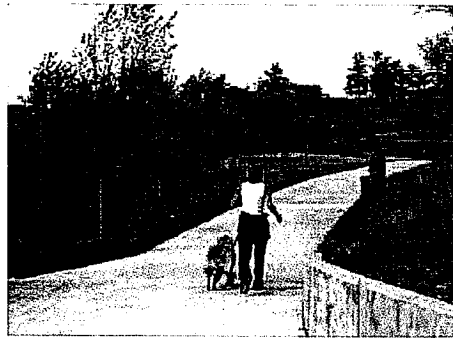
Regional trails extend through Hidden Valley, connecting to the City trail system, including the trail along the utility corridor and the trail along Pony Express Parkway. These regional trails should have a natural surface of gravel or crushed rock, and should not be paved.

3.5.5.2 Community Trails

Community trails provide connections between neighborhoods and community destinations, and along the parkways and collector streets throughout Hidden Valley. These trails also provide access points beyond the community and to the City's trail system. These trails shall be a minimum of ten feet wide and constructed of concrete or asphalt.

3.5.5.3 Neighborhood Trails

Smaller neighborhood trails, and other "connector" trails connect areas within individual neighborhoods and provide access to regional and community trails. These trails shall be a minimum of six feet wide. These trails may be constructed of a soft surface, such as crusher fines or decomposed granite material. However, connector trails providing connections within parks to the regional and community trail system shall be paved with a hard surface material



3.6 PARKS & OPEN SPACE

Parks shall be designed to express the character of the location and to distinguish between different park types while relating to the overall vision of Hidden Valley. Park programming shall respond to the individual park size, type, context, topography, and the potential users. All parks shall be connected to the network of trails and sidewalks to ensure easy and safe access to residents and visitors.

The locations of the major parks and open space are indicated on the Master Plan (See Figure 5.3 - Hidden Valley Open Space Plan). In addition to the parks indicated on the Master Plan, individual neighborhoods may also include smaller pocket parks, courtyards and other gathering areas to provide required park space and amenities.

Wherever practical, all parks and park facilities shall incorporate sustainable design practices and materials that will enhance the long-term viability and success of the park system within Hidden Valley. Sustainable practices shall include bio-swales to improve the quality of storm water runoff, preserving native topography and vegetation, xeriscape planting principles, water conservation irrigation practices, energy efficient designs incorporating solar, wind or photovoltaic resources, or any other means deemed appropriate and cost effective.

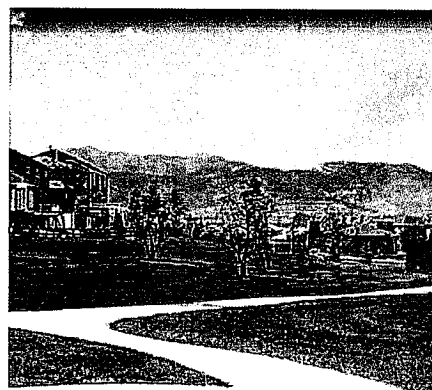
Where detention facilities are provided in parks, these facilities are encouraged to be designed to function as useable park land when not retaining water.

3.6.1 Community Parks

The community parks are designed to support a wide variety of active and passive uses and to serve the entire community. These parks also serve as focal points and destinations for the recreational trail system.

The range of possible community park uses may include:

- Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)
- Recreation buildings
- Playground areas & picnic shelters
- Gathering areas
- Trailheads
- Passive use spaces
- Dog parks
- Restored or preserved open space areas
- Detention/water quality facilities



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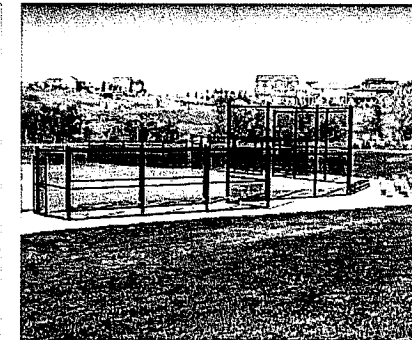
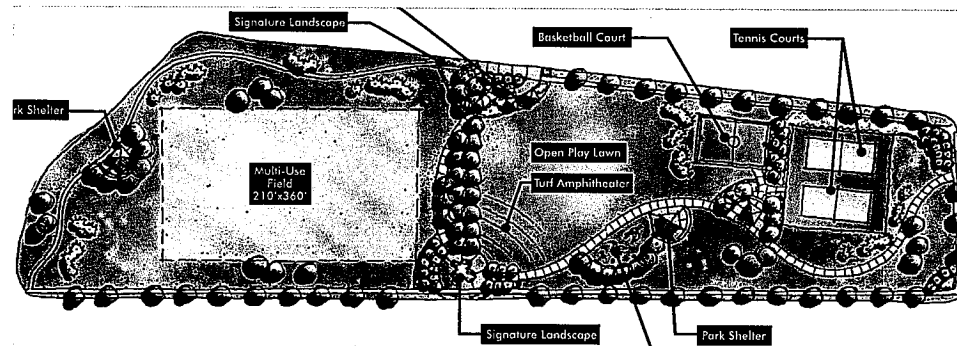
An informal half-court basketball court creatively tucked into an available hillside.

3.6.2 Neighborhood Parks

Neighborhood parks are smaller than community parks, and are designed to serve the residents of an individual neighborhood, although these parks may be used by all residents and visitors of Hidden Valley.

The range of possible uses may include:

- Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)
- Informal ball fields for “pick-up” sports
- Recreation buildings
- Playground areas & picnic shelters
- Gathering areas
- Trailheads
- Passive use spaces
- Community garden spaces
- Detention/water quality facilities

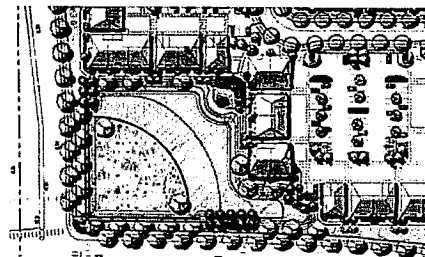


A playground can take a variety of forms.

3.6.3 Pocket Parks

Pocket parks should be designed to accommodate the needs of the surrounding neighborhood and may include a variety of programming elements such as:

- Children play areas and tot lots that are separated from each other
- Open space for casual recreation
- Seating and picnic areas
- Community garden spaces



Detention areas can be designed to serve as recreational spaces when not inundated by stormwater

3.6.4 Community Open Space

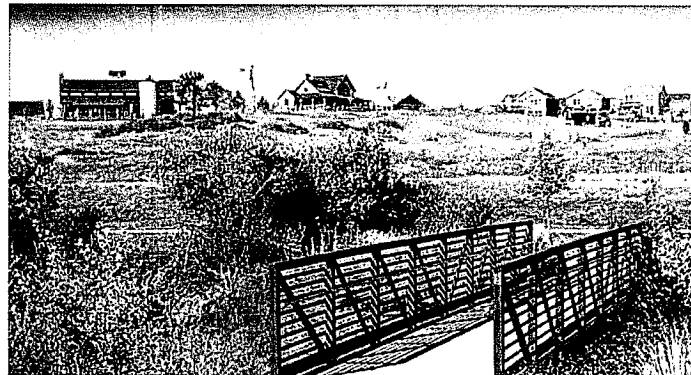
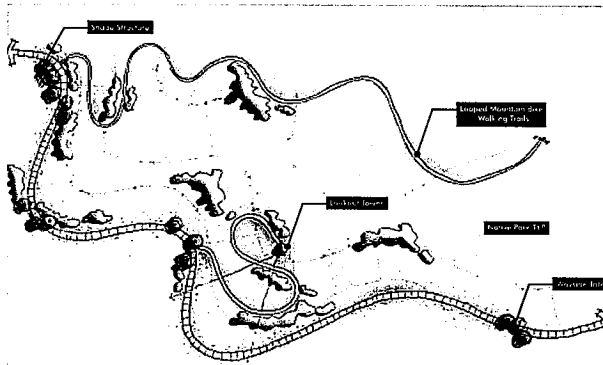
The broad expanses of open space are a key component of Hidden Valley, lending beauty to the site, providing relief from the built environment, preserving historic views and viewsheds, and “anchoring” the residential community to the native environment. The preservation of open space is a key tenet of the Hidden Valley Master Plan. Open space will primarily be left undisturbed, but may be used for trail corridors, drainage ways, detention ponds and “native parks.”

Native parks help to balance preserved and restored natural areas and may provide for water quality treatment and storm water detention. These parks may also include areas designated for low-impact active uses and passive recreational uses such as trails and seating/viewing areas.

The range of possible uses in Community Open Space includes:

- Community and neighborhood trails
- Equestrian trails
- Detention/Retention facilities
- Native parks
- Shade structures
- Trailheads
- Gathering areas
- Seating areas
- Viewing towers

Open space areas that are located within a development parcel will be left undisturbed, or when disturbed, planted with native or regionally adapted plant materials requiring minimal maintenance. Open space areas will be primarily unirrigated (except as necessary to establish plant material).



The abundant open space at Hidden Valley provides countless opportunities for recreation

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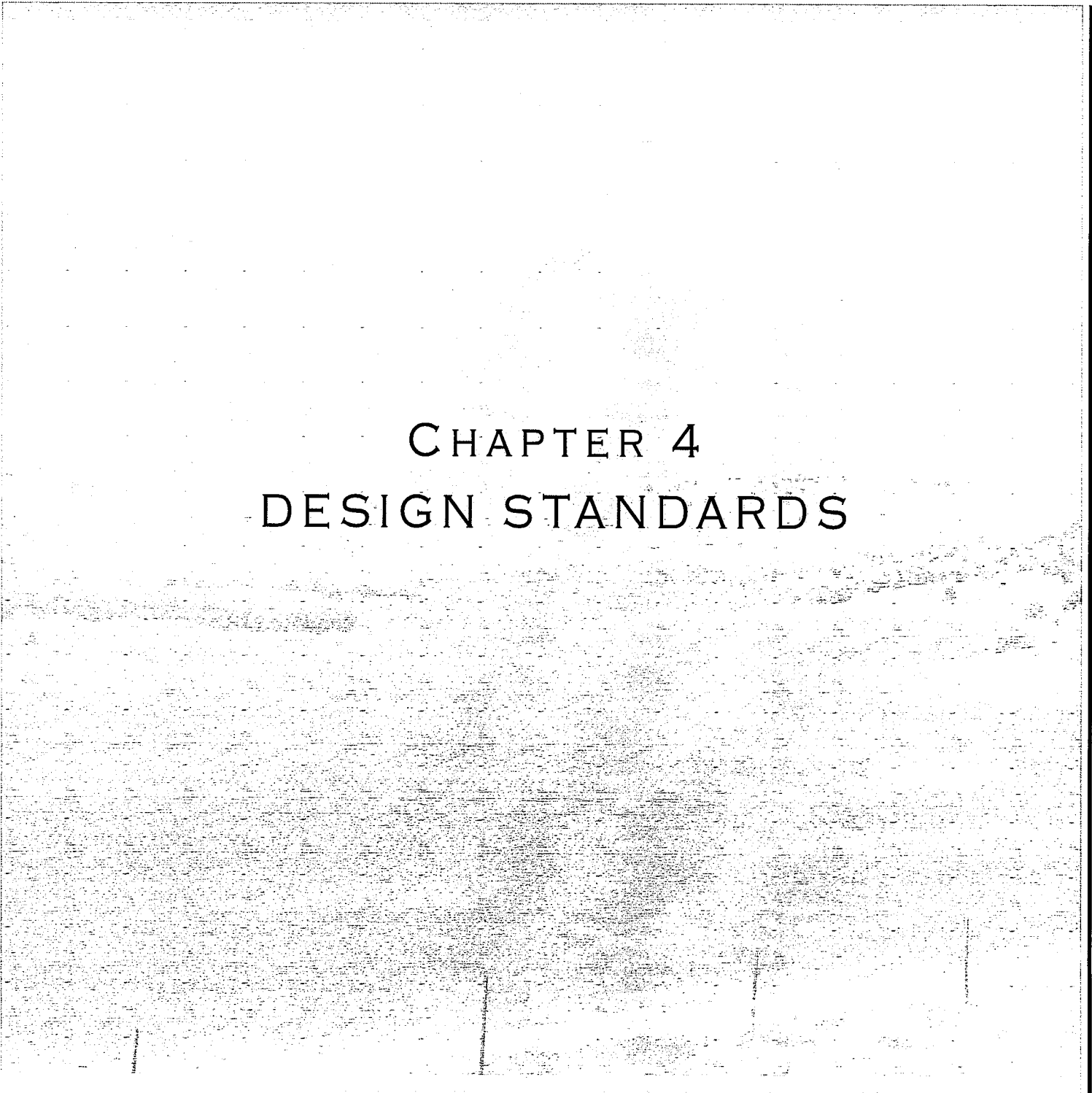
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CHAPTER 4

DESIGN STANDARDS

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4.1 PURPOSE AND OVERVIEW

The following design standards have been developed to support the guiding principles of the Hidden Valley Community Master Design Guidelines and specifically to ensure a cohesive “identity” within the community. Consistency in the design image of Hidden Valley is crucial to its identification as a special, unique and desirable place to live. All elements that are visible to the public are considered part of the community’s overall identity and, therefore, shall be subject to review and approval by the Hidden Valley DRC.

This chapter of the Guidelines applies to all development in Hidden Valley, and contains special information on performance standards and guidelines for the design of public areas, the exterior treatments of private property, construction practices, landscaping, and maintenance.

In utilizing these Guidelines, one should remain flexible in approach to site design, taking into account the specific characteristics of the site, the nature of the use, and the overall intent of these standards to promote a pleasing and unified environment within Hidden Valley.

This section is intended to apply to the entire Hidden Valley Master Plan; however, individual neighborhoods within the Hidden Valley Master Plan may have more stringent requirements that will be required and enforced through neighborhood covenants, conditions and restrictions.

4.2 ARCHITECTURE GUIDELINES

4.2.1 Architecture Overview

These Architecture Guidelines promote a high level of design, ranging from the public realm to the private residence. They are intended to assure compatibility between adjacent structures within the community and to guide character and form, using concepts varying from streetscape design to building style and façade detailing.

These Architecture Guidelines apply to all residential dwellings/buildings, commercial and mixed use buildings, and neighborhood community buildings and amenity structures.



4.2.2 Evolving Architecture Guidelines

There may be a substantial length of time between the adoption of these Architectural Guidelines and their use. With this in mind, the Hidden Valley DRC may need to overwrite portions of these guidelines with more stringent overall guidelines or guidelines specifically tailored to certain neighborhoods. If provided, enhanced or individual neighborhood guidelines shall supersede these guidelines.

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4.2.3 Residential Guidelines

All facets of these Residential Guidelines apply to all single-family detached, single-family attached, multi-family and neighborhood community buildings and amenity structures.

4.2.3.1 Neighborhood Relationships

Hidden Valley consists of numerous distinct neighborhoods. To promote a shared sense of community amongst these neighborhoods, they need to be connected by common characteristics, including architectural design standards and landscaping themes as well as roadway and trail systems.

Special Locations

Within the site plan, there will be buildings located on prominent corners, parkways or open spaces. These buildings should recognize their special locations within the neighborhood and their architecture should be enhanced accordingly.

- Buildings at gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to corners of buildings is recommended.
- Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.
- All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.



Streetscape

Within residential neighborhoods, building form, mass and scale play key roles in developing design continuity and defining “streetscape”, or the cohesive view of elevations along a street. The articulation of roof forms and building facades, in terms of proportion, style and textures, provides the foundation for visual interest and variety within the streetscape. Builders are required to carefully combine architectural styles to create neighborhood streets that are united in their character and that are uniquely different from those of other neighborhoods.

- Special attention shall be given to the mix of architectural styles in creating streetscapes. The elevations of buildings along the streets shall be diverse, yet compatible with neighboring buildings. A variety of building massing, roof sizes and forms shall be used to create interest.
- Streetscapes shall be visibly pleasing in terms of scale, proportion, pattern, balance, material composition, and color scheme. Buildings related by form, color or texture create a successful streetscape.
- Grouping architectural styles or limiting the number of styles on a streetscape is encouraged in order to create distinct and special places. Elevations on a street may be of the same architectural style, but are encouraged to vary in massing, roof lines, entry features, and architectural detailing.
- Designs shall reflect harmonious architectural styles and consistent quality.
- Usable porches, terraces and upper level balconies are encouraged to activate the street.
- The architectural style and detailing of garages and other ancillary structures shall be consistent with the principal building’s architectural style, colors and materials.

Examples of good streetscapes:



Example of poorly-designed streetscape:



Garages project from and dominate the front facades. Attached sidewalk with no street trees.

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Diversity Requirements

Diversity is a major component of successful streetscapes and neighborhoods. The diversity requirements are the minimum standards that promote the streetscape concepts. The requirements encourage a varied street scene and prohibit disconnected rows of homes built without regard for the neighborhood fabric.

Variation Requirements

- ***Single Family Detached and Twinhomes Variation***

It is possible to design a streetscape with relatively few plan types, as long as attention is paid to the combination of houses built.

- If a plan is repeated, a minimum of three distinct elevation styles shall be developed.
- Roof forms must change from one elevation style to another.
- Changes solely of materials or colors do not constitute an independent elevation style.
- Elevation style changes should include porch and bay designs, window configurations, materials, and detailing.
- Houses sited on three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) shall have different plans and/or elevation styles.
- Main roof ridge lines shall vary in orientation to the street (i.e. parallel or perpendicular to the street) at least once in every three adjacent lots.
- On a streetscape with any group of nine adjacent lots, houses are encouraged to have varying roof colors.



- *Townhouse and Multi-family Building Variation*

- Townhouse buildings must have a minimum of two unit types within every building. These unit types must be articulated with different façade elements and different window locations.
- If more than 4 buildings are built within a neighborhood, a second elevation style must be introduced. If more than 8 buildings, a third style must be present.



- *Color Variation*

The use of a variety of paint colors provides an inexpensive manner to add variety to a streetscape and neighborhood.

- In general, 2/3 of a streetscape should have subdued body colors, while 1/3 of a streetscape should have stronger body colors. “Beige box” color strategy is prohibited. While buildings with beige/brown/tan body colors can be appropriate, they must be interspersed with buildings with other color palettes within the streetscape.
- Adjacent Single-Family Detached houses within the same block face shall not have the same color palette.
- Color palettes for townhouse and multi-family buildings shall be varied; no more than two buildings within a block face may have the same color scheme.

Examples of good use of color:



Example of poor color palette:



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Garage Orientation

Garages shall not dominate or be a repetitious feature of homes within the neighborhood. Flush front load and projecting front load garages are highly discouraged without compensating design elements. Garages accessed from an alley are not required to meet the following requirements.

- *Single-family Detached Garage Orientation*

In addition to conforming to the site planning guidelines, single-family detached houses shall comply with the following garage orientation standards:

- Houses sited on any three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) are encouraged to have different garage orientations.
- The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.
- There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.

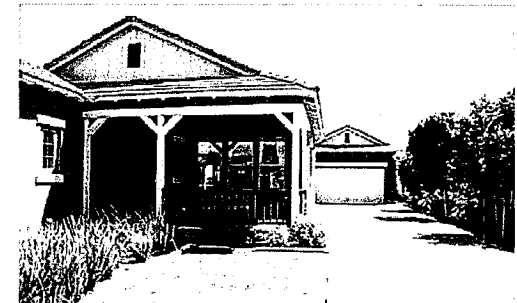
Examples of good garage orientation:



Garage doors are recessed from the most forward projecting part of the house and are painted to "blend in" with the facade.



A side-loaded garage minimizes the visual impact of the garage doors.



A front-loaded garage can be set back toward the rear of the house to minimize its impact on the streetscape.

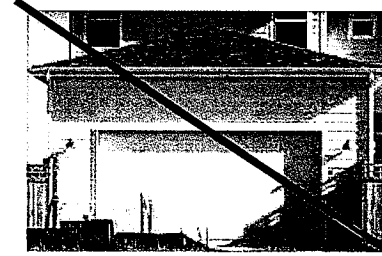
Examples poor of garage orientation:



Garage appears "tacked on" to home.



Garages project from and dominate the front of home.



Dimension between header and eave out of proportion with home.

- *Single-family Attached Garage Orientation*

Front load garages on twin homes and townhouses are strongly discouraged. When front load garages are necessary, they shall follow these garage standards:

- The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.
- Each unit must have a building mass (either porch or enclosed space) located 3 feet (3'-0") or more in front of the plane of its garage door.
- There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.
- Twinhome garage frontage shall not comprise more than fifty percent of the street elevation.
- Garage doors with windows are encouraged. Single car garage doors are encouraged in lieu of double car garage doors.



Example of good front-loaded garage on a single-family attached home.



Richly detailed facade and plane changes help reduce the visual impact of these garage doors.

- *Multifamily Building Garage Orientation*

Front load garage design are discouraged, but not prohibited, for multi-family buildings.

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Porch Requirements

Front porches help to enliven the street and soften the streetscape and are highly encouraged on all residential building types. Covered entries are not applicable towards these requirements. For definition purposes, porches are a covered area and shall be triple the width of the front door (including the portion in front of the front door entry). Porches are encouraged to have a depth of a minimum of four feet.

Public to Private Transition

The transition space between thoroughfare and building shall be designed with careful attention to detail, human scale, landscape, and streetscape character.

- All front entries are encouraged to be connected to the street sidewalk with a concrete sidewalk not less than three (3) feet in width. If a front driveway exists, the entry is also encouraged to be connected to the driveway with a three (3) foot sidewalk.
- Buildings, entries, curb-to-entry hardscapes and landscapes, architectural elements, and site components should define and enhance the character of the streetscape.
- Where grade permits, residential front entries elevated from the street are encouraged.
- Inviting and functional outdoor living spaces are encouraged.
- Elements that provide shade such as trellises, awnings, arcades, or tree plantings are encouraged.



Alleys

The design of alley environments serves to unify neighborhoods while providing vehicular access to buildings. All alley projects must be designed in coordination with the Hidden Valley DRC. In principle, alleys should adhere to the following criteria:

- Alleys should have variety, rhythm and pattern in terms of materials and detailing.
- Alleys should be functional and aesthetically appealing.
- Consideration should be given to setbacks, drainage, fencing, lighting, utility screening, etc.
- Alleys shall be appropriately fenced and landscaped.
- Placement of service equipment shall be designed to be as unobtrusive as possible.
- Driveways, where applicable, should be perpendicular to the alley.



4.2.3.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes neighborhood variety and visual interest while being compatible with adjacent homes.

Building form

Within neighborhoods, building massing, balance and scale play key roles in developing design continuity and defining streetscapes. The articulation of roof forms and building elevations in terms of proportion, architectural style and texture provides the foundation for visual interest and variety along the street.



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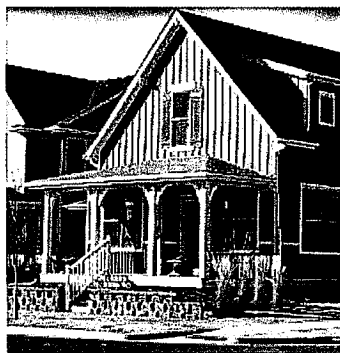
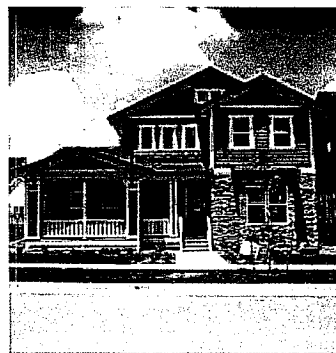


Examples of poor building massing and scale.

- *Building Massing and Scale*

Building massing is the general building shape and size. Building massing and scale play important roles in how a building is experienced from the exterior.

- All buildings shall emphasize at least one primary architectural massing volume. Most buildings should also have supporting secondary forms.
- The mass of buildings should be broken up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form.
- Strong and simple forms are encouraged. Overly complex or redundant forms are prohibited (e.g. houses shall not have “telescoping” gables or roof forms lacking a focal form).
- Building mass shall be suitable relative to both lot size and setback requirements.
- Overhangs, prominent porches, covered entries, doors and windows should be used to break up facades and articulate form, as well as to enhance indoor/outdoor site relationships.
- Recessed and projecting building elements should be used to encourage shadow effects. Possibilities include roof overhangs, bay windows, chimneys and covered porches.
- When sloping conditions exist, buildings should be stepped down inclines, anchoring the structures to their sites and creating a natural relationship between the building forms and topography.
- In walkout situations, three-story unbroken masses are prohibited. Three-story elevations shall have a minimum of one vertical plane break and one lower secondary roof form; more are encouraged.
- In no case shall an unbroken plane of a building be longer than 50 feet.
- Building materials shall relate to building massing:
- When planes are broken, materials shall conceptually support the additive nature of the building.
- Masonry wainscoting less than a story tall should be avoided; instead, masonry should be used to highlight one or more of the building masses.
- Dominant building materials should be used with contrasting and complimentary trim materials and colors to preserve contrast and depth.
- Building heights for large buildings should be “stepped-down” toward the edges of structures to aid transitions between buildings and create human scale.
- Buildings shall be scaled so as not to overwhelm or dominate their surroundings.



- *Special Single Family Attached and Multi-family Massing Provisions*

Larger buildings have special massing considerations in order to reduce scale and relate to their users. In addition to the general building massing concepts, single-family attached and multi-family buildings shall follow these special provisions:

- Twinhome structures shall be designed such that they appear to be large single-family detached structures from the exterior.
- Townhouse structures shall be designed with either the “Individual Unit” or “Whole Building” massing approach.
- Multi-family buildings shall be designed using the “Whole Building” massing approach.
- Multi-family stairs shall be integrated with the architecture of the building. They shall not protrude outward from the plane of any elevation.
- Freestanding parking garages shall be limited to a maximum of twelve cars.

- *Individual Unit Approach*

Conceptually, the main building mass is broken down and each unit is distinguishable from the exterior.

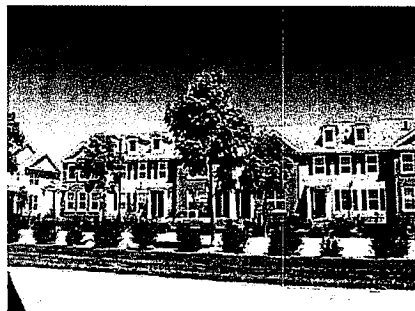
Buildings are designed to a finer scale, with unit articulation similar to that of a single-family house.

- The building massing form shall be broken up with building breaks occurring at every unit or every other unit.
- All units shall not be articulated similarly or be equally balanced within the facade.
- Roof forms are encouraged to have separate roofs or accent roofs relating to the individual units.

- *Whole Building Approach*

The building is designed to read as one cohesive mass. Buildings are designed to a larger scale with larger building masses and elements; often, a whole building approach is appropriate for buildings where the entire façade will be viewed at once, such as on a site bordering a park or boulevard.

- Less emphasis is placed on building breaks; it may not be evident from the exterior where individual units are located.
- The main building mass has consistent materials throughout the entire building face.
- The building mass must still be broken down. This can be done without articulating separate units. Roof forms, bays or porches can be used to reduce the building mass; in many cases, bays of adjacent units can be combined to create larger bays.
- Interior units are meant to play a secondary role, and the building has greater articulation at each end.
- In some cases, it may be desirable for 3-plex or 4-plex townhouse buildings to be designed similarly to twinhomes, with the appearance of a large single-family detached structure.



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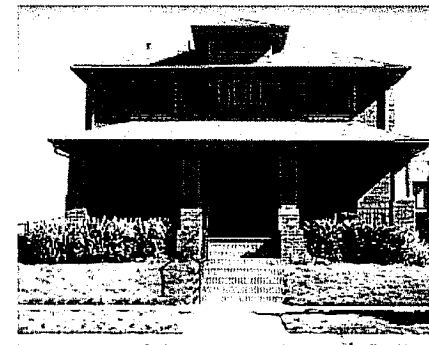
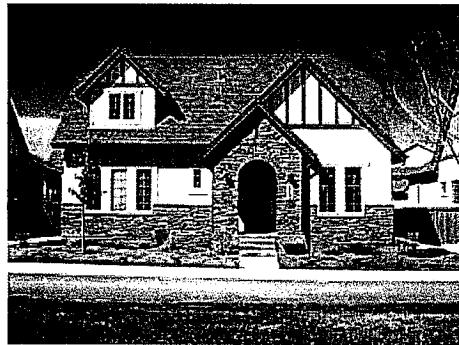
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- *Visual balance*

Balance and relief between the various forms and elements of a building should provide variety and interest while still contributing to a unified overall image and being complimentary to one another.

- Building designs shall encourage visually heavier and more massive elements at their base and visually light elements above these components. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it.
- Combinations of one- and two-story building forms are encouraged to promote visual interest, while still maintaining the primary architectural massing element.
- Natural stone and masonry materials are encouraged as visual “anchors” for buildings.
- Vertical and horizontal elements should be used in contrast to one another (e.g. chimneys counterbalancing strong, horizontal facade elements or generous roof overhangs in contrast to strong vertical elements).
- Creative entry treatments should be used and other secondary focal points created, such as porches, balconies, bays, and dormers.
- Porch and covered entry roofs, bays and cantilevers must have brackets or other properly proportioned supporting elements beneath them. Visually unsupported cantilevers and other elements are prohibited.
- Covered entries and entry porches shall not be overscaled. Ceiling heights for these areas shall not exceed 1.5 times the entry door height.



- *Styles*

There are no prescribed architectural styles for Hidden Valley; however, the one unifying theme is quality design, materials and workmanship. These Architecture Guidelines are intended to establish a recognizable vocabulary for architecture and produce diverse yet compatible groups of buildings without demanding “letter perfect” authenticity.

- The architectural style of the building shall be complemented by scale, mass, proportion, articulation, and detailing.
- Architectural styles should be interpreted in a manner to ensure that the design of each building is unique in character, specific to the site, and contributes to the overall community.
- A concentration of a particular architectural style may be encouraged to create special blocks or green courts.
- Side and rear elevations shall incorporate style elements and details that unify the building’s composition.
- Each building shall have a style stated on its submittal documents. The Hidden Valley DRC will review the elevations with the style in mind to determine if they are a successful interpretation of the style.



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Sample architectural styles that are acceptable are the following:

Farmhouse

Typical Farmhouse buildings could be articulated with:

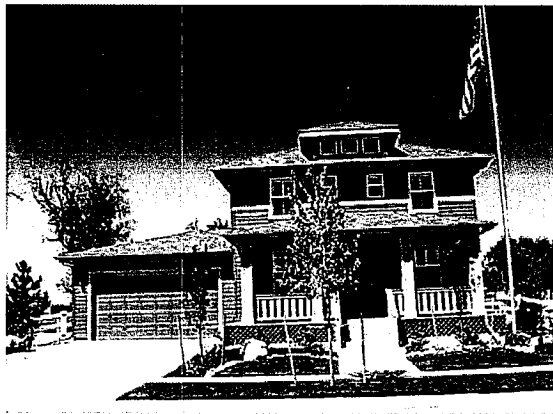
- High pitched gable roofs
- Prominent front porches
- Vertically proportioned windows (2:1 or greater) with muntins, often with shutters
- Windows with emphasized window head trim
- Clean-lined, simple building forms
- Claddings such as board and batten and lap siding
- Additive massing concepts, implying construction over time
- Indigenous building materials



Prairie

Typical Prairie buildings could be articulated with:

- Low to moderate pitched roofs
- Hipped roof forms with dormers
- Eave returns if gable ends are present
- Large porches, often full building width
- Symmetrical facades, although not required
- Generous closed soffit overhangs, often with corbels
- Claddings such as brick, lap siding and stucco
- Composed window groupings with muntins



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Craftsman

Typical Craftsman buildings could be articulated with:

- Low sloped gable roofs, visually supported by brackets
- Exposed rafter tails
- Paired or grouped windows with muntins on the upper panes
- Window trim with tapered jamb trim or extended, sculpted head trim
- Wide overhanging eaves with sloped soffits
- Claddings such as stone, brick, lap siding, shingle siding
- Gable end accent materials such as board and batten or shingle siding
- Battered, compound or paired columns, often on a masonry base



Shingle

Typical Shingle buildings could be articulated with:

- Asymmetrical volumes
- Moderate to high pitched gable roofs, sometimes with eave returns
- A body with shingle siding; corner clips or mitered corners are encouraged in lieu of corner boards
- A stone base
- Flared shingle siding skirts at trim banding
- Multiple gable end vents
- Gable ends built out with supporting corbels
- Oval accent windows
- Windows with many-pane muntins and/or transoms; Palladian windows are encouraged



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Tudor

Typical Tudor buildings could be articulated with:

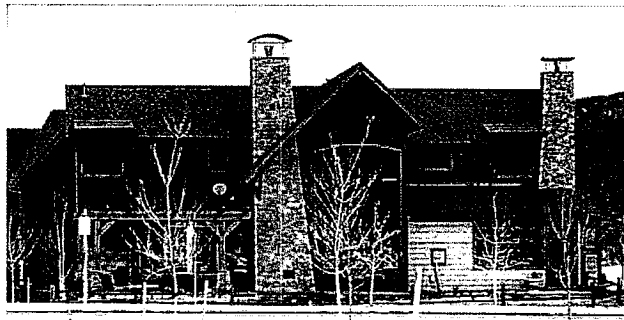
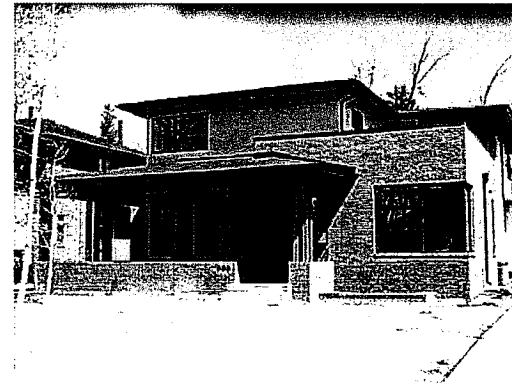
- Asymmetrical massing
- Gable roof forms with steep pitches, some with curved lower portions
- Brick, stone or stucco cladding materials
- "Timber" trim with stucco infill in gable ends
- Windows with many-pane or diamond muntins
- Minimal overhangs
- Lower rooflines with raised plate areas on the upper floor
- Brick or stone chimneys



Contemporary

Typical Contemporary buildings could be articulated with:

- Strong forms
- Shed or barrel vaulted roofs
- Specially proportioned windows
- Clean-lined claddings such as stucco, board and batten siding and paneling
- Contemporary interpretations of building elements such as bays, roofs or brackets
- Strict symmetric arrangement of parts or clearly deliberate asymmetry (i.e. asymmetry should not look like an error)



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- *Garage Architecture*

The housing of cars is not as important as the housing of people, and this priority shall be immediately obvious in the design of buildings; garages are to be relegated to a secondary role within the architecture of Hidden Valley buildings.

- *General Garage Requirements*

- Carports are prohibited for all building types.
- Garage proportions shall demonstrate human scale and not dominate or overwhelm the building, street or alley.
- Garage massing shall be secondary to the principal building and shall be reduced in scale whenever possible.
- Garage detailing shall have visual interest with a similar style and materials to the principal building.
- Garage door treatments should be varied between adjacent buildings by using doors with different details or a combination of single and double doors.

- *Specific Garage Requirements*

- Garages shall have usable dimensions:
 - Single-bay garages shall have a minimum rough dimension of 12 feet (12'-0") by 20 feet (20'-0").
 - Double-bay garages shall have a minimum rough dimension of 20 feet (20'-0") by 20 feet (20'-0").
- Garage doors shall have a maximum distance of two and one-half feet (2'-6") from the bottom of the garage door header to the bottom of the garage eave. If the garage pad is set lower than its typical elevation due to site grading, the garage plate height shall be reduced accordingly so as to satisfy this condition.
- Sectional garage doors with decorative panels are required. Three-car garages shall have a minimum plan offset of two feet (2'-0") at one bay.
- Front load garage doors shall be set back a minimum of 20 feet (20'-0") from the back of sidewalk.
- Side load garages:
 - Shall appear to be livable space from the street and shall have a combined window area of 30 square feet or more on the front elevation.
 - Shall be set back a minimum of 15 feet (15'-0") from the back of sidewalk.

Examples showing good garage architecture with detailing, and scale and massing in proportion to the home.



Creative use of color is an inexpensive way to provide good garage architecture.

Examples of poor garage architecture with lack of detailing and poor massing and proportion relative to the home.



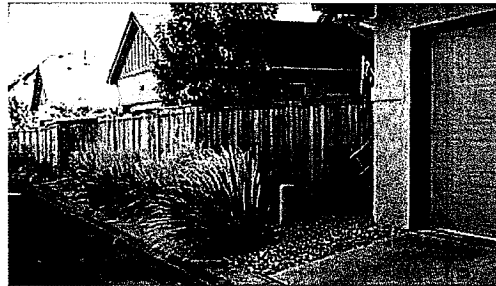
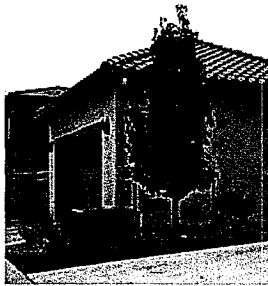
The area between top of garage door and roof is out of proportion with the home.

Examples of poor garage design that dominates the architecture

- *Mechanical Equipment*

Mechanical equipment shall be located such that it does not distract from the architectural character of the building and should be concealed if possible; if concealment is not possible, the mechanical equipment must be located and detailed to integrate with the building's architecture. Mechanical equipment includes, but is not limited to, HVAC, electrical, communications or security equipment, access ladders, and utility meters.

- Eighteen inch (1'-6") satellite dishes are allowed, but their location must be approved in writing by the Hidden Valley DRC.
- Air-conditioning and evaporative cooling units shall not be located in windows or mounted on the sides of buildings.
- In single-family detached and attached homes, air-conditioning and evaporative cooling units may be located on the roof or next to the home only if they are not visible from the street in front of the home or next to the home.
- In multifamily buildings, air-conditioning and evaporative cooling units may be located on the roof, if screened from public view.
- Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.
- Solar panels shall:
 - Have low profile roof brackets.
 - Be integrated into the roof design and consistent with the roof slope.
 - Have frames colored to match the roof.
 - Have all associated mechanical equipment screened from view.
- If present, passive and active solar energy systems visible from the street must be integrated into the architecture of the building.



Low profile solar panels that match roof color.

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4.2.3.3 *Building elements*

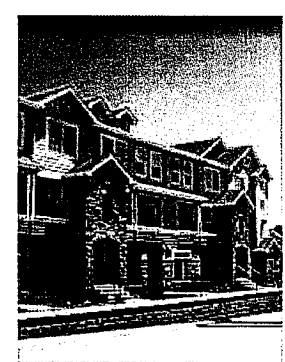
Numerous exterior design elements integrated into building form are desirable for enhancing and providing visual interest and relief. The exterior design elements should be proportional to the overall building scale and to human scale.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Elements shall be used to visually break up larger volumes. Large, flat, unbroken planes shall be avoided.
- Building element details shall be carefully designed to highlight the element. The Hidden Valley DRC may require this level of detail to be enhanced for the purposes of distinguishing the architecture under review from lower-cost buildings nearby.
- Each element should help unify the design by using either similar or complimentary forms, textures and proportions.
- Each residence shall have a minimum of one private, usable outdoor space directly accessible from the residence. Possible outdoor spaces include: porches, patios, balconies, yards, and decks.

Covered Entries & Porches

Porches can be used to create a human scale at the front entry, to promote public/semi-private/private layering, to activate the streetscape and to break down building massing. Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide gracious transitions to outdoor areas, as well as shade for indoor and outdoor living areas.

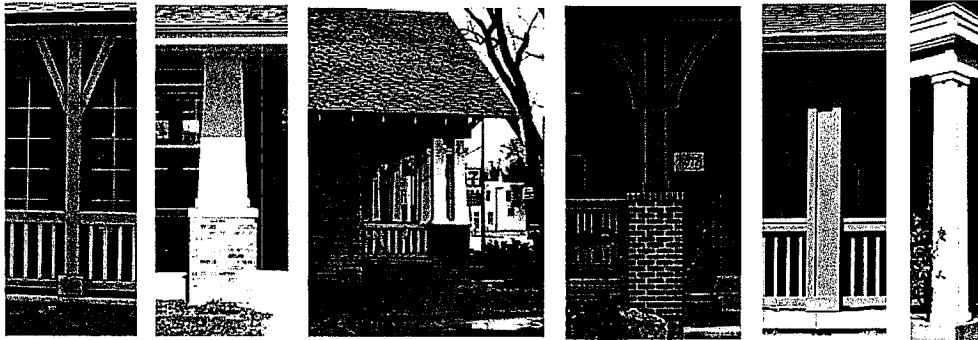
- A porch or covered entry is required at every entry door.
- All front-door entries shall be visible and accessible from the street, unless specifically approved by the Hidden Valley DRC.
- Entry design should aim to provide a graceful transition between the public and private realms.
- Front entries shall be well defined, detailed, and reflect individual units.
- Multi-family access points to units shall be clustered in groups of four or less; balconies and corridors that service five or more dwellings are prohibited unless specifically approved by the Hidden Valley DRC.



Columns & Railings

Columns and railings are an opportunity to bring the character and detailing of the architecture to a location that is tangible to the building's users.

- Columns shall be properly proportioned to the mass they support. A minimum porch column size of six inches (6") by six inches (6") with trimmed cap and base is required. Columns taller than nine feet shall have a minimum size of eight inches (8") by eight inches (8").
- Paired or grouped columns are encouraged.
- Columns and railings shall be solidly mounted.
- In most cases, column spacing should create square or vertically oriented spaces (the spaces between columns should not be wider than they are tall). If the space is horizontally oriented, columns should be boxed columns greater than 18 inches (1'-6" x 1'-6") square or paired columns.
- Masonry on column bases shall be a minimum of two inches (2") above a railing termination.



Bays

The use of bays is encouraged to break down the massing of facades.

- Bays and projections shall be supported by properly proportioned architectural elements.
- A bay must project a minimum of 12 inches (1'-0").
- Bays with vertical proportions are encouraged.
- Bays shall appear to be mounted entirely upon another building mass and shall not share a common edge with that mass.
- In most cases, a bay should have a different material than the building mass on which it is mounted.



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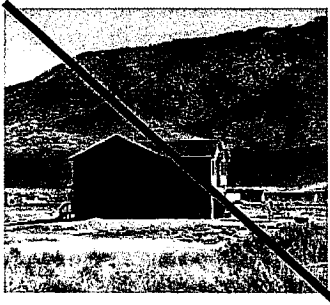
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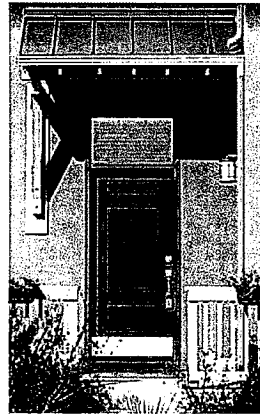
*Example of poor window placement
(no windows at all!)*

Doors & Windows

Doors and windows provide light to the building's interior while providing character and detail to the building's architecture.

- Proportions of window and door openings shall reflect human scale and complement rooflines and building eaves.
- Vertically proportioned windows are encouraged.
- All elevations shall have at least one window with a minimum of 8 square feet. Corner lots or lots adjacent to public open spaces may require additional windows as determined by the Hidden Valley DRC. (See pages 82-83 for the required fenestration areas in Single-family Detached Buildings and Other Residential Buildings.)
- Attic windows shall be located such that there is a believable living space behind them.
- Sliding glass doors are not permitted on elevations that face a public street (alleys excluded). French doors are allowed in all residential elevations.
- Metal windows, where allowed, shall be painted.
- Skylight requirements:
 - Skylights must be integrated with the roof design and shall be mounted in a manner parallel to the roof pitch.
 - Skylights shall be flat rather than bubbled.
 - Skylight glazing shall be clear, solar bronze, or grey.
 - Skylight framing materials shall be copper, bronze, or anodized metal, or colored to match the adjacent roof.

Good door treatment:



Good window treatment:



Roof Forms & Dormers

Roof forms and dormers accentuate a building's architectural style and contribute to the overall streetscape rhythm and aesthetic.

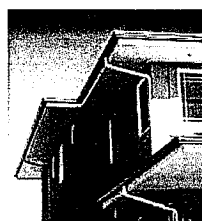
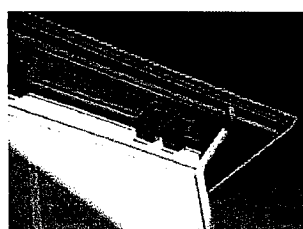
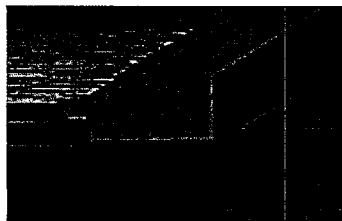
- Care should be taken so that complex roof forms retain a sense of hierarchy and reason. Overly complex roof forms and roofs not supporting the architectural style of the building are discouraged.
- A main gable or hip form should be used with complimentary sheds, dormers and other minor elements. Other types of dominant roof forms will be considered by the Hidden Valley DRC on a case-by-case basis; however, mansard roofs are prohibited.
- Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. Their use is encouraged to help break up the proportions of large roofs and to provide visual interest through articulation. Roof breaks shall occur in all homes, unless specifically waived by the Hidden Valley DRC.
- Roof pitch shall be a minimum of 4:12 (4" vertical in 12" horizontal); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Habitable space within the primary roof is encouraged.
- Roof overhangs shall be designed to respond to passive solar requirements as appropriate for seasonal and/or climatic conditions.
- Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element.



Eaves

Roof overhangs and eaves are recommended for their aesthetic quality as well as practical functions. These elements create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

- Overhangs shall be a minimum of twelve inches (12"); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.
- Fascia and soffit details shall be proportional to the size of overhangs and roof pitches.
- A minimum eight-inch (8") width or a comparable combination of built-up and relief boards is required for fascia boards, provided however that 6" width fascia may be presented to the Hidden Valley DRC for approval. (e.g. two-inch by four-inch exposed rafter tails).



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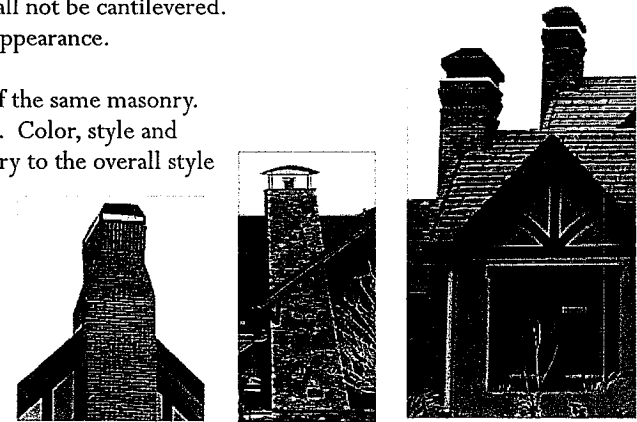
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Chimneys

Chimneys add architectural detail to residential buildings. When well constructed, chimneys can be a beautiful addition to a building's exterior.

- Chimneys shall look authentic. Chimneys must have a foundation and shall not be cantilevered.
- Proportions and materials should give chimneys a substantial and stable appearance.
- Chimneys should punctuate rooflines and add architectural interest.
- If masonry is present on the building, the chimney shall be constructed of the same masonry.
- If a chimney cap is used, it should be sized proportionally to the chimney. Color, style and materials utilized for chimney caps may vary, but should be complimentary to the overall style and color scheme of the building.

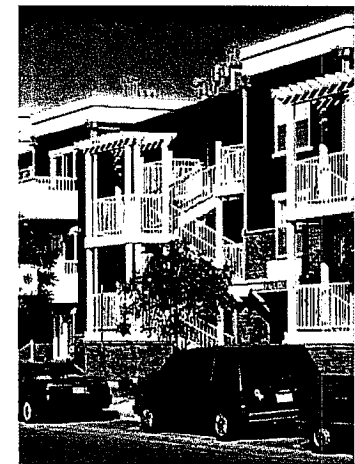
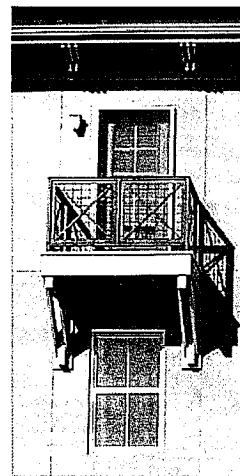


Examples of poor deck design that is un-integrated with the building's architecture

Decks, Balconies & Stairs

Decks and balconies are encouraged so as to offer additional outdoor living space to homeowners.

- Decks, balconies and exterior stairs shall be integrated with building forms. Materials and colors shall be consistent with or complimentary to the building.
- Columns at rear elevations of walkout lots shall be proportional to the entire building mass.
- Where sites permit, patios and decks shall step with the slope or incorporate terracing.
- If masonry (rock or brick) is used on the primary building, columns supporting raised decks are encouraged but not required to have a masonry exterior matching the primary structure.
- Decks must have their lowest walking surface ten feet or less above grade. If a third story deck is desired, there must be a building volume or deck below.
- Open-riser metal stairs are prohibited unless approved by the Hidden Valley DRC.



Decorative Elements

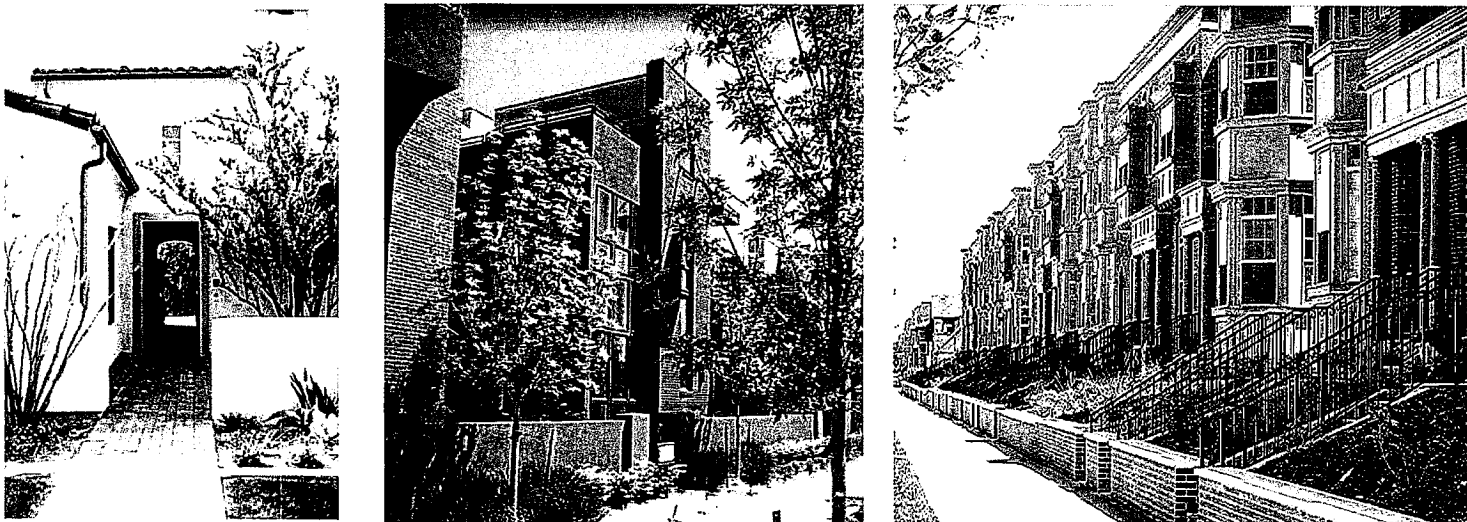
Decorative elements provide visual interest and add detail to a building's elevation while reinforcing the architectural style.

- Exterior shutters offer elevation relief and should be sized to the adjacent window height and width, and shall match the architectural style of the building. Undersized shutters may be presented to the Hidden Valley DRC for approval.
- Shutter hardware shall be stylistically correct and be well proportioned.



Fencing and Walls

When fencing, retaining, landscaping or privacy walls are present, their materials, style, scale, and design shall be coordinated with the architectural style and color palette of the building.



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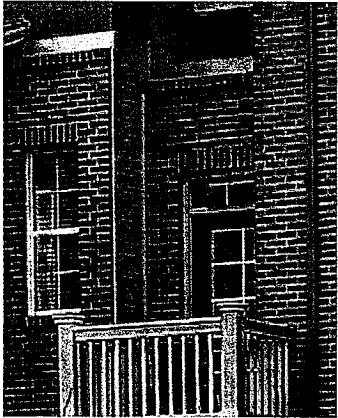
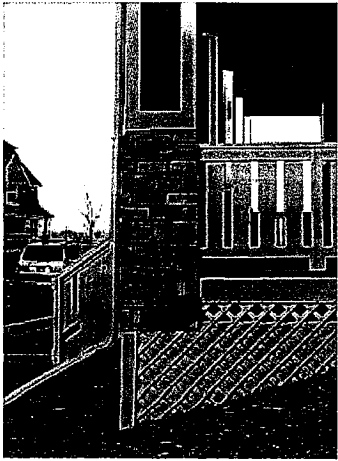
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*Examples of poor masonry design:
"Floating" masonry (top photo);
Brick termination at outside corner
(bottom photo)*

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Exterior Building Materials

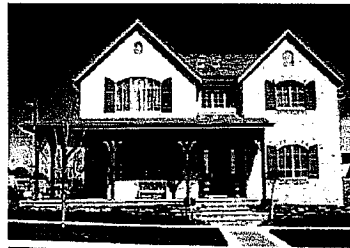
Exterior building materials (referred to as "materials" in this section) offer an opportunity to reinforce the architectural style of a building. (See the Building Massing section (page 56) for application of materials in relationship to building massing.)

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Contrasting but compatible building textures and/or materials shall be used to help unify exterior building elements and create depth, proportion and scale.
- Generally, materials are most visually effective when only two (2) materials, excluding trim, are used. Sometimes, more than two (2) materials can be successfully used on exterior walls, but special care must be taken in order that the materials do not detract from the overall design and form. Frequent changes of material are prohibited.
- Front, side, and rear elevations shall share common materials, colors and architectural elements.
- Material changes must occur at inside corners, when possible. If not possible, materials must wrap a minimum of two feet (2'-0") around corners.
- Rock and masonry elements are encouraged. The intent of rock and masonry use is to be architecturally correct, not to meet "minimum requirements."
- Materials shall be consistently applied and harmonize with adjacent materials.
- Cladding materials with varying, compatible textures and depths should be used.
- Edges and the transition of materials shall be carefully detailed so as to provide authenticity and avoid the perception of abrupt or unfinished planes.
- All efforts shall be made to minimize the visual impact of unfinished foundation walls. Masonry or siding materials should be continued down the elevation as close as possible to grade.
- All materials should be used in a way that is authentic to the material.

- *Masonry*

Masonry is a cladding material that contributes to the creation of attractive and varied elevation designs and can be used to reinforce building style.

- Masonry should be used to articulate building masses, as outlined in the Building Massing section (page 56).
Wainscoting should be used sparingly and is discouraged.
- All masonry applications shall be properly detailed and appear to be load bearing.
- Masonry is encouraged for porch foundations and columns as an accent material.
- The use of veneer with mitered corners is prohibited.



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- *Stucco*

Stucco, due to its consistent surface qualities and lack of shadow or other visual interest, needs special attention when used as a primary cladding material.

- Detailing, including control joint locations, trim at rakes and eaves, and applied details should be carefully composed to provide visual interest without appearing overdone. Control joints must be located such that they enhance the architectural style of the building.
- Trim for stucco elevations shall be governed by the following (trim is defined as around openings of the house i.e. windows and doors):

Allowed:

- Trim at all four sides, including at least one profile or change of depth
- Header trim only, including at least one profile or change of depth
- Sill trim only
- Header and sill trim
- Recessed design (plane of the window is 3" or more recessed behind the stucco wall plane)

Prohibited:

- Trim at all four sides, lacking at least one profile or change of depth. (e.g. the symmetrical picture frame look is prohibited).
 - No trim
- Trim should be sized to the application; constant trim sizes for all locations shall be avoided (e.g. soffit trim banding should not be the same dimension as a base trim band; similarly, a base trim band should not be the same dimension as a belly band).
 - If a rough stucco finish type is used on the building body, trim should have a finer stucco finish type in order to promote a more finished look at the trimmed areas.

Examples of good detailing with stucco:



Examples of poor detailing:



- *Sidings*

Sidings are a traditional cladding material that can be cost effective and provide texture and shadow on the main body of a building.

- Sidings other than traditional lap sidings are encouraged, including: board and batten, paneling, shingle siding and alternate lap siding.
- Some architectural styles may lend themselves to fishscale siding or corrugated metal siding, but both should be used with special attention to appropriate quantities and locations.
- Paneling shall be carefully detailed and must have trim, reglets, or other defined edges. Paneling designs and trim must relate to the building fenestration and complement the architectural style; large quantities of paneling unrelated to the architecture are prohibited.
- Lap siding widths should be proportional to structure size and shall not exceed an eight inch (8") lap exposure on single-family detached buildings or twelve inch (12") on single-family attached or multi-family buildings. Lap siding exposure shall be consistent for all elevations.
- Cementitious sidings and trim may be used.
- Aluminum, vinyl and unarticulated panel sidings are prohibited.

Examples of good sidings and roof materials:



- *Roof Materials*

Use of appropriate roof material adds value to the architectural design of a building by complementing the building's facades. Color and texture are relevant criteria when selecting roofing material.

- Acceptable roof materials include composite shingle (architectural grade), tile, slate, concrete, and metal. Membrane roofing such as EPDM or TPO are appropriate for flat roofs.
- In general, roof material colors are encouraged to be darker and earth-toned hues that accent and compliment other building colors.
- Gutters shall be required on all draining roof areas, with the exception of small bay or other roofs that cover less than 20 square feet of area.
- Metal roofs shall not have highly reflective surfaces.

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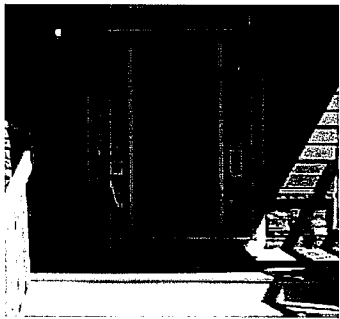
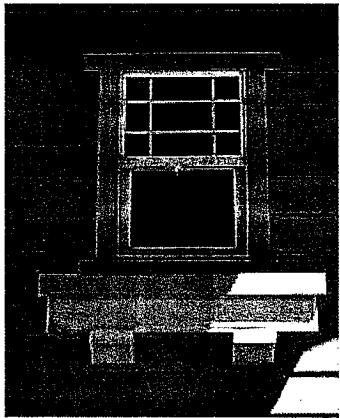
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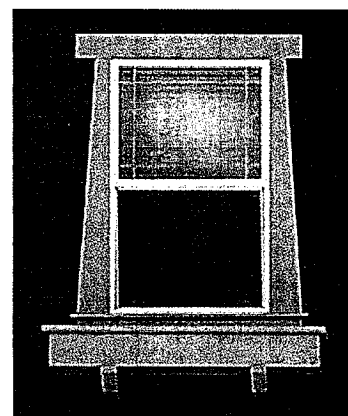
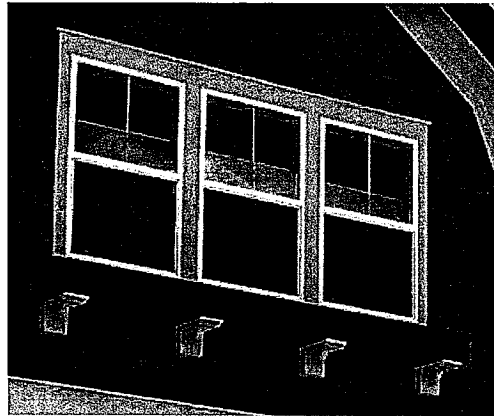
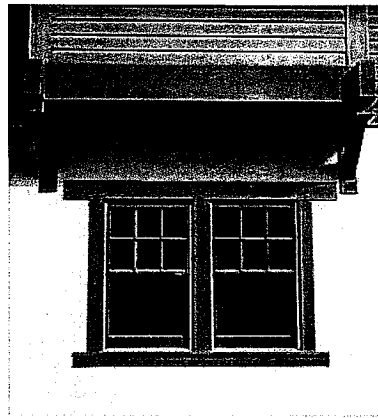
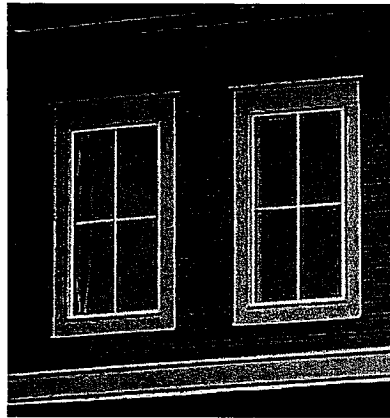
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• *Trim*

Trim should be used to enhance the architectural character of the building's main body materials.

- All windows and doors shall be trimmed. All doors shall be trimmed to match window and other openings. Trim treatments for arched and other special windows shall be consistent or in harmony with standard window trim on the rest of the building.
- Refer to the stucco materials section (page 76) for window trim requirements for stucco buildings. Window trim for all other materials shall consist of trim on all four sides. There must be a dimensional change on at least one of the four sides.
- Trim bands are required to be consistent for all elevations.
- A minimum of four inch (4") trim shall be required beneath soffits at rake conditions.
- A minimum of six inch (6") fascia is required.
- When wood or composition siding is used, a skirt board of eight inches (8") (minimum) shall be required at the base of bays and in locations where siding meets foundation.
- Exposed wood shall be painted, stained or oiled.
- Pre-manufactured plastic or PVC railings are prohibited, but may be approved in lower-tier residence sizes by the Hidden Valley DRC.



Color

Color is an inexpensive opportunity to reinforce architectural style, neighborhood diversity, and visual interest. Color should be used whenever possible to enhance a building's appearance.

- All color palettes shall be approved by the Hidden Valley DRC.
- Body colors shall be evaluated with the roof color; the colors should be harmonious or provide a conscious contrast.
- Although they should be avoided in the building design, any awkward or odd areas of the building shall be painted the body color in order to reduce their visual impact.
- Highly saturated color hues must be approved by the Hidden Valley DRC.
- Garage and entry door color(s) shall complement the body color.
- All metal and/or plastic roof protrusions such as plumbing vents, furnace vents, water heater vents, and similar mechanical equipment shall be fully screened from view or primed with an appropriate primer and painted with a durable paint that will withstand the weather. The roof protrusions shall be painted a color that is complimentary to the adjacent roofing materials. When ABS is used to vent through dark colored roofs, it need not be painted if all other such vents and equipment are painted in corresponding black color.
- Gutter and downspout colors shall match the colors of the materials that the gutters and downspouts are mounted on.



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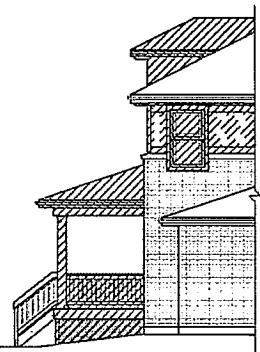
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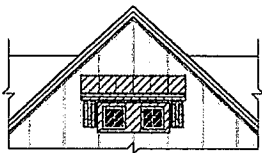
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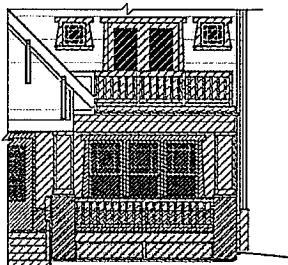
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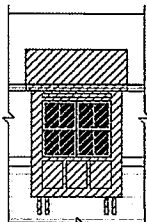
Areas of a porch that do not cover the facade are not included; both porches and dormers can be included on side elevations



Canopy roofs above windows or doors can be included in Fenestration Area, provided they are additive forms that are distinct from other rooflines



Railing areas and deck or patio areas below uncovered decks are included in Porch/Deck Area



Bays and bay roofs are included in Bay/Dormer Area

4.2.3.5 Elevation Articulation (EA) Ratio

The Elevation Articulation Ratio ("EA Ratio") provides a guideline to evaluate building elevations. The builder/developer is advised to consider these ratios in the design of residences, as the Hidden Valley DRC will use this guideline in the evaluation of plans received in submittals. The Hidden Valley DRC may approve plans that do not conform to these EA Ratios if 1) it deems the elevations to include compensating design elements, or 2) it concludes that increasing articulation to meet the EA Ratios would compromise the aesthetics of a particular design.

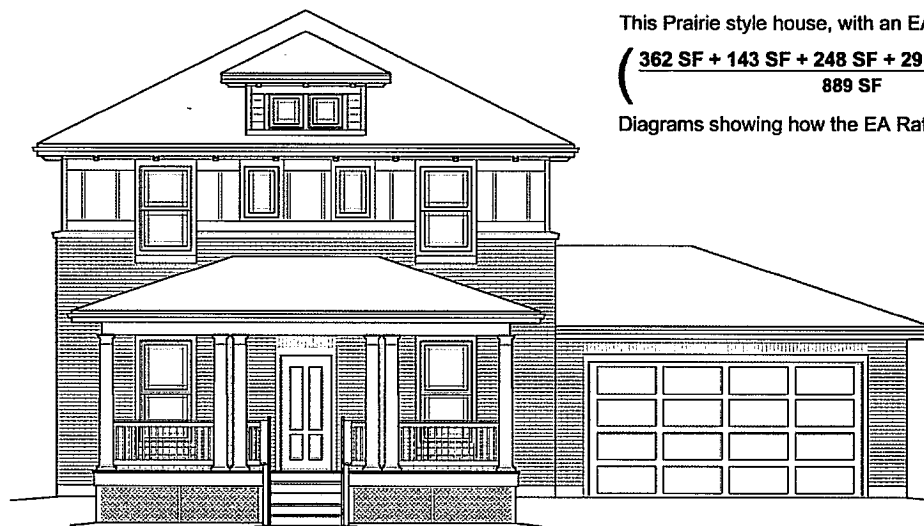
$$\left(\frac{\text{Full Credit Areas} + (0.50 \times \text{Partial Credit Areas})}{\text{Surface Area}} \right) + \text{Extra Articulation Credit} = \text{EA Ratio}$$

The EA Ratio is intended to create a non-subjective baseline for elevation articulation. It should be used with the other Architectural Guidelines to create well-proportioned, well-articulated buildings that enhance the neighborhoods of Hidden Valley. In order for building elements and material areas to be considered as an EA Ratio Area, the element must meet all requirements set forth in these guidelines. EG: items must be stylistically appropriate; bays cannot share a plane with the building mass, porches must be 6'-0" clear in both dimensions, etc. Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

This Prairie style house, with an EA Ratio of 0.96, will be used as an example:

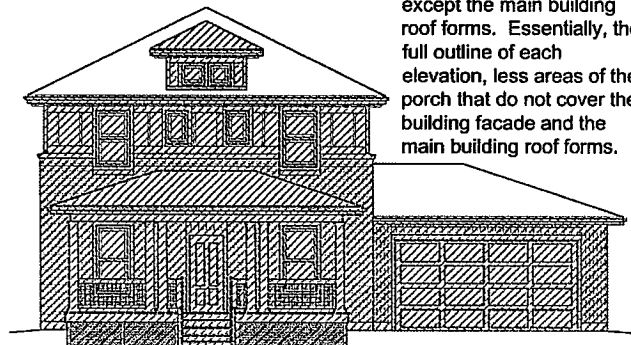
$$\left(\frac{362 \text{ SF} + 143 \text{ SF} + 248 \text{ SF} + 29 \text{ SF} + (0.50 \times 76 \text{ SF})}{889 \text{ SF}} \right) + 0.04 = 0.96 \text{ EA Ratio}$$

Diagrams showing how the EA Ratio was calculated follow.



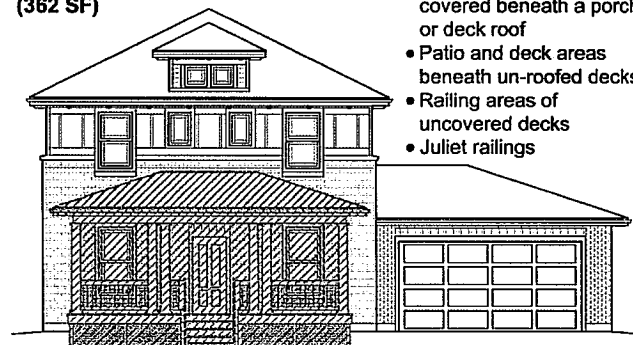
SURFACE AREA (889 SF)

All wall, roof and fascia areas of an elevation, except the main building roof forms. Essentially, the full outline of each elevation, less areas of the porch that do not cover the building facade and the main building roof forms.



FULL CREDIT AREA PORCH/DECK AREA (362 SF)

- Porch and deck roofs
- All areas of a elevation covered beneath a porch or deck roof
- Patio and deck areas beneath un-roofed decks
- Railing areas of uncovered decks
- Juliet railings



This image shows the sliding elevation of the same house; it's EA Ratio is 0.66.

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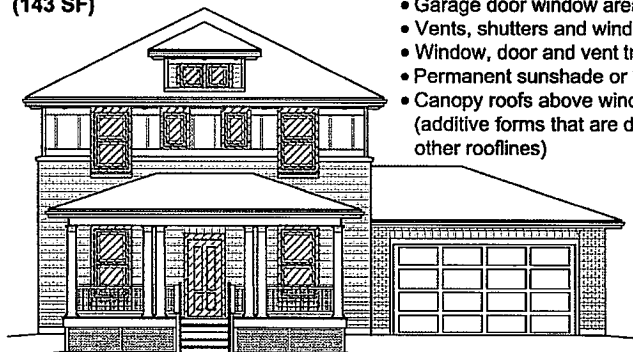
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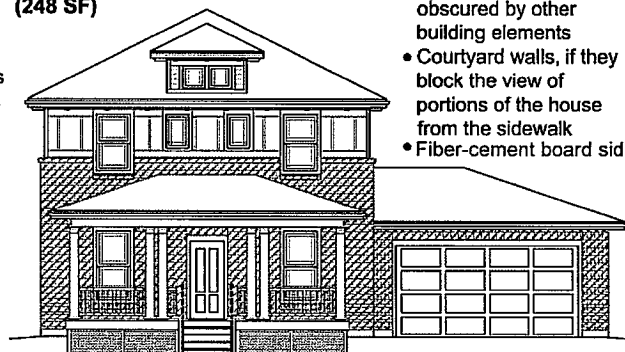
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FULL CREDIT AREA FENESTRATION AREA (143 SF)



- Windows and doors, except garage doors
- Garage door window area
- Vents, shutters and windowboxes
- Window, door and vent trim
- Permanent sunshade or lattice devices
- Canopy roofs above windows or doors (additive forms that are distinct from other rooflines)

FULL CREDIT AREA MASONRY AREA (248 SF)



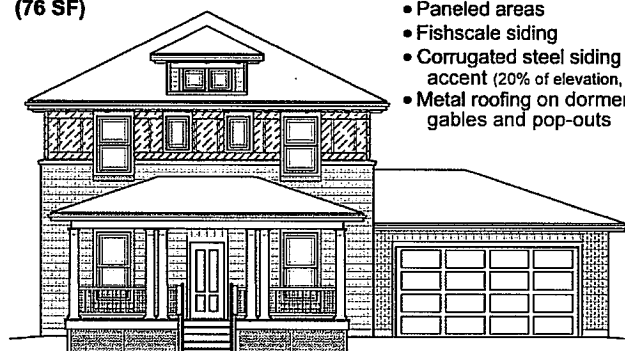
- All brick or stone, including rowlocks, drip caps, etc. that are not obscured by other building elements
- Courtyard walls, if they block the view of portions of the house from the sidewalk
- Fiber-cement board siding

FULL CREDIT AREA BAY/DORMER AREA (29 SF)



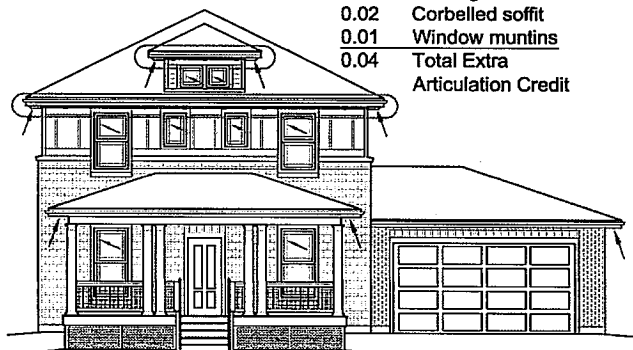
- Bays and bay roofs
- Dormers and dormer roofs, provided that they are less than 12'-0" wide, symmetrical and have a single roof form

PARTIAL CREDIT AREA SPECIAL MATERIALS AREA (76 SF)



- Board & Batten siding
- Shingle siding
- Paneled areas
- Fishscale siding
- Corrugated steel siding as accent (20% of elevation, max.)
- Metal roofing on dormers, gables and pop-outs

EXTRA ARTICULATION CREDIT (0.03)



- 0.01 16" or greater boxed soffit
- 0.02 Corbelled soffit
- 0.01 Window muntins
- 0.04 Total Extra Articulation Credit

Credit	Item
0.01	Two 8' or 9' wide garage doors in lieu of one 16' wide door (must enter the same unit)
0.02	Wood garage door(s)
0.01	1 to 3 roof brackets
0.02	4 or more roof brackets
0.01	Sloped soffit on all main roof forms
0.01	16" or greater boxed soffit on all main roof forms
0.02	Corbelled soffit on all main roof forms, 3'-6" or less on center
0.02	Exposed rafter tails, 2'-0" or less on center
0.01	Window muntins that match the architectural style (must be present on all windows)
0.01	Belly band or other horizontal trim board that is not associated with paneling
0.02	Building plane offset, not including bays or porches, of 6'-0" or more on a Single Family Detached building
0.02	Building plane offset, not including bays or porches, of 3'-0" or more on a Single Family Attached or Multi-family building
0.04	Covered entry (each unit can either receive area credit for a porch or extra articulation credit for a covered entry)
0.05	Side-loaded or rear-loaded garage (credit granted for all four elevations)
0.05	Use of cementitious siding as primary exterior material (credit granted for each qualified elevation)
0.10	A garage door set 4'-0" or more behind the front plane of the closest portion of the house; a porch is not considered "house" for this credit
0.02	Hip roof on all main roof forms
0.01	Gable end finished with alternative materials
0.03	All stucco front facade (debit, in lieu of credit)

Add the credits together for the total Extra Articulation Credit. Credits are given for each type, not each occurrence of each item. EG: credit is given if an elevation contains a trim band, but each band is not counted individually.

EA Ratio for Single-Family Detached Buildings

The EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.38	0.42	0.46	0.50	0.54
Side Elevation(s) EA Ratio minimum	0.26	0.28	0.30	0.32	0.34
Passive Side Elevation EA Ratio minimum **	0.22	0.23	0.24	0.25	0.26
Rear Elevation EA Ratio minimum - Street Load	0.32	0.34	0.36	0.38	0.40
Rear Elevation EA Ratio minimum - Alley Load	0.16	0.20	0.23	0.26	0.30
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

EA Ratio for Other Residential Buildings

The EA Ratio for single-family attached, multifamily and community buildings has the following requirements based on building type and size:

	Building Type									Multifamily	Community Buildings & Clubhouses
	Twinhomes		Townhomes								
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load				
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF			
EA Ratio Requirements											
Front and Exposed Elevation EA Ratio minimum	0.40	0.52	0.38	0.46	0.52	0.60	0.52	0.60	0.60	0.48	
Side Elevation(s) EA Ratio minimum	0.30		0.30	0.32	0.30	0.32	0.30	0.32	0.32		
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.24	0.25	0.24	0.25	0.25		
Rear Elevation EA Ratio minimum	0.38	0.34	0.34	0.38	0.28	0.34	0.14	0.16	0.40	0.48	
Materials											
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"								
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"								
Minimum Fenestration Area per elevation (SF)	105										
Roofing requirements	Architectural Grade										
Window Materials											
Allowable	Vinyl, Wood										
Prohibited	Aluminum										

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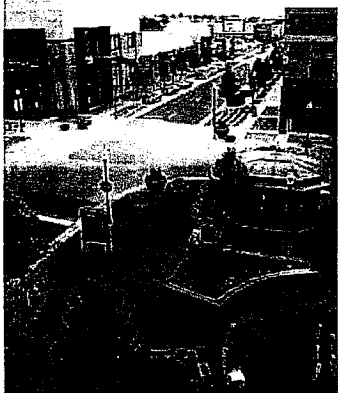
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4.2.4 Commercial, Mixed Use & Civic Building Guidelines

Although important, the commercial and civic buildings are not the predominant building types within Hidden Valley. As such, they will be closely monitored by the Hidden Valley DRC to ensure that these buildings do not detract from the residential neighborhoods. These Guidelines are intended to provide a baseline for good architecture and a building should surpass these standards for great design. All exterior architecture in Hidden Valley shall be designed specifically for its location; “stock” plans and elevations must meet all Guideline criteria.

4.2.4.1 Site Relationships

Special locations

Similar to residential buildings, commercial and civic buildings located on prominent corners, parkways or open spaces should recognize their special locations within the neighborhood by having enhanced architecture.

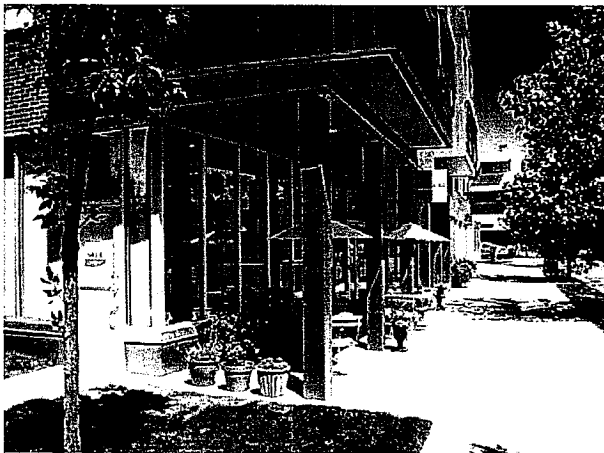
- Buildings located at intersections with gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to building corners is required.
- Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.
- All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.



Streetscape and Pedestrian Oriented Design

The emphasis on neighborhood living should be carried over to the commercial and civic areas of Hidden Valley by implementing the principles of walkability, defined spaces and streetscapes with variety and harmony. Inviting, visually interesting building facades, street-oriented entries and human scaled detailing provide an active pedestrian experience.

- Streetscapes shall be designed with attention to detail and human-scale proportions.
- Building design and site location shall facilitate pedestrian access between buildings.
- Buildings should relate to each other and to the residential architecture of Hidden Valley in scale, materials and details. Diverse building types can be related through similarities in material, form, fenestration, cornice lines, or other architectural features.
- Decorative features should be utilized to create interest and scale along all public frontages of the building.
- Where practical, buildings shall be designed so as to block views of parking lots.



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4.2.4.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes variety and visual interest while being compatible with its community.

Building form

Within Hidden Valley's commercial and civic areas, building massing, balance and scale play key roles in developing design continuity and defining streetscapes.

- *Building massing*

Building massing should enhance entrances into the site, create interesting streetscapes and punctuate important corners.

- Buildings should change in architectural expression at modules of 20 feet and overall rhythms of 40 to 60 feet to promote diversity, interest and character.
- Individual designs should be balanced with common themes to result in an identity for the area.
- Individual building height and massing within the civic and commercial areas shall focus on breaking up the horizontal profile and overall massing effect of each building and work to create interesting spaces between buildings.
- In some cases, massing strategies can be used to reduce the perceived scale of a building, giving the impression of several buildings placed side by side.
- Gable and shed roofs may be integrated with flat roofs and parapets to create interest and to break the horizontal profile of the building as necessary.
- Cornice treatments shall be reinforced by plane and/or material changes (e.g. painted cornice lines are prohibited).
- Portions of buildings having functions that restrict the use of glazing shall use other architectural features or methods to reduce their scale.
- Signage shall play a secondary role in the building facade.



- *Visual Balance and Scale*

- The building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public shall display similar levels of quality and architectural interest.
- Smaller building components should be balanced while retaining the primary massing of the overall building.
- Each building taller than thirty feet (30') in height shall be designed with a base additionally articulated to provide human scale and include a highly visible entrance feature.
- Buildings shall use horizontal and/or vertical variation as a tool to break down the building mass.

Building styles

There are no prescribed building styles for the civic and commercial sectors of Hidden Valley; the Hidden Valley DRC will have full control over what may be approved.

Service Areas and Mechanical Equipment

Service areas and mechanical equipment shall have a secondary role in the perception of the building.

- Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.
- Loading docks, on-site equipment and other service areas shall be located so that they are not visible from the streets or open spaces. A combination of building design, walls and landscaped areas can be used to prevent visibility.
- Screening of rooftop equipment shall be done with either extended parapet walls or freestanding screen walls.
- All screen walls shall be built of materials and colors that match or are compatible with the dominant materials and colors found on the building.
- If present, passive and active solar energy systems visible from the street shall be integrated into the architecture of the building.

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4.2.4.3 Building Elements

Building elements shall be used to break down the scale of larger buildings.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Building elements should be integral to the building's form and shall not give the perception of a fake or "applied" façade element.
- All building elements, including but not limited to entries, bays and columns shall be properly proportioned for the façade.
- Principal building entries shall be emphasized by the building design. The principal entries shall be oriented toward the principal thoroughfare, easily identified and well detailed. Secondary access points may also be defined as necessary.
- Plane changes and/or material or color changes at entries are encouraged.
- Glazing is a fundamental building element and shall be used responsibly:
 - Glazing shall be used to reinforce the massing concept for the building as well as emphasize human scale.
 - Utilizing traditional fenestrations is encouraged, such as windows with operable sections, clean lines that allow the interior to be naturally day-lit, and proportions that reflect the building form and uses and further emphasize human scale.
 - Clear, low-E insulated glazing is encouraged. Highly reflective glazing is prohibited.
 - Shading devices that supplement the orientation of the buildings are highly encouraged.
- Decks and balconies should be integrated into the form of the building so as to avoid a multitude of ill-composed cantilevered elements.



4.2.4.4 Building Materials & Colors

Building Materials

Materials provide an opportunity to reinforce and elaborate building design. The Residential Guideline Exterior Building Materials provisions (section 4.2.3.4) shall also apply to non-residential buildings. In addition to those provisions, the following criteria apply:

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Commercial and civic building materials shall be selected for their appearance and durability in order to promote a high quality atmosphere for an extended period of time.
- Quality accent materials and attention to detail shall be employed along high pedestrian contact areas and particularly along ground level storefront areas. High quality, durable materials such as masonry, architectural concrete masonry units, architectural pre-cast, stone, and architectural metal panels and glass should be used for street facing facades and primary entrances.
- Large walls of monolithic glass are discouraged. Instead, large glass areas should incorporate a variety of mullion patterns, bay dimensions and other detailing to provide human scale.
- All visible roof areas shall be surfaced with attractive and durable commercial materials.

Permitted wall cladding materials include, but are not limited to:

Brick

Stone

Synthetic or hardcoat stucco—Synthetic stucco (or E.I.F.S.) shall not be used where it comes into regular contact with people or vehicles to prevent the finish from being susceptible to damage.

Metal

Architecturally finished concrete

Storefront window systems

Prohibited Materials:

Tilt-up wall systems that are primarily “structural” in appearance (High quality architectural grade tilt-up may be considered).

Common CMU materials are prohibited as primary wall construction unless painted. Colored and architectural grade CMU is encouraged.

Color

The Residential Guideline Color provisions (page 77) shall also apply to non-residential buildings.

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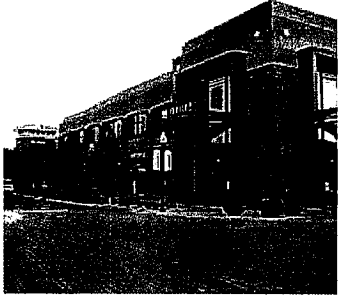
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4.2.4.5 Additional Provisions by Building Type

In addition to the general Commercial and Civic Guidelines concerning site relationships, exterior architecture, building elements, materials, and colors, specific building types shall meet to the following provisions.

Retail, Commercial and Recreation Facilities

These buildings shall be inviting to pedestrians. Design elements such as entries, windows, lighting, railings, and landscape plantings shall be provided along the streetscape. Elements that provide some shade such as trellises, awnings, arcades, or plantings are encouraged.

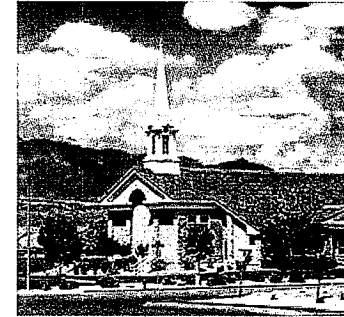
- Retail buildings shall have a maximum of 80% storefront glazing on street-facing facades. Bulkheads lower than two feet (2'-0") may be used in combination with the glazing.
- Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.
- Passageways and alleys shall be designed as a part of the pedestrian circulation element. These corridors shall be well maintained and designed to be functional yet interesting spaces.
- Plaza or seating areas are encouraged in addition to landscape requirements in the front of buildings; outdoor seating is encouraged for restaurants.



Churches

Churches are encouraged to use architectural elements to evoke traditional church imagery. Churches shall have:

- A vertical element that will serve as a landmark
- A symmetrical gabled roof form facing the street
- An axis perpendicular to the street
- A front façade and an entrance facing the street
- Proximity to the street; parking lots shall be located only to the side or rear of the building



Schools & Other Civic Buildings

The integration of publicly used buildings is an asset to creating livable neighborhoods.

- Buildings shall be community-oriented. They shall be integrated into the surrounding neighborhood and be designed and scaled appropriately.
- Building design shall promote pedestrian access.
- It is encouraged that buildings be designed for multiple uses.
- Designs should be flexible to the changing needs in order to promote a lengthy community/civic partnership.

Schools shall also meet the following requirements:

- Small schools are encouraged due the ease of integration into the neighborhood.
- Schools shall be located such that the number of students that can walk or bike to the facility is maximized. Adjacency to large thoroughfares is discouraged, due to pedestrian conflict issues and traffic congestion.
- Daylighting tactics shall be used to promote student performance.
- Designs are encouraged to support community use of the school facilities after school hours.
- Schools shall be located in proximity to the street; parking lots shall be located only to the side or rear of the building.



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4.3 LANDSCAPE GUIDELINES

4.3.1 General Landscape Character

The overall landscape concept for Hidden Valley is based on the creation of a unified landscape that is sustainable, attractive, and complimentary to the natural and man-made elements within the community. The landscape will create an environment that evokes the rural Utah town and country landscapes commonly associated with this region through the use of specific plant species, arrangements of plants, landscape berms, walls, and other landscape features.

Use of xeriscape principles is encouraged throughout Hidden Valley to promote self-sustaining landscape zones and to reduce water and maintenance requirements. A critical element that integrates xeric principles into the Hidden Valley landscape is the use of native grasses, seen frequently in the valleys of Utah, in conjunction with a limited amount of irrigated turf, which will provide green highlights.

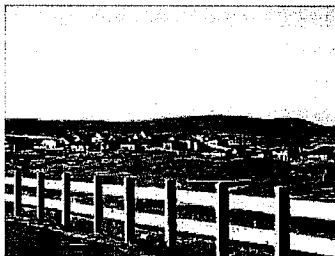
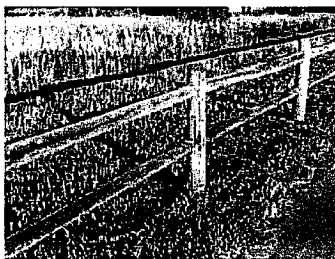
Town and Country Landscape

TOWN: Within core areas of Hidden Valley and its neo-traditional neighborhoods, the landscape utilizes an indigenous plant palette and plants are arranged with a formal structure. Streets are defined by a relatively uniform placement of deciduous shade and ornamental trees, either in tree lawns between the street and the sidewalk, or near the back of the walk. Ornamental shrubs and flowers are planted in defined beds, often in geometric patterns and grouped to provide four season interest.

COUNTRY: Plant materials are grouped in masses and placed to provide interest and create focal points at key locations within the community. Along development edges, major streets and parkways, in open spaces and natural areas, and on properties where there are large landscaped areas, landscape designs will imitate natural patterns, with large informal groupings of trees, shrubs and flowering plants, and sweeps of lawn and ornamental grasses.

Aesthetic considerations for Town and Country landscape plans include:

- Use of a "Utah Town and Country" theme featuring native and complimentary plant materials
- Creation of landscapes with a central focus (courtyard, plaza, square), especially within higher-density neighborhoods in the heart of the mid- and upper valleys
- Enhanced landscaping at neighborhood entry areas and public gathering areas
- Consideration of sculpture, public art, unique plantings, and water features in key areas
- Special lighting, pavement and furnishings in public open spaces
- Use of seasonal color in the landscape as focal points
- Creation of landscapes that provide interest during all four seasons



In addition to utilizing traditional Utah Town and Country elements, the landscape concept incorporates several important ideas that are essential to the long term viability of the landscape. These ideas form the basic direction necessary to integrate landscape designs into the natural setting within Hidden Valley:

- Landscape development will be efficient. That is, it will concentrate resources in those areas receiving the most intense human use, such as parks and recreation facilities. Areas intended primarily for passive or visual amenity will require fewer water and maintenance resources.
- Landscape areas will be designed with the objective of reducing long-term water use. Irrigation standards will be directed to gradually weaning plants from watering as they mature, so that water use can be significantly reduced over time.
- The landscape will be designed to minimize long-term maintenance for the majority of landscaped areas. This will be achieved by limiting areas of highly irrigated turf, clipped hedges, and ornamental plants to key locations where they can be emphasized.

4.3.2 Site Considerations

Landscape improvements should minimize the disturbance of existing terrain and vegetation, and should minimize the disturbance of natural drainage patterns when feasible. Landscapes should be considered an extension of living space for the community, and the design of such spaces should coordinate with adjacent building construction and design, extending similar or complimentary materials where feasible, and using creative paving compatible in color and texture to the residence (i.e. brick, concrete, pavers, and treated wood).

The following design elements should be considered by the landscape architect when preparing landscape plans for Hidden Valley:

- Solar orientation of landscape areas
- Separation of functional uses and creation of exterior “rooms”
- Clear identification and separation of vehicular and pedestrian traffic; maintaining required sight distances
- Reinforcement of the circulation system with plantings
- Climatic mitigation of pedestrian spaces and corridors (e.g., wind-row plantings for warming in the winter; canopy trees for sun protection in the summer)
- Shelters from traffic noise and hazards
- Maximizing long-term ease of maintenance and optimizing water conservation
- Compatibility with size and type of existing vegetation onsite or adjacent to the site

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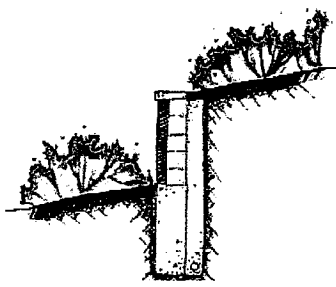
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Retaining walls should blend into the landscape, not dominate it.

4.3.3 Landscape Grading & Berming

Significant portions of the Hidden Valley community contain steep slopes that must be accommodated in the landscape. The Hidden Valley Master Plan attempts to minimize overlot or mass grading by keeping the areas with the most dramatic topography as open space and trail corridors. However, where there are steep areas in development pods, proper treatment to address slope stability issues will be required. In general, landscapes should be graded to harmonize with the natural lay of the land. Gentle earth mounding and berms are encouraged as techniques that reflect and enhance the natural landscape.

Planting beds shall not exceed a 3:1 slope and shall be 50% covered by plant material at the time of installation. Retaining walls shall be used when 3:1 slopes are otherwise exceeded. In certain circumstances, native turf, sod, and shrubs may also be used in areas where the slope exceeds 3:1, subject to Hidden Valley DRC approval.

Open areas not covered with seed, sod, or plants will be covered by shredded wood or rock mulch and kept free of weeds.

During and subsequent to all site construction, techniques to control site erosion and to protect adjacent properties are mandatory and must conform to City requirements. Control techniques include the use of sedimentation basins, filtration materials, such as straw bales or permeable geotextiles, and slope stabilization fabrics or tacking agents.

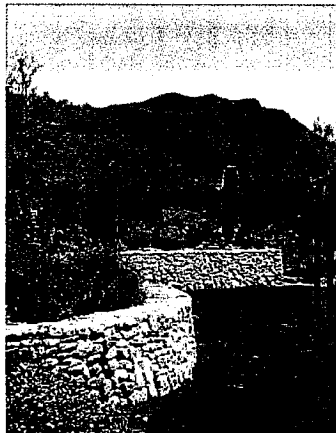


4.3.4 Accent Walls & Retaining Walls

4.3.4.1 Walls adjacent to Community Parkways/Collectors, Parks and Open Space

Where retaining walls are required or accent walls are desired to terrace a slope, and the area is visible from the community parkways, collector streets, parks, or open space, walls must be constructed of quality interlocking masonry wall units, at a minimum. Cast concrete walls with a stucco or masonry face are also allowed. Dry-stacked natural or cultured stone walls are preferred. Walls made of landscape timbers or railroad ties are not acceptable. Colors should be soft earth tones from an approved palette, as opposed to a variety of contrasting colors and patterns.

No single wall shall exceed four feet (4') in height unless unique site conditions shall require otherwise. When more than four feet needs to be taken up, a series of walls with planting between the walls is preferred. These tiered walls should be separated by a minimum of four feet (4') to allow for planting of evergreen and deciduous plants. Retaining walls greater than twenty feet (20') in length must have breaks or jogs at regular intervals.



4.3.4.2 Walls within or between Interior Lots

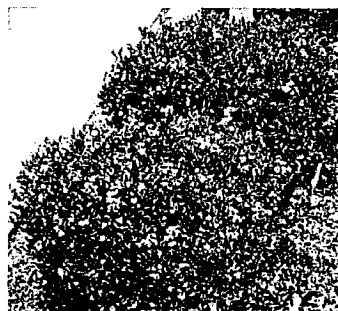
For walls not visible from community parkways, collector streets, parks, or open space, interlocking masonry wall units in grays, tans or browns are the minimum acceptable. Natural stone or cultured stone walls will be considered an upgrade. No walls with high contrast colors or patterns will be allowed. Landscape timber or railroad tie walls are not acceptable.

Samples of proposed walls indicating materials and color(s) must be submitted to the Hidden Valley DRC for approval before construction.

4.3.5 Plant Palette & Material Standards

All plant materials (trees, shrubs, ground cover, grasses, etc.) shall be high-quality nursery stock suitable for the growing conditions found in the Utah Valley bench areas, as applicable. Use of plants from the list of Hidden Valley Approved Plant Materials is encouraged (See Appendix 6.3).

Trees with vigorous, shallow root systems such as willows and cottonwoods are not permitted within ten feet (10') of building foundations, driveways, curbs and utility easements. Care should be used in the placement of trees, in particular, and other plant material so that access and visibility are unhindered along sidewalks, roadways and intersections, and at building entrances and utility easements.



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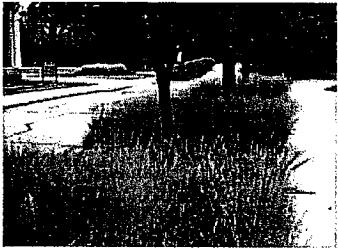
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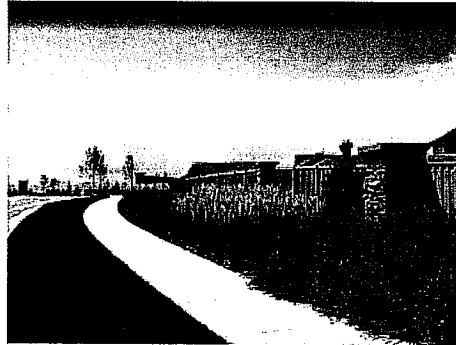
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Examples of "mow strips" between fence and street or alley.

4.3.6 Landscape "Edges"

The transition between areas of distinct uses should be as smooth and continuous as possible, with the goal of "visual compatibility" occurring from publicly-viewed areas to any abutting land use. A graduated transition, featuring enhanced landscape plantings and berms will be required where the residential neighborhoods and commercial developments can be seen from parks, open space, community parkways, and collector streets.



4.3.7 Fencing

The fencing for Hidden Valley is designed to provide a consistent and unified image throughout the community's neighborhoods, reinforcing the Hidden Valley landscape theme while satisfying the functional and privacy needs of residents. Fencing use and materials shall be approved by the Hidden Valley DRC prior to installation and will conform with the following guidelines:

Materials

- Chain link fencing is prohibited, with the only exception that dark color-vinyl coated chain link fencing may be used in a limited fashion around athletic facilities, school sites, and other areas for security.
- In residential areas, wood or plastic varieties of open rail or picket fencing are preferred.
- In commercial areas, architectural metal fencing (ornamental iron or similar) is required in highly visible areas. "Highly visible area" is defined as along private or public open space areas, community parkways and collector streets.

Height Dimensions

- Fences shall be a maximum of 6 feet tall in residential areas.
- In non-residential areas, fences may be a maximum of 8 feet tall, except as associated with sports facilities.

Buffering and Landscaping

- In areas visible to the public, fencing is encouraged to be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms.
- Front yard fencing may be installed in neo-traditional and "cluster home" neighborhoods, with the approval of the Hidden Valley DRC. When used, front yard fences shall be a minimum of 40% open, and no more than 42 inches in height.
- Optional mow strip is allowed between the fence and sidewalk or alley.

4.3.7.1 Residential Fences

A detailed fencing plan will be adopted and enforced through the Hidden Valley CC&Rs for all residential fencing within each neighborhood, will conform to all requirements and guidelines, and shall be approved by the Hidden Valley DRC.



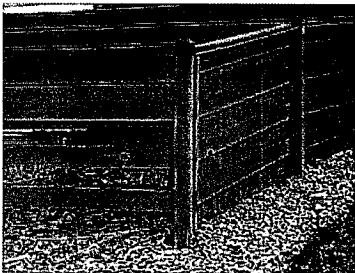
4.3.7.2 Privacy Fences

Privacy fences shall not protrude into the front yard areas of any residential lot. Privacy fencing may not start any closer than six feet (6') behind the front corner of the home which is furthest from the street that the home faces.

Special privacy fencing rules apply for corner lots and for lots adjacent to any public open space such as a park or trail corridor, parkway road, or community center.

For corner lots, privacy fencing may include a 6-foot fence on the side yard beginning at a point which is 10 feet behind the front corner of the house, extending toward the side property line or sidewalk no more than 3-feet from the sidewalk, then turning parallel to the side property line until the fence meets the rear property line. This 45° angle will not create front yard fencing for the home behind the corner-lot home.

Privacy fencing on corner lots is subject to "Line of Sight" regulations implemented by Eagle Mountain City.



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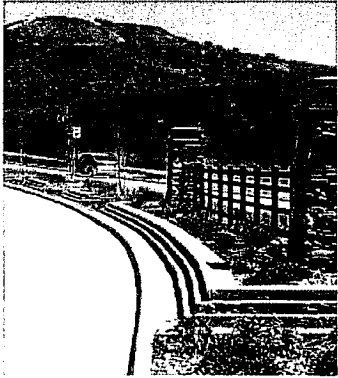
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4.3.7.3 Alley Fences

Alley fencing is defined as the fencing enclosing all of the sides of the back and side yards between the alley and the residential structure.

Fences that parallel an alley shall be set back a minimum of two feet (2') behind the back of the alley curb.

Alley fencing is not required if the fence is set back a minimum of eleven feet (11') from the back of the alley curb; in such situations, six-foot (6') privacy fencing will be allowed.

Alley fencing for corner lots must comply with the City's "Line of Sight" ordinance.

4.3.7.4 Residential Areas of Limited Fences

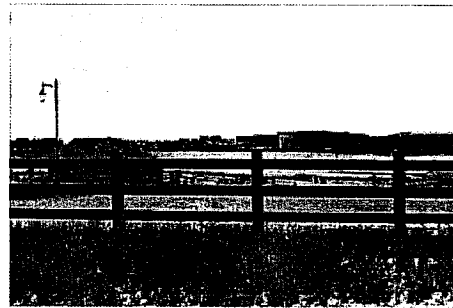
In some areas, the Hidden Valley Master Plan minimizes or limits fencing all together. Homes that are clustered or constructed adjacent to common open areas or in "garden courts" may have fencing limited to a private courtyard or patio area directly adjacent to the building. Common areas shall not be fenced.

4.3.7.5 Commercial Fences

Commercial fencing shall conform to the fencing guidelines of its respective neighborhood design and the Hidden Valley CC&Rs. "Highly visible area" is defined as along private or public open space areas, community parkway or collector streets.

4.3.7.6 Fences along Parkway and Open Spaces

Open rail fencing shall be used where residential lots abut trail corridors, parks and open space, community parkways and collector streets.



Open rail fencing may have pet mesh (hogwire) attached to the inside, but should otherwise remain visually open

4.3.8 Irrigation and Water Use

Automatic irrigation systems are required for all landscapes. It is recommended that homeowners create a complete landscape irrigation plan for their lot, preferably designed by a landscape irrigation specialist. All systems shall be designed to minimize overspray and water waste. The use of drip irrigation systems is encouraged to reduce water usage and evaporation.

4.3.8.1 *Spray irrigation*

A spray irrigation system is recommended for turf and lawn areas.

4.3.8.2 *Drip irrigation*

Drip irrigation is recommended to water annual and perennial flower beds, shrubs and trees.

4.3.9 Mulch and Landscape Edging

Weed barrier in areas with wood mulch is encouraged. A 3- to 4-inch depth of mulch is typically suitable to prevent most weed growth. An approved pre-emergent herbicide must be applied prior to all mulch applications.

Acceptable mulches are:

- Crushed gravel (+1 inch), river rock, or river cobble, in the tan, brown and gray color range
- Sandstone quarry tailings
- Wood mulch (pine/fir and other regionally produced products is preferred)
- No white, black, pink, red, green or other artificially-colored rock or dyed wood mulch is allowed

4.3.10 Xeriscaping

Xeriscape principles, including the appropriate selection of plants, amending the soil, mulching landscape planting beds, the use of semi-irrigated "native" turf, and drip irrigation shall be utilized where practical.



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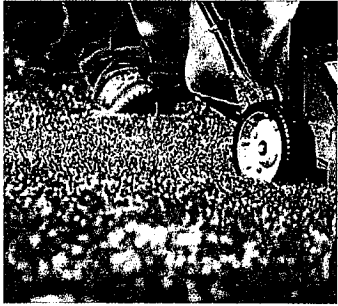
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4.3.11 Landscape Maintenance

Well-maintained landscapes are critical to the overall image and appearance of the Hidden Valley community. However, maintenance practices need not negatively impact the environment or budget. The following landscape maintenance principles should be followed:

- Limit the use of pesticides and fertilizers to the minimum required to establish and sustain plants.
- Reduce the need for mowing by minimizing the amount of turf grass used in landscapes to areas that receive the heaviest use.
- The Hidden Valley Homeowners' Association shall maintain trees, lawns, sidewalks, and plantings along Hidden Valley Parkway, Mid-Valley Parkway and all other community parkways, and for common open space, parks and trailheads throughout the development. Maintenance of all other landscape areas is the responsibility of the adjacent property owner unless special arrangements are made with the Hidden Valley Homeowners' Association.

Homeowners must maintain their entire lot on a regular basis, including lawn cutting, tree and shrub pruning, removal of weeds and dead plant material, and general removal of trash and debris.

4.3.11.1 Snow Removal

Residents shall be responsible for snow removal and snow storage on single-family detached residential lots. The Hidden Valley Homeowners' Association, or appropriate sub-association, shall be responsible for snow removal and snow storage on each single-family attached and multifamily residential lot. Pushing snow into the street or street medians is not permitted.

4.3.12 Community Landscapes

An overall landscape plan that carries a consistent design and theme throughout the entire Hidden Valley Master Plan will be adopted and enforced by the Hidden Valley DRC.

4.3.12.1 Community Entries

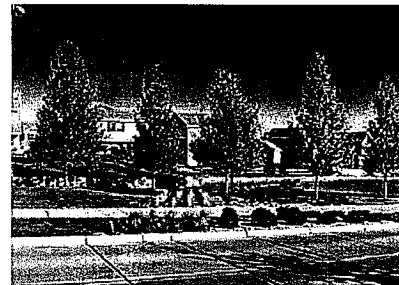
All community and neighborhood entries will be required to incorporate distinctive landscape areas at entries, roundabouts and intersections. These community and neighborhood entries shall be of a consistent design throughout Hidden Valley and shall follow the community landscape designs approved by the Hidden Valley DRC. Plant species shall consist of specimens having a high degree of visual interest during all seasons. At neighborhood entrances, a planting bed with a mixture of shrubs, ornamental trees, flowers and/or groundcovers shall be planted.

4.3.12.2 Streetscapes

Streetscapes shall have a consistent design throughout the community.

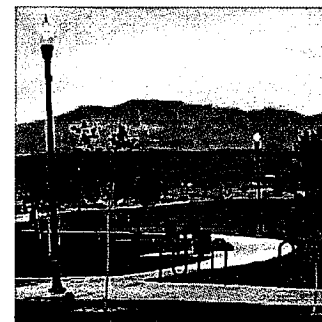
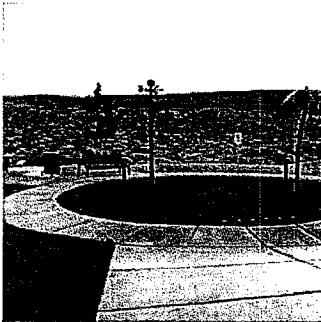
The landscape along Hidden Valley Parkway and the Mid-Valley Parkway is inspired by the vegetation and land forms of the native hillsides that surround the community. Gentle earth mounding and native plant materials should be used along the parkways to transition and screen abutting neighborhoods. Native junipers shall be planted in sparsely located groves so as not to block views and to keep the natural planting concept intact.

Trees along residential streets shall be selected for a mature size that is compatible with the width of the adjacent street and on the Approved Plant List (See Appendix 6.3).



4.3.12.3 Parks

Parks and site furnishings, including picnic shelters and park benches, shall be designed in a consistent fashion, so as to provide continuity throughout the Hidden Valley community. All site furnishings and street furniture should be constructed of high-quality materials and installed by the developer.



4.3.12.4 Open Space and Trails

The large open spaces surrounding Hidden Valley are key components defining the landscape character of the Hidden Valley community. Generally, open space should be left in its native condition, preserving the rugged natural environment.

The development of recreational trail corridors with viewing platforms and/or resting areas with shade structures consistent with the Hidden Valley Master Plan will allow the native open space to be used as a recreational amenity. Trailheads shall be constructed to provide access to the open space from all parks and neighborhoods that are adjacent to open space.

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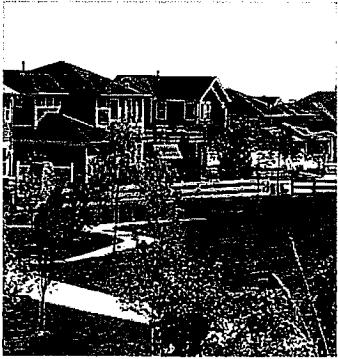
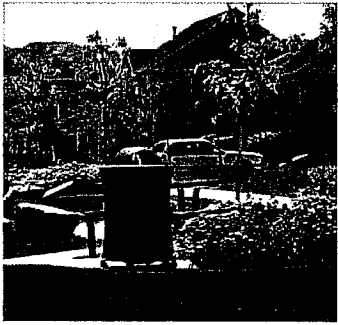
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4.3.13 Residential Landscapes

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

Front and rear yard landscaping shall be in accordance with the Hidden Valley CC&Rs and the CC&Rs of the applicable development. All residential parcels are required to have a basic landscape package installed by the owner and/or builder. This landscape will define the edges of neighborhoods, the streetscapes within them, and become the base planting for the overall development parcel.

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

The front yard of a lot is defined as the area of the lot beginning at the back of the curb on any adjacent street or roadway to a distance at least to the rear most part of the residence and/or privacy fencing from such street or roadway.

In single-family detached neighborhoods, a list of appropriate plant materials (See Appendix 6.3) shall be provided to homeowners to install additional plantings that are complementary to the plantings installed by the developer or builder in common landscaped areas.

Landscaping, executed in accordance with a previously approved landscape plan, shall be completed no later than one hundred twenty (120) calendar days following the completion of construction of any dwelling on any lot, or the occupancy of such dwelling, whichever occurs first. If completion of construction or occupancy occurs during winter months (October - March), landscaping must be completed by the next July 1st to occur.

All front yards and, in some cases, other areas shall be landscaped in accordance with plans approved by the Hidden Valley DRC and thereafter properly maintained.

The following requirements apply to all residential landscapes:

- Production builders are required to provide a front yard landscape and shall submit a typical landscape plan for review.
- The developer, builder or homeowner shall select plant materials from the approved plant list (See Appendix 6.3).
- Corner lot sightlines shall not have any year-round plant material exceeding 30 inches (30") in height at mature growth. Deciduous trees planted within sightlines shall be pruned up to a minimum of five feet (5') from grade.
- Irrigation systems for lawns and planting beds shall be required.
- Drought tolerant turf grass species such as improved fescues or buffalo grass are strongly encouraged.
- Street Trees:
 - Each lot shall have a minimum requirement of one (1) street tree per lot to be planted in the tree lawn/park strip (or just behind the walk if no tree lawn/park strip). Lots shall meet the following street tree requirement, according to lot size:
 - Over 5,000 square feet 2 Street Trees
 - Over 10,000 square feet 3 Street Trees

Over 15,000 square feet 4 Street Trees

Over 20,000 square feet 5 Street Trees

Corner lots shall have a minimum of 3 street trees; lots that exceed 5,000 square feet shall plant one (1) tree per additional 40 feet of combined street frontage.

- When planted, all street trees shall be 2" caliper or greater (as measured 8" from the root ball).

• **Planting coverage:**

- Front yards shall have a maximum turf coverage of 80 percent.
- Corner lots may have up to 75 percent turf coverage
- Planting beds shall be 50 percent covered by plant material at the time of installation. Seasonal flowers shall qualify as cover.
- Planting beds shall include the two feet adjacent to the foundation of each home. Turf shall not be installed up to the foundation of the home.
- Open areas not covered with plants shall be covered with wood or rock mulch.
- No marble chips, volcanic rock, or high-contrast stone patterns shall be used.

• **Soil Amendment:**

- The addition of soil amendments to existing soil is required. A typical specification for soil amendments includes three (3) cubic yards of amendment per 1,000 square feet of area.
- Builders and owners should contact local nurseries for specific recommendations.
- A site specific horticultural solids test can provide specific soils information.

4.3.13.1 Pests and Plant Diseases

All lots shall be kept free from any plant materials infected with noxious insects or plant diseases which in the opinion of the Hidden Valley DRC are likely to spread to other property. The provisions of this section apply to all dwellings built on any lot whether sold or unsold. The builder or such other original property owner will be held responsible for the completion of landscaping within the time limit specified herein. Violation of the requirements specified herein will be subject to a daily fine as determined by the Hidden Valley DRC, calculated from the due date of completion, as specified herein, to the actual date of completion.

4.3.13.2 Shared Common Areas

Shared common areas in cluster developments, single-family attached and multifamily neighborhoods shall be installed by the builder/owner according to Hidden Valley DRC-approved landscape plans. These areas should be installed at the time of the first Certificate of Occupancy of a residence inside any such development.

4.3.13.3 Storage Sheds

Storage sheds shall be allowed in the rear yards of single-family detached and attached homes where a private back yard is provided. Such sheds should be integrated into the landscape and match the color palette of the primary residence with which they are associated. Sheds shall not extend more than 30 inches above the top of the privacy fence.

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4.3.13.4 Mailboxes

Mailboxes for single-family residences shall consist of either a single box or two boxes grouped together, subject to a design review by the Hidden Valley DRC. Individual neighborhoods are allowed only one style per neighborhood. Grouped mailboxes that accommodate a maximum of nine mail slots shall be considered. All single-family residence mailboxes must be U.S. Postal Service approved.

Mail delivery in the multi-family neighborhoods of Hidden Valley shall be made to grouped mail box units supplied by the U.S. Postal Service. No individual mail boxes shall be permitted in multi-family neighborhoods. Clustering of mail box units is encouraged and placement should be sensitive in order to minimize the impacts to automobile circulation and the overall streetscape. Mailbox shelters are encouraged and shall be constructed in accordance with the approved design for each neighborhood.

4.3.13.5 Play Equipment

Play equipment will be allowed in private back yards and designated recreational areas in single-family attached and multifamily developments, but is subject to approval by the Hidden Valley DRC. To minimize the visual impact of such equipment, every effort should be taken to screen the play equipment from view of adjacent public areas and streets.

4.3.13.6 Satellite Dishes

The installation and placement of satellite dishes shall be permitted in locations approved by the Hidden Valley DRC. Care should be taken to screen or otherwise minimize the visual impact of such features on neighbors and the community.

4.3.14 Commercial/Public/Community Building Landscapes

4.3.14.1 Building Perimeter Landscape

All commercial developments facing public streets, transportation corridors, public open space, entrance doors or residential neighborhoods shall provide perimeter-building landscaping.

- Provide one tree equivalent for each 40 linear feet of elevation (building face) length.
- Landscaping shall be planted within 20 feet of the building (unless prevented so by loading docks).
- Such building landscaping shall be installed in plant beds, raised planters or plant vaults covered by tree grates.
- Plant beds shall be a minimum of ten feet wide, planters a minimum of six feet wide, and tree grates four feet by four feet.



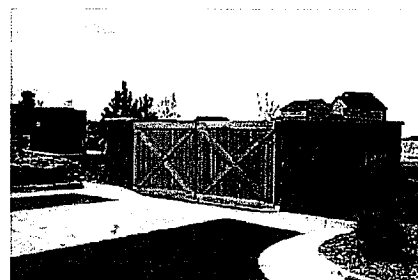
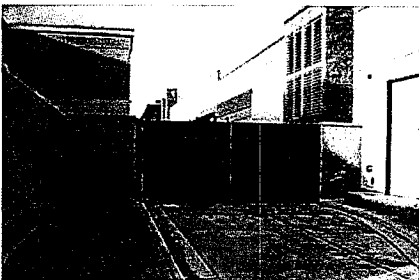
4.3.14.2 Landscape Screening / Buffers

Along parkways, where parking areas are located between the street and a commercial or public building, these parking areas must be screened from view. Where screening is not accomplished by an architectural element, a 2 ½ to 3-foot high earth berm with maximum 4:1 slope, in combination with shrubs and street trees, is required. At least 50% of the shrubs shall be flowering deciduous species.



4.3.14.3 Trash Receptacles and Enclosures

Trash receptacles should be fully enclosed by wood or decorative masonry walls consistent with project architecture and equipped with solid metal or wood gates. Enclosures should be softened with landscaping on their most visible sides. Recommended locations include parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance.



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4.4 SIGNAGE AND WAYFINDING GUIDELINES

These signage guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform occupants, residents and visitors of the various amenities, services and products, and regulations within the Hidden Valley community.

The size, placement and design details of all signs are considered to be an integral part of the site development approval process. An overall signage package which includes all signs on the site or building exterior is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the character of Hidden Valley.

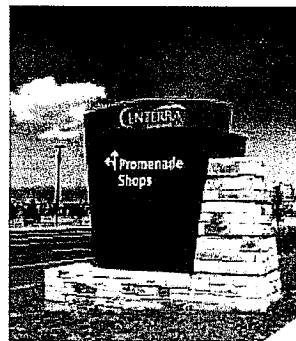
Signage proposals will be reviewed for appropriateness within the content of the proposed application. Adherence to the following minimum or maximum parameters does not necessarily assure Hidden Valley DRC approval. The Hidden Valley DRC reserves the right, at its sole discretion, as long as such waiver is not arbitrary and capricious, to waive any of the provisions outlined in the Guidelines at any particular time.

4.4.1 Regulations Applicable to All Signs

All proposed plans for signs, including details of design, materials, location, size, height, color, and lighting, must be approved in writing by the Hidden Valley DRC prior to obtaining a sign permit from the City and/or construction or installation of the sign.

4.4.2 Sign Area Calculation and Setbacks

Sign areas and setback locations are required to be in compliance with the City standards.



4.4.3 Prohibited Signs

The following signs are prohibited unless specifically approved in writing by the Hidden Valley DRC on a case-by-case basis:

- Animated, moving, rotating, or sound-emitting signs
- Billboards signs painted on building exteriors; signs in trees; signs on utility poles, traffic signs, traffic devices; or signs in the public right of way
- Signs affixed to or installed on benches, fences, recreation amenities, or trailhead structures, with the exception of wayfinding signage
- Formed plastic or injection-molded plastic signs
- Hand-lettered signs executed in the field
- Paper or cardboard signs attached to or temporarily placed within the windows of buildings and/or affixed to the exterior or interior of doors
- Plastic-faced sign cabinets with illuminated backgrounds, with the exception of convenience stores
- Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground
- Roof-mounted signs or signs which project above the highest point of the roof line of the fascia of the building
- Signs attached to a building which project perpendicular a distance of more than 18 inches from the building
- Signs attached parallel to the wall of a building but mounted more than 18 inches from the wall
- Signs mounted, attached or painted on motor vehicles, trailers or boats when used as business advertising signs on or near the business premises

4.4.4 Construction and Installation Requirements

- Exposed conduits, raceways, ballast boxes, or transformers will not be allowed.
- No labels will be permitted on surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be free of particles, drips and runs.
- Exposed screws, rivets or other fastening devices shall be flush with the surrounding surface and finished as to be unnoticeable.

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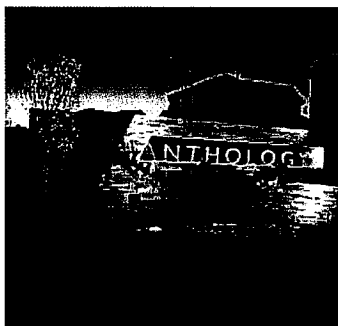
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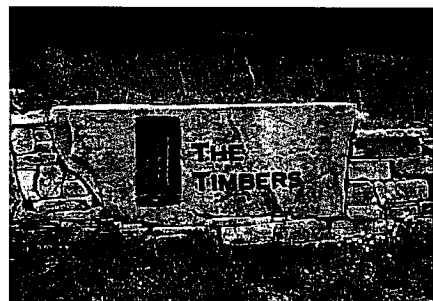


4.4.5 Community Entry Monuments and Neighborhood Entry Markers

Monumentation shall be located along Pony Express Parkway at the entries to Hidden Valley, announcing entrance to Hidden Valley. The community entry monumentation shall be substantial in size and of a consistent size and design as submitted by each developer builder and approved by the Hidden Valley DRC.

Individual neighborhoods located within Hidden Valley will be identified through the use of smaller, neighborhood markers of a consistent design that complements the community entry monumentation.

Project signage and monumentation will be installed in compliance with plans, agreements, City regulations, and as approved by the Hidden Valley DRC.

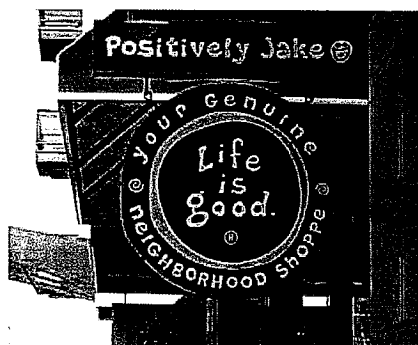


4.4.6 Commercial Signs

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings. Signs should reflect the character of the building, its use and the immediate context of the building, as well as the overall character of Hidden Valley.

Commercial signs should comply with the following guidelines:

- Signs should be designed with the purpose of promoting retail and street activity, while enhancing the pedestrian experience, and should be limited in number to the fewest number necessary to clearly identify the businesses located within.
- Architectural features should be considered when determining the size of a sign.
- Signs will not be allowed to cover or obscure architectural features.
- Signs must comply with City regulations.



4.4.7 Real Estate Signs

Real estate signs are not allowed in the tree lawn/parkstrip area between the curb and sidewalk. These signs shall be located on the lot or in the front yard.

4.4.7.1 Vacant Land “For Sale/Lease”

Permissible sign elements are:

- One ground-mounted sign is allowed per direct street frontage.
- The maximum allowable size is 3'-0" x 6'-0" and 4'-0" above grade (single or double-faced).
- **Permitted sign content includes:**
 - Sales Entity name and/or logo (logo may not exceed 2'-0" x 3'-0", name may not exceed 6-inch letters)
 - Site Available (may not exceed 5-inch letters)
 - Contact Name (may not exceed 3-inch letters)
 - Telephone Number (may not exceed 5-inch letters)

4.4.7.2 Commercial/Retail “For Sale/Lease”

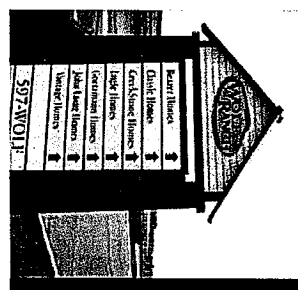
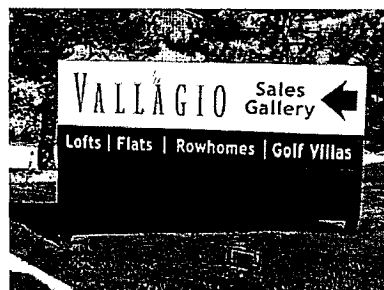
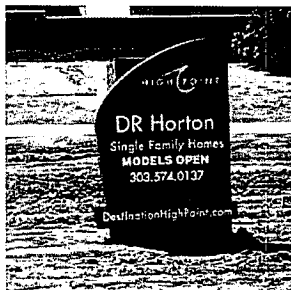
Permissible sign elements are:

- One ground-mounted sign is allowed per direct street frontage.
- The maximum allowable size is 2'-6" x 6'-0" and 3'-6" above grade (single or double-faced).
- Permitted sign content includes:
 - Sales Entity name and/or logo (logo may not exceed 1'-6" x 2'-0", name may not exceed 4-inch letters)
 - Site Available (may not exceed 5-inch letters)
 - Contact Name (may not exceed 3-inch letters)
 - Telephone Number (may not exceed 4-inch letters)
 - Sign may only be used when building occupancy is less than 90%.

4.4.7.3 Loft Units “For Sale/Lease”

Permissible sign elements are:

- **One window-mounted temporary sign advertising individual loft unit property for sale or lease.**
- **The maximum allowable size is 4 square feet.**
- **Permitted sign content includes:**
 - Sales Entity name and/or logo (logo may not exceed 1'-6" x 1'-6", name may not exceed 4-inch letters)
 - Site Available (may not exceed 5-inch letters)
 - Contact Name (may not exceed 3-inch letters)
 - Telephone Number (may not exceed 4-inch letters)



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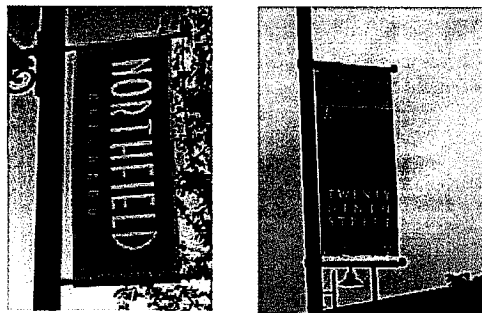
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4.4.8 Project Information Signs

Project information signs include construction signs, and signs and banners announcing special events of interest to the community. The design of these signs should be compatible with other Hidden Valley signage and is subject to Hidden Valley DRC approval.

4.4.8.1 Special Event Signs and Banners

- A banner or another approved concept with number and size as approved by the Hidden Valley DRC.
- When a banner is ground-mounted, it shall not be higher than 22 feet above grade.
- When a banner is building-mounted, it shall be below parapet.
- Banners shall be used for retail/commercial developments only, installed up to a 90-day period for initial opening of the development.



4.4.8.2 Construction Signs

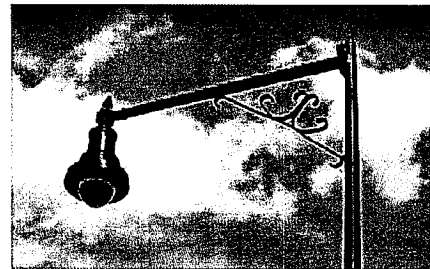
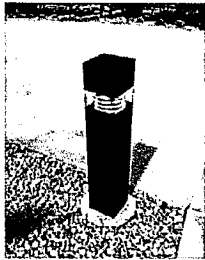
- One temporary construction sign, not to exceed 24 square feet, shall be permitted on each construction site.
- The sign may be free standing or affixed to the construction trailer, but in all cases shall be located within the construction property boundary.
- In order to facilitate the delivery of construction materials, the construction sign should be visible from the adjacent right-of-ways.
- All construction signs must be approved by the Hidden Valley DRC prior to installation.
- The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy.

4.5 LIGHTING GUIDELINES

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. Outdoor gathering areas are inviting and travelled pathways are lighted to provide guidance and safety. The goal of the roadway lighting system is to provide low-glare lighting that provides excellent visibility for conflict zones like pedestrian crossings, parking lot entries and roadway intersections. The Guidelines establish sensitive lighting methods/styles that limit light encroachment onto adjacent property and light pollution.

A consistent selection of lighting fixtures shall be followed throughout Hidden Valley, and coordinated throughout the various neighborhoods to ensure a long-lasting quality, low-maintenance amenity. Lighting for the paths and trails (where used) will incorporate uniform wayfinding navigational lighting. The lighting must be safe and should make the user aware of hazards that may be present, such as pavement or grade changes or obstacles on the path. Walkways, paths and trails are lighted with varying light intensities and methods. This technique creates a greater depth to the entire community and forms a unifying feature between different neighborhoods.

Parking lot lighting will provide low-glare, uniform lighting to ensure a secure parking environment. The lighting will be designed as a transitional element that leads to commercial or residential areas, and will be compatible in design with the surrounding structures.



4.5.1 Sports field lighting

Guidelines for lighting sports fields include the following:

- Sports field lighting is prohibited in residential areas
- External floodlights should be equipped with both internal and external shielding
- Aiming angles above 60 degrees from vertical is not allowed
- Field lighting shall be controlled such that when fields are not in use, the lighting equipment is turned off. In no case shall sports field lighting be on after 11 p.m.

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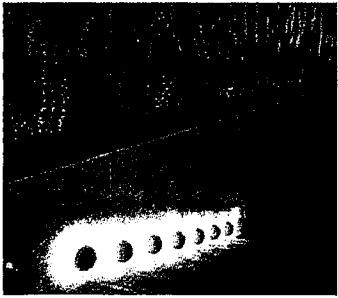
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4.5.1 Sports Field Lighting

4.5.2 "Night Sky" Preservation

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Creative use of indirect lighting can provide abundant light for security and wayfinding without polluting the darkness of the night sky.

4.5.2 “Night Sky” Preservation

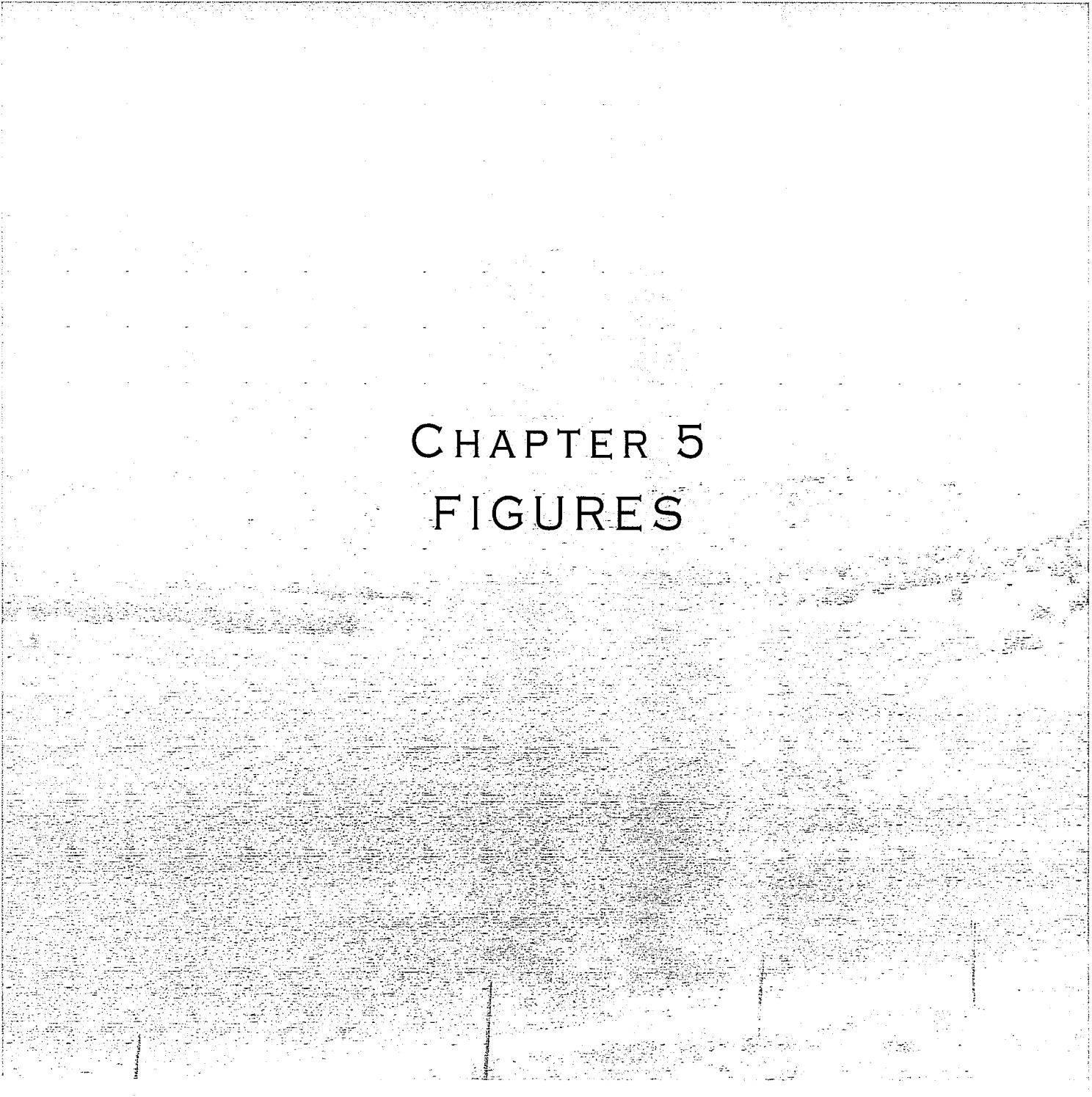
Environmentally sensitive lighting minimizes light encroachment and light pollution, and uses minimal energy through lighting equipment selection and operation. Light pollution is uncontrolled light that travels into the atmosphere, creating “sky glow.” Unshielded luminaires and excessively high lighting levels cause light pollution and should be avoided.

The key to quality exterior lighting is to place light only where it is needed, without causing glare. By not wasting light, smaller lamp wattages can be utilized to achieve superior effects. The most important result is improved visibility. Another benefit is reduced energy usage and improved maintenance. Design criteria include lighting levels, uniformity and brightness balance, as well as recommendations for reducing glare, light trespass and light pollution.

The following guidelines preserve the night sky:

- Use low wattage, shielded luminaires that are properly located and aimed
- High wattage luminaires with poor shielding are not permitted
- Excessive light levels with high amounts of reflected light are not permitted
- No lights shall negatively impact sensitive natural areas





CHAPTER 5 FIGURES

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

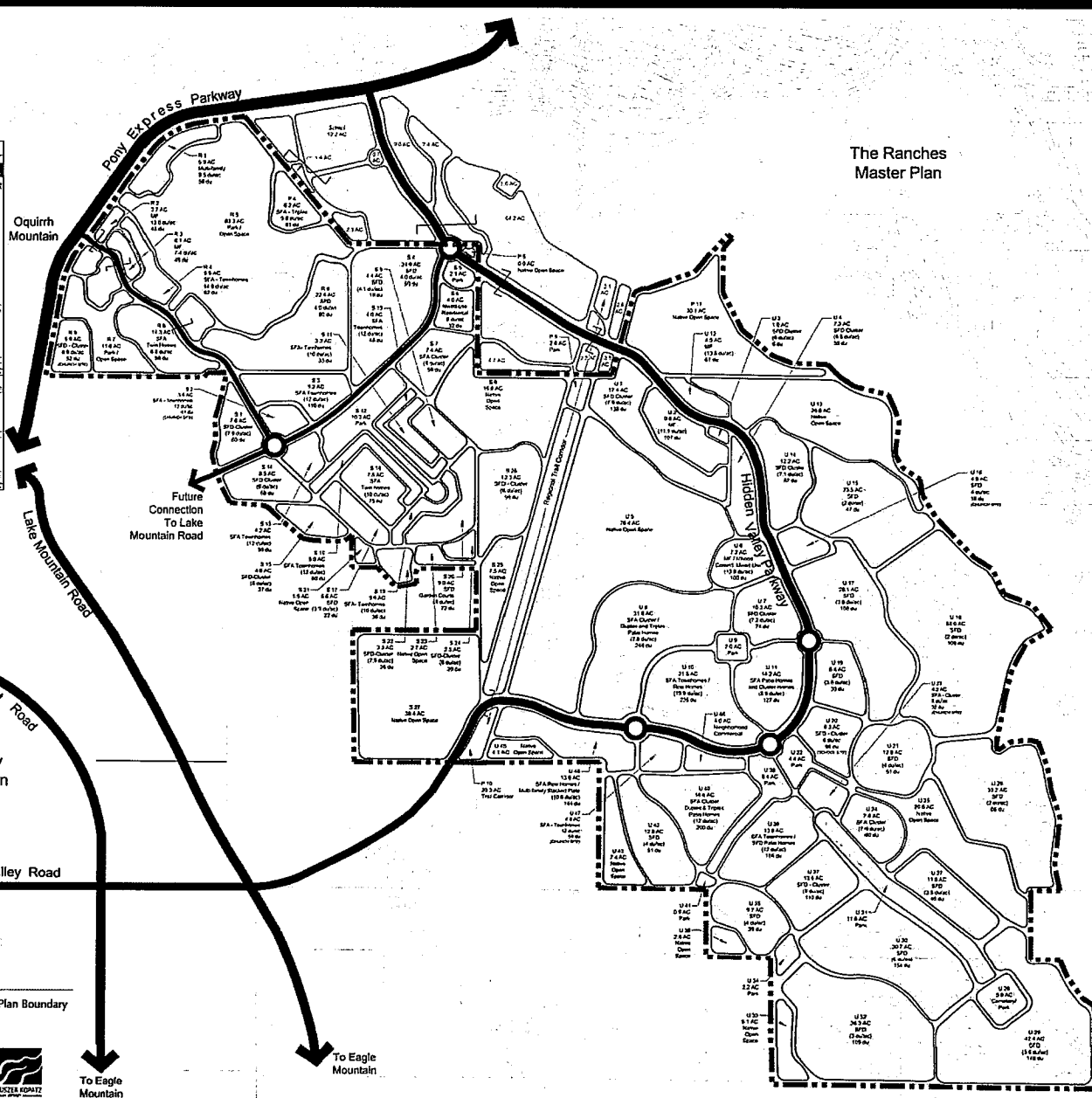
Chapter 4 - Design Standards

Chapter 5 - Figures

- 5.1 Hidden Valley Master Plan
- 5.2 Hidden Valley Roadway Plan
- 5.3 Hidden Valley Open Space Plan
- 5.4 Hidden Valley Slope Plan
- 5.5 5,280-foot Contour Line Map

Chapter 6 - Appendix

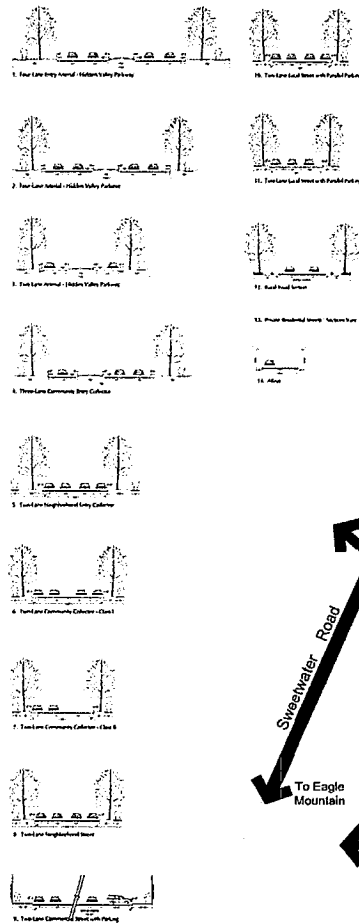
November 21, 2008



HIDDEN VALLEY

Roadway Hierarchy Plan

November 21, 2008

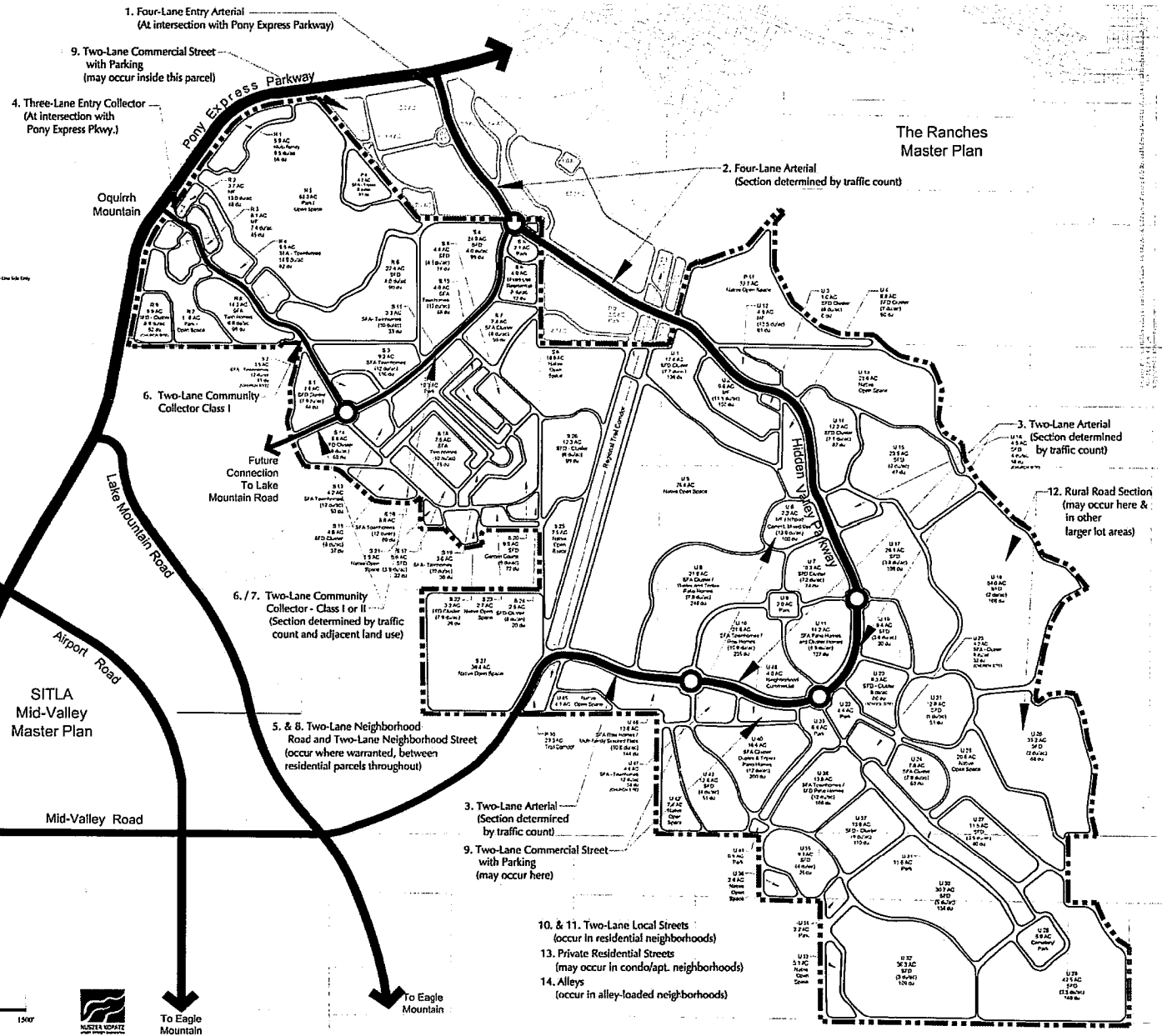
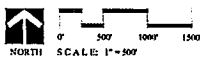


Legend

--- Hidden Valley Master Plan Boundary

HIDDEN VALLEY

Eagle Mountain City, Utah
November 21, 2008



The Ranches
Master Plan

HIDDEN VALLEY

Improved Open Space Concept Plan

November 21, 2008

HIDDEN VALLEY MASTER PLAN

Land Use Data - Parks & Open Space

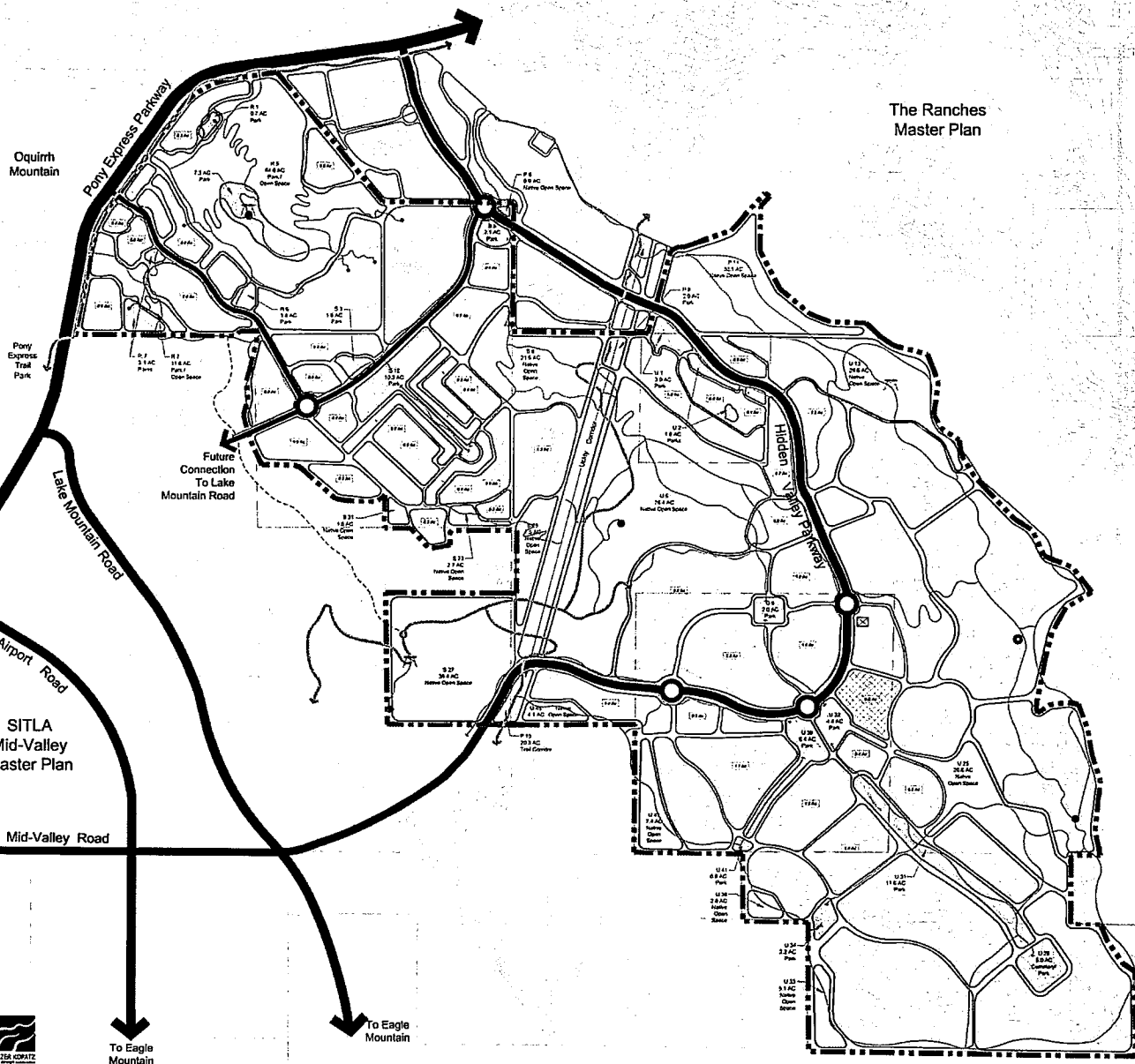
PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY			
P-9	PARK	2.8	
P-10	NATIVE OPEN SPACE	0.9	
P-11	TRAIL CORRIDOR	20.3	
P-12	NATIVE OPEN SPACE	30.1	
P-13	NATIVE OPEN SPACE	31.3	3%
LOWER H.V. PARKS & OPEN SPACE TOTALS			
		53.9	3%
UPPER HIDDEN VALLEY			
U-1	PARK	3.0	
U-2	PARK	1.8	
U-3	PARK	2.0	
U-4	PARK	4.4	
U-5	PARK	5.0	
U-6	PARK	11.6	
U-7	PARK	2.2	
U-8	PARK	6.4	
U-9	PARK	0.9	
U-10	PARK	37.2	2%
U-11	NATIVE OPEN SPACE	76.4	
U-12	NATIVE OPEN SPACE	28.6	
U-13	NATIVE OPEN SPACE	20.6	
U-14	NATIVE OPEN SPACE	5.1	
U-15	NATIVE OPEN SPACE	2.8	
U-16	NATIVE OPEN SPACE	7.4	
U-17	NATIVE OPEN SPACE	4.1	
U-18	NATIVE OPEN SPACE	144.9	12%
UPPER H.V. PARKS & OPEN SPACE TOTALS			
		182.1	16%
MID-VALLEY			
M-1	PARK	1.5	
M-2	PARK	2.1	
M-3	PARK	10.3	
M-4	PARK	13.9	1%
M-5	NATIVE OPEN SPACE	16.8	
M-6	NATIVE OPEN SPACE	1.5	
M-7	NATIVE OPEN SPACE	2.7	
M-8	NATIVE OPEN SPACE	7.5	
M-9	NATIVE OPEN SPACE	28.4	
M-10	NATIVE OPEN SPACE	64.9	6%
MID-VALLEY PARKS & OPEN SPACE TOTALS			
		86.8	7%
HIDDEN VALLEY WEST			
W-1	PARKS	0.7	
W-2	PARKS	7.3	
W-3	PARKS	1.4	
W-4	PARKS	3.1	
W-5	PARKS	12.5	1%
W-6	PARK / OPEN SPACE	56.0	
W-7	PARK / OPEN SPACE	8.5	
W-8	PARK / OPEN SPACE	84.3	8%
H.V. WEST PARKS & OPEN SPACE TOTALS			
		77.0	7%
HIDDEN VALLEY COMBINED DATA			
	TOTAL PARKS	66.2	6%
	TOTAL TIER II-IV PARKS	36.7	3%
	TOTAL PARKS / OPEN SPACE	64.5	6%
	TOTAL NATIVE OPEN SPACE	242.8	22%
	TOTAL TRAIL CORRIDOR	20.3	2%
	NEW WATER TANK	1.0	
	NEW FIRE STATION	1.0	
	REGIONAL TRAILS	5.1	
	COMMUNITY TRAILS	20.7	
	TOTAL OTHER APPROVED OPEN SPACE	27.4	2%
	SCHOOL (U20)	8.3	
	CHURCHES (U16, U23, U47, S2, P1)	21.2	
	TOTAL OTHER OPEN SPACE	35.0	3%
HIDDEN VALLEY OPEN SPACE TOTALS			
		452.1	40%

LEGEND - Conceptual Locations	
	NATIVE OPEN SPACE
	PARK
	SCHOOL
	CHURCH
	TIER II & TIER IV IMPROVED OPEN SPACE
	REGIONAL TRAIL
	COMMUNITY TRAIL
	NEW WATER TANK
	NEW FIRE STATION
	FUTURE WATER TANK
	FUTURE FIRE STATION

HIDDEN VALLEY
Master Plan
Eagle Mountain City, Utah
November 21, 2008

SITLA
Mid-Valley
Master Plan

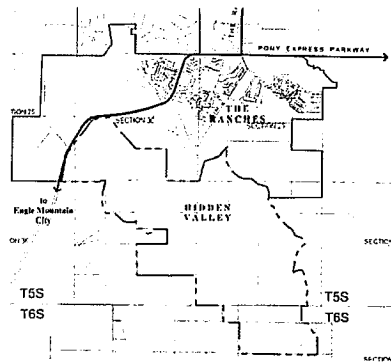
THE RANCHES
Master Plan



HIDDEN VALLEY

Slope Analysis Plan

November 21, 2008



Vicinity Map

Land Use Data

RESIDENTIAL	731.6 Ac.
SCHOOLS	8.3 Ac.
PARKS	66.2 Ac.
TRAIL/UTILITY CORRIDOR	20.3 Ac.
NATIVE OPEN SPACE	307.3 Ac.
TOTAL PARKS & O.S.**	393.8 Ac.
TOTAL SITE ACREAGE	1,120.9 Ac.

**Does not include neighborhood parks to be built within individual development areas

Area of Parks & O. S. on less than 15% slope	174.1 Ac.*	(46.6%)
Area of Parks & O. S. on 15% - 25% slope	66.5 Ac.*	(17.8%)
Area of Parks & O. S. on greater than 25% slope	132.9 Ac.*	(35.6%)

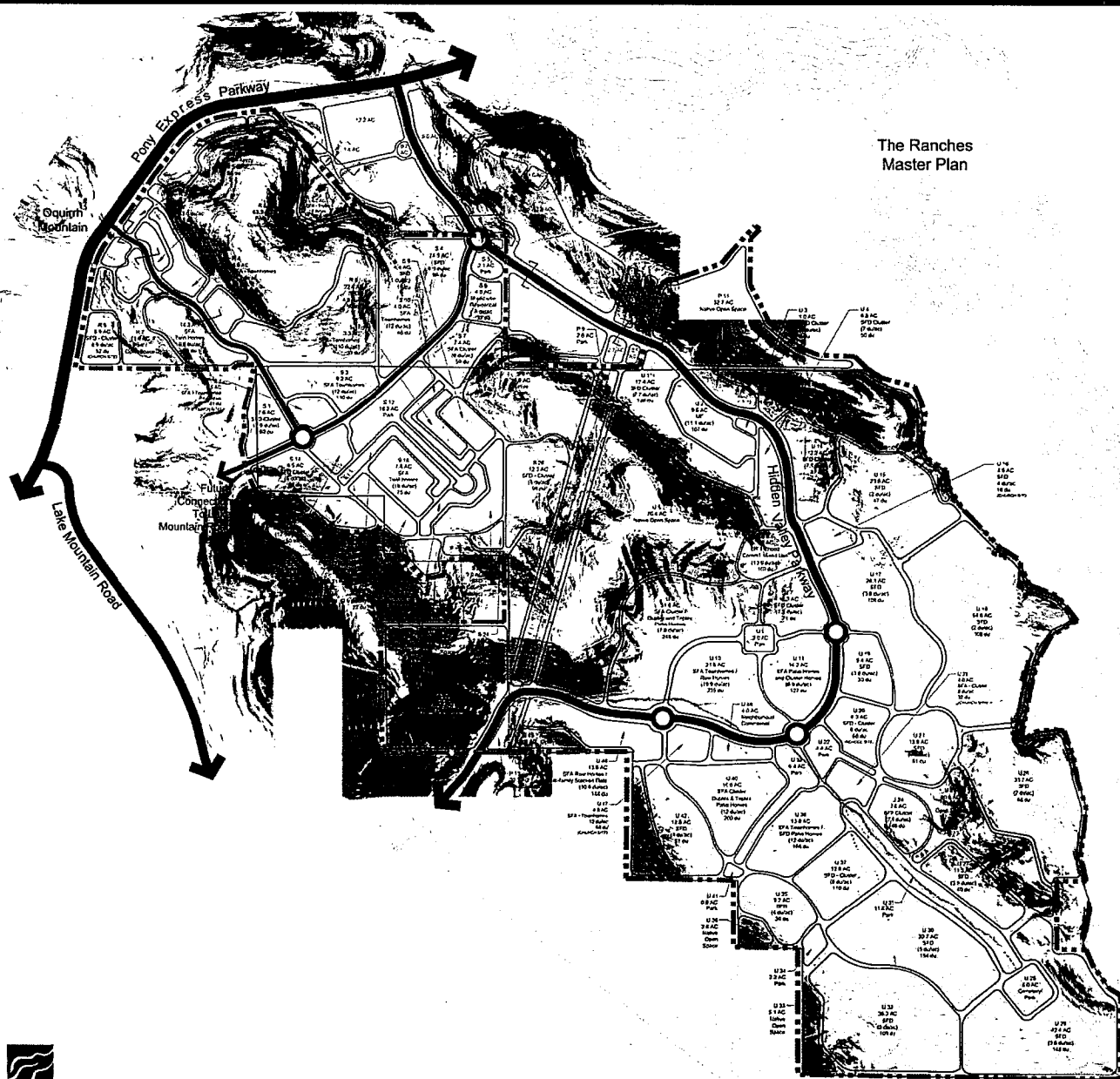
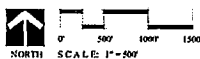
*Area does not include 20.3 Ac. Trail/Utility Corridor

Slope Legend

15-25%	
25%+	
Total Ac. of buildable land (0 - 15% slope)	900.0 Ac. (80.3%)
(15 - 25% slope)	328.8 Ac.
	571.2 Ac.
Total Ac. of non-buildable land (Greater than 25% slope (not including powerline corridor))	220.9 Ac. (19.7%)
	20.3 Ac.
	200.6 Ac.

HIDDEN VALLEY

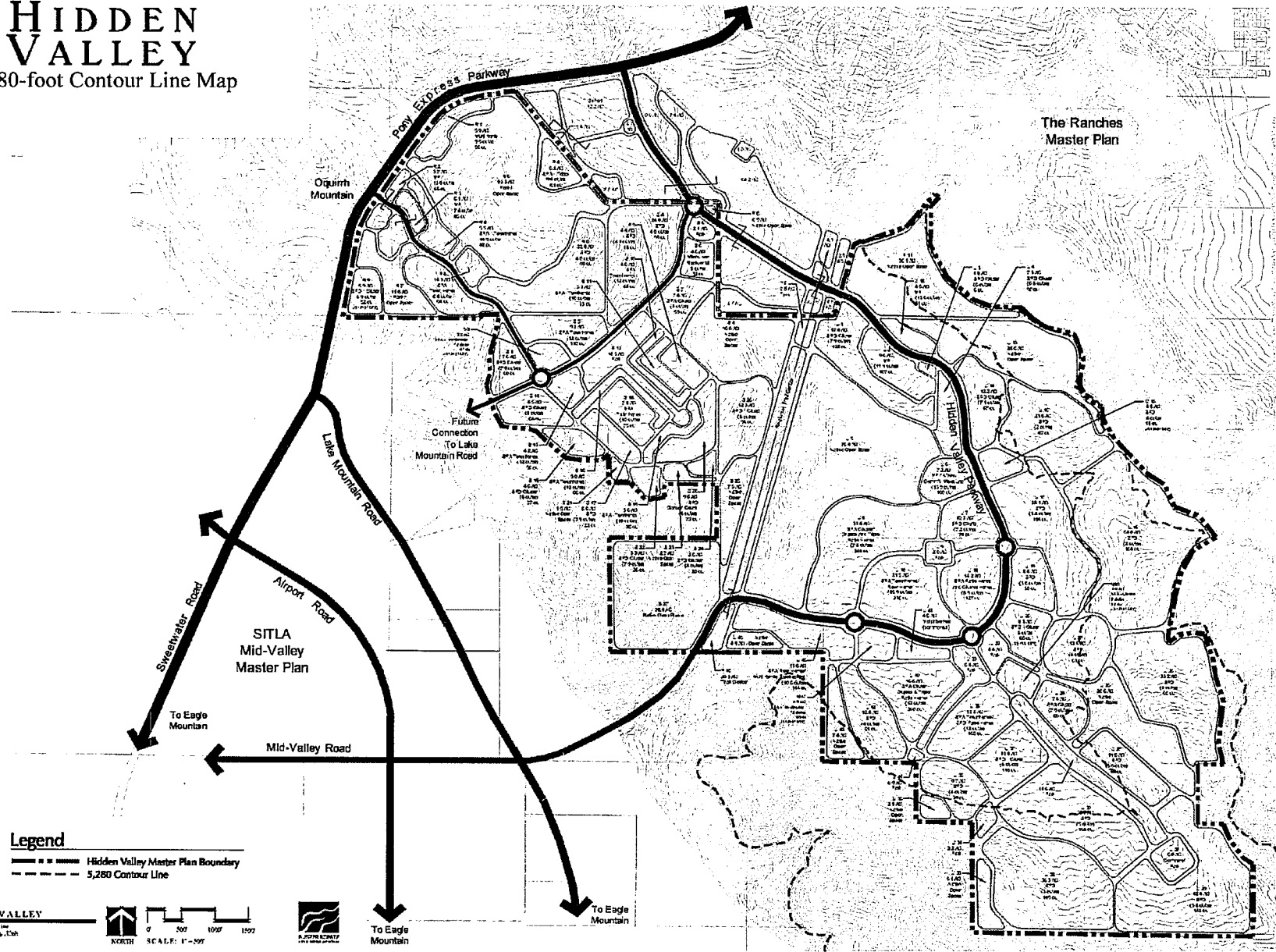
Eagle Mountain City, Utah
November 21, 2008



The Ranches
Master Plan

HIDDEN VALLEY

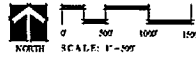
5,280-foot Contour Line Map



Legend

- Hidden Valley Master Plan Boundary
- 5,280 Contour Line

HIDDEN VALLEY
5,280-foot Contour Line
Ranch/Mountain Ck. Club
April 20, 2019



To Eagle Mountain

To Eagle Mountain

CHAPTER 6

APPENDIX

HIDDEN VALLEY

Chapter 1 - Introduction

**Chapter 2 - Guiding Principles
and Regulatory Framework**

**Chapter 3 - Site Planning
Guidelines**

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements

6.1 DEFINITIONS

The use of words or phrases in these Guidelines shall have the following defined meanings:

Applicant – Any Owner or designated representative submitting improvement plans to the Hidden Valley DRC.

City – Eagle Mountain City.

City Engineer – City engineer for Eagle Mountain City.

Hidden Valley CC&Rs – Hidden Valley Covenants, Conditions and Restrictions.

Discouraged – Not wanted and may not be approved; unlikely to be approved.

Encouraged – Preferred and most likely to be approved.

Guidelines – Hidden Valley Community Master Design Guidelines.

Hidden Valley DRC – Hidden Valley Design Review Committee.

Exception – The allowance of a practice or design that is consistent with the general intent of these Guidelines, but inconsistent with a specific provision of the Guidelines. Granting an exception does not establish a precedent for future development.

May – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.

Owner – Each person or entity that holds record title to a Unit or Lot.

Shall – Compliance with a Guideline using this term IS required.

Should – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.

Will – Compliance with a Guideline using this term IS required.

6.2 EXPLANATION OF TERMS

The use of words or phrases in these Guidelines shall mean:

AASHTO – The American Association of State Highway and Transportation Officials. A non-profit association that fosters the development and maintenance of transportation systems and establishes roadway design guidelines and criteria.

ABS – A type of plastic pipe commonly used in construction in non-pressurized applications (i.e. sewer systems).

Accent color – A contrasting color used sparingly for special emphasis on items such as the front door or, in some cases, shutters.

Alley load garage – A garage design in which the garage is accessed from the alley side (or rear) of the lot.

Approval Notice – Notice of approval of an application by the Hidden Valley DRC.

Arbor – A framework or lattice used as a shade structure or landscape bower.

Architect – A design professional licensed by the State of Utah to practice architecture.

Articulation – An architectural design characteristic that distinctly varies an otherwise flat plane of a building. This may include repetitive architectural elements stepping in or out of the building plane, intersections of building elements, or other architectural devices meant to divide a large unbroken building plane.

Applicant – Any Owner or designated representative submitting improvement plans to the reviewer.

Balcony – A projecting platform on an upper level of a building's exterior cantilevered from the building structure or supported by columns.

Balustrade – A handrail or guardrail system along a stair, porch, deck, balcony, or terrace that consists of a top-rail, bottom-rail and balusters.

Banner – A hanging sign that is attached to a pole or structure on one or two ends. Banners are typically made of fabric.

Bay – A section of room projecting outward from the exterior wall. The projecting room area must contain at least one window, but may also be composed of wall surface.

Block face – One side of a street between two consecutive intersections. (i.e. a block face can be one side of a city block).

Body color – The dominant color of the building used for the primary cladding material.

Bracket – A member that projects from a structure that is designed to support, or visually give the impression of supporting, a vertical load.

Builder – The professional entity that constructs the improvements on a given lot.

Building elements – Building components used to refine building facades to a smaller scale; building elements include covered entries and porches, columns, railings, bays, doors, windows, roof forms, dormers, eaves, chimneys, decks, balconies, stairs, and exterior fencing and walls.

Building envelope – The portion of a home site which encompasses the area within which building may occur subject to the Guidelines and as delineated on the plat.

Cementitious material – A durable cement-based synthetic building material used for siding and trim applications, such as products manufactured by the James Hardie Corp. or equivalent.

CMU – Concrete masonry units.

Clapboard – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.

Column – A vertical structural member that carries the principal loads of building elements. A column is typically expressed architecturally with a base anchoring it to the ground or foundation, and a capital that transitions the load to a horizontal, overhead framing member.

Covered entry – A covered area adjoining an entrance to a building and usually having a separate roof. Within these Guidelines, a covered entry pertains to all such areas less than eighty (80) square feet in size or those having a clear dimension of less than six feet (6'-0").

Cul-de-sac – A street, lane, etc., closed at one end; a dead-end street.

Deck – An open, unroofed outdoor space usually constructed of light framing above grade, and attached to the building.

Detail – Individual elements of architectural expression that can be either functional, ornamental or both that enhance the overall character of the improvement.

Dormer – An architectural element projecting from a roof form usually accommodating a window, ventilating louver or other opening in the vertical plane.

E.I.F.S. – Exterior Insulating Finish System, commonly referred to as "synthetic stucco" and not to be confused with Stucco.

EA Ratio – Elevation Articulation Ratio (See Chapter 4 for a detailed explanation).

Eaves – The overhanging lower edge of a roof.

Enhanced EA Ratio – EA Ratio for structures within development parcels at or above an elevation of 5,280'.

EPDM – Ethylene-propylene-diene terpolymer, a thermoset polymer-based waterproof roofing membrane suitable for flat roofs.

Excavation – Any disturbance of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

Exposed Elevation – Facades that face streets, open spaces or hillside locations, or are visible from surrounding streets, regardless of whether or not they gain access from those streets.

Facade – Any face of a building.

Fascia – Any broad, flat horizontal surface at the outer edge of a cornice or roof.

Fenestration – The design proportioning and distribution of windows, doors, and other exterior openings of a building.

Flush front load garage – A street load garage design in which the face of the garage door is parallel to the street and is set flush with the front plane of the house (or porch) or set back less than 10 feet (10'-0") behind the front plane of the house (or porch).

French door – A door, usually one of a pair, of light construction with glass panes extending for most of its length.

Front load garage – A garage that is accessed from the primary street on which a residence is located and whose door is generally parallel with that street.

Gable – The generally triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof.

Hip roof – A roof that slopes upward from all sides of a structure, having no vertical ends.

HVAC – Heating, ventilation and air conditioning system.

Home site – A parcel of land, together with any appurtenances, described as lots on the subdivision plat.

Lap Siding – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.

Lot – Land platted as a home site that is held in private ownership.

Masonry – Stone, brick or other vitreous clay bonded by cementitious mortar for use in the construction of site and building elements.

Massing – An architectural design characteristic that refers to the overall three dimensional form of a building on its site. Massing encompasses the length, width, height, volume and overall shape of a building.

Mile High Elevation – A mile high building is one that has its lowest level finished floor elevation set 5,280 feet or greater above sea level. A Mile High Elevation is an elevation on a mile high building that is visible from the valley floor.

Mullion – The dominant vertical or horizontal framing member that is between the sashes or lights of a window unit.

Muntin – A vertical or horizontal glazing device which visually divides a larger window pane into smaller sections.

Open Space – Vacant land that may be subject to future development is not considered open space. There is no specified size range for open space, other than the minimum area needed to conserve a significant natural feature or encompass an amenity. Open space areas include all landscaped areas as well as sidewalks and other paved pedestrian areas, pools, and pool decks, recreational buildings and accessory structures associated with community amenities and associated improvements and all utility easements included therein.

Paneling – Smooth or wood textured flat cementitious or composite sheet good material applied with decorative battens, recessed channels, or double layered with finished edges.

Parcel – An area of land that will be further subdivided into lots.

Passive Side Elevation – When a cross-use easement or other mechanism is present, the side of house that faces an adjacent house's active exterior living space. Passive Side Elevation EA Ratio requirements allow for less building articulation on such facades due to the presence of a cross-use easement and the design of houses having specific active and passive sides.

Patio – An outdoor semi-private space often paved, that is immediately adjacent to a home. It may be further defined by a low privacy wall.

Pitch – The degree of slope of a roof. Defined as a ratio of the vertical (rise) in inches of the slope to the horizontal (run) of one foot. EG: 12:12 pitch equals 45 degrees.

Plate – A double horizontal member in light frame construction that connects and terminates studs, columns or wall planes.

Porch – An architectural element attached to the exterior of a building that provides various degrees of shelter and enclosure as well as providing semi-public space at the building entry. Porches must have a minimum size of eighty (80) square feet and a minimum clear dimension of six feet (6'-0") in both directions to be recognized as a porch within these guidelines.

Rake – The inclined, roof overhang on a pitched roof.

Residence – The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a home site, and any improvements constructed in connection therewith.

ROW – Right of way.

Side load garage – A street load garage design in which the face of the garage door is perpendicular to the street. Houses with three garage bays are considered side load if two or more garage bays have doors perpendicular to the street. Corner lot houses are considered side load if the garage door does not face either street.

Street load garage – A garage design in which the garage is accessed from the street side (either front or side) of the lot.

Streetscape – An environment consisting of streets, sidewalks, buildings, and the landscaping that generally defines that street.

Stucco – A traditional exterior building material which consists of a layered cementitious veneer plaster. Not to be confused with E.I.F.S.

Terrace – A raised outdoor space or earthen platform adjacent to a building used to transition between areas of steep grade.

Trellis – An open framework or lattice on which plants will grow.

TPO – Thermoplastic polyolefin, a thermoplastic polymer-based waterproof roofing membrane suitable for flat roofs.

Unit – An individual residence or dwelling place.

Xeriscape – A method of landscaping, specifically utilizing native, drought tolerant, low maintenance plants and shrubs that once established, will thrive with local rainfall amounts.

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6.3 APPROVED PLANT LIST

These plants are approved for use within Hidden Valley:

Canopy Trees

<i>Acer x freemanii</i>	Autumn Blaze Maple	
<i>Acer platanoides hybrids</i>	Norway Maple	Plant sterile hybrids
<i>Acer pseudoplatanus</i>	Sycamore Maple	Drought tolerant
<i>Aesculus hippocastanum</i>	Common Horsechestnut	
<i>Albizia julibrissin</i>	Silk Tree	Drought tolerant
<i>Catalpa speciosa</i>	Catalpa / Umbrella Tree	Drought tolerant
<i>Fagus grandifolia</i>	American Beech	
<i>Fraxinus americana</i>	Autumn Purple Ash	
<i>Fraxinus anomala</i>	Single-leaf Ash	Utah's Choice selection
<i>Fraxinus pennsylvanica</i>	Green Ash	
<i>Fraxinus velutina</i>	Modesto Ash	
<i>Ginkgo biloba</i>	Ginkgo / Maidenhair	Plant male variety
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	Drought tolerant
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Drought tolerant
<i>Liriodendron tulipifera</i>	Tulip Poplar / Tulip Tree	
<i>Morus alba</i>	Fruitless White Mulberry	
<i>Platanus x acerifolia</i>	London Planetree / Sycamore	Drought tolerant
<i>Populus simonii</i>	Simon Polar	
<i>Ptelea trifoliata</i>	Hop Tree	
<i>Quercus macrocarpa</i>	Bur Oak	Drought tolerant
<i>Quercus robur</i>	English / Crimson Spire Oak	Drought tolerant
<i>Quercus rubra</i>	Red Oak	
<i>Robinia neomexicana</i>	New Mexico Locust	
<i>Tilia americana</i>	American Linden	
<i>Tilia cordata</i>	Littleleaf Linden	Drought tolerant
<i>Tilia euchlora</i>	Crimean Linden	
<i>Tilia tomentosa</i>	Silver Linden	Drought tolerant
<i>Ulmus parviflora</i>	Lacebark / Chinese Elm	Drought tolerant
<i>Zelkova serrata</i>	Japanese Zelkova	Drought tolerant

Evergreen Trees

(Most not suitable for parkstrips)

<i>Abies concolor</i>	White Fir	Utah's Choice selection
<i>Calocedrus decurrens</i>	Incense Cedar	
<i>Cedrus atlantica glauca</i>	Blue Atlas Cedar	
<i>Cedrus libani</i>	Lebanese Cedar	
<i>Cupressus arizonica</i>	Arizona Cypress	
<i>Juniperus osteosperma</i>	Utah Juniper	
<i>Juniperus scopulorum</i>	Rocky Mtn Juniper	
<i>Picea abies</i>	Norway Spruce	Dwarf varieties recommended
<i>Picea pungens</i>	Colorado Spruce	Dwarf varieties recommended
<i>Pinus aristata</i>	Bristlecone Pine	
<i>Pinus edulis</i>	Pinyon Pine	Utah's Choice selection
<i>Pinus flexilis</i>	Limber Pine	
<i>Pinus nigra</i>	Austrian Black Pine	Grows quickly
<i>Pinus ponderosa</i>	Ponderosa Pine	Needs room to grow
<i>Pinus strobes</i>	White Pine	Dwarf varieties recommended
<i>Pinus sylvestris</i>	Scotch Pine	Dwarf varieties recommended
<i>Pseudotsuga menziesii</i>	Douglas Fir	
<i>Thuja species</i>	Arborvitae	

Ornamental Trees

<i>Acer buergerianum</i>	Trident Maple	Drought tolerant
<i>Acer campestre</i>	Hedge Maple	
<i>Acer ginnala</i>	Amur Maple	Drought tolerant
<i>Acer grandidentatum</i>	Bigtooth Maple	Utah's Choice selection
<i>Acer griseum</i>	Paperbark Maple	
<i>Acer nigrum</i>	Black Maple	Drought tolerant
<i>Acer palmatum</i>	Japanese Maple	
<i>Acer tataricum</i>	Tatarian Maple	Drought tolerant
<i>Acer truncatum</i>	Shantung Maple	
<i>Amelanchier alnifolia</i>	Serviceberry	
<i>Betula x avalzam</i>	Avalanche Birch	
<i>Betula occidentalis</i>	Western Water Birch	Moderate water needs
<i>Celtis reticulata</i>	Netleaf Hackberry	
<i>Cercis canadensis</i>	Eastern Redbud	Drought tolerant
<i>Corylus colurna</i>	Turkish Filbert	
<i>Cotinus obovatus</i>	American Smokebush	
<i>Crataegus douglasii</i>	Black Hawthorn	
<i>Crataegus laevigata</i>	English Hawthorn	Few thorns
<i>Crataegus lavalleyi</i>	Lavalle Hawthorn	Drought tolerant
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	
<i>Koeleruteria paniculata</i>	Golden Raintree	Drought tolerant
<i>Laburnum watereri</i>	Golden Chaintree	
<i>Malus hybrids</i>	Crabapple	New varieties recommended
<i>Persica Parrotia</i>	Persian Ironwood	
<i>Prunus x blireiana</i>	Flowering Plum	
<i>Prunus padus commutata</i>	Mayday Tree	Fruit stains concrete
<i>Prunus serrulata</i>	Flowering/Kwanzan Cherry	Drought tolerant
<i>Prunus virginiana</i>	"Canada Red" Chokecherry	
<i>Pyrus hybrids</i>	Flowering Pear	New varieties recommended
<i>Quercus gambelii</i>	Gambel Oak	Utah's Choice selection
<i>Sophora japonica</i>	Japanese Pagodatree	Messy; late summer flower
<i>Sorbus americana</i>	Mountain Ash	
<i>Syringa reticulata</i>	Japanese Tree Lilac	

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Deciduous Shrubs

Full Sun

<i>Amelanchier utahensis</i>	Utah Serviceberry
<i>Amorpha canescens</i>	Lead Plant
<i>Amorpha nana</i>	Dwarf Lead Plant
<i>Artemisia tridentata vaseyana</i>	Mountain Big Sagebrush
<i>Atriplex confertifolia</i>	Shadscale
<i>Berberis species</i>	Barberry
<i>Buddleia davidii</i>	Butterfly Bush
<i>Caragana species</i>	Siberian Peashrub
<i>Caryopteris x clandonensis</i>	Blue Mist Spirea
<i>Ceratoides lanata</i>	Winterfat
<i>Cercocarpus species</i>	Mountain Mahogany
<i>Chamaebatiaria millefolium</i>	Fernbush
<i>Chrysothamnus nauseosus</i>	Rabbitbrush
<i>Cornus stolonifera</i>	Red-twig Dogwood
<i>Cotinus coggygria</i>	Smokebush
<i>Cowania mexicana</i>	Cliffrose
<i>Cytisus scoparius</i>	Scotch Broom
<i>Ephedra viridis</i>	Green Mormon Tea
<i>Euonymus alatus</i>	Burning Bush
recommended	
<i>Fallugia paradoxa</i>	Apache Plume
<i>Foresteria neomexicana</i>	New Mexico Privet
<i>Forsythia species</i>	Forsythia
<i>Genista species</i>	Spanish Broom
<i>Kolkwitzia amabilis</i>	Beauty Bush
<i>Ligustrum species</i>	Privet
<i>Peraphyllum ramosissimum</i>	Squaw Apple
<i>Philadelphus microphyllus</i>	Littleleaf Mockorange
<i>Physocarpus species</i>	Ninebark
<i>Potentilla fruticosa</i>	Potentilla
<i>Prunus besseyi</i>	Western Sand Cherry
<i>Prunus x cistena</i>	Purple-leaf Sand Cherry
<i>Prunus virginiana</i>	Common Chokecherry
<i>Purshia mexicana</i>	Cliffrose
<i>Quercus turbinella</i>	Shrub Live Oak
<i>Rhus trilobata</i>	Oakleaf Sumac
<i>Ribes aureum</i>	Golden Currant
<i>Rosa woodsii</i>	Woods Rose
<i>Salvia dorrii</i>	Desert Sage
<i>Sambucus nigra cerulean</i>	Blue Elderberry
<i>Shepherdia argentea</i>	Silver Buffaloberry

Utah's Choice selection
Utah's Choice selection
Utah's Choice selection
Thorns

Very low water needs
Utah's Choice selection
Utah's Choice selection
Very low water needs
Moderate water needs

Very low water needs
Very low water needs
Utah's Choice selection
Recommend compact var

Utah's Choice selection
Low water needs

Low water needs

Good for hedges
Low water needs
Utah's Choice selection
Low water needs
Low water needs

Utah's Choice selection
Low water needs
Utah's Choice selection
Utah's Choice selection
Low water needs
Utah's Choice selection

Very low water needs

Sorbaria sorbifolia
Spiraea species
Syringa vulgaris
Viburnum lantana
Yucca harrimaniae

Shade

<i>Holodiscus dumosus</i>	Mountain Spray
<i>Kerria japonica</i>	Japanese Kerria
<i>Symphoricarpus species</i>	Snowberry
<i>Viburnum rhytidophyllum</i>	Leather-leaf Viburnum
<i>Viburnum x rhytidophylloides</i>	Blackhaw

False Spirea
Spirea
Lilac
Wayfaring Tree
Dwarf Yucca
Low water needs
Utah's Choice selection

Evergreen Shrubs

<i>Cotoneaster species</i>	Cotoneaster
<i>Juniperus species</i>	Juniper
<i>Mahonia fremontii</i>	Utah Holly
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Pinus mugo</i>	Mugo Pine
<i>Euonymus fortunei 'Coloratus'</i>	Purpleleaf Wintercreeper

Very low water needs
Very low water needs
Prefers shade
Low water needs

Perennials

Sun

<i>Achillea</i> species	Yarrow	Very low water needs	<i>Gallardia</i> species	Blanket Flower	
<i>Aethionema schistosum</i>	Stonecress		<i>Gaura lindheimeri</i>	Gaura	
<i>Agastache</i> species	Hyssop	Very low water needs (except <i>A. foeniculum</i>)	<i>Geranium viscosissimum</i>	Sticky Geranium	Utah's Choice selection
		Low water needs	<i>Geum</i> species	Geum	
<i>Allium</i> species	Ornamental Allium		<i>Gypsophila paniculata</i>	Baby's Breath	
<i>Amsonia tabernaemontana</i>	Blue Star		<i>Hedysarum boreale</i>	Utah Sweetvetch	Utah's Choice selection
<i>Anacyclus depressus</i>	Mount Atlas Daisy		<i>Helenium hoopesii</i>	Helen's Flower/Sneezeweed	
<i>Anaphalis margaritacea</i>	Pearl Everlasting		<i>Helianthemum nummularium</i>	Sunrose	
<i>Antennaria</i> species	Pussy Toes		<i>Hemerocallis</i> x species	Daylilies	
<i>Arabis caucasica</i>	Rock Cress		<i>Hesperaloe parviflora</i>	Red Yucca	
<i>Arenaria macradenia</i>	Showy Sandwort	Utah's Choice selection	<i>Hymenoxys aucalis</i>	Sundancer Daisy/Perky Sue	Utah's Choice selection
<i>Armeria maritima</i>	Sea Pinks/Sea Thrift		<i>Iberis sempervirens</i>	Candytuft	
<i>Asclepias tuberosa</i>	Butterfly Weed		<i>Iliamna rivularis</i>	Maple Mallow	Utah's Choice selection
<i>Aster</i> species	Aster		<i>Iris</i> , Bearded hybrids	Bearded Iris	Low water needs
<i>Astragalus utahensis</i>	Utah Lady Finger	Utah's Choice selection	<i>Kniphofia uvaria</i>	Red Hot Poker	
<i>Aurinia saxatilis</i>	Basket of Gold		<i>Lavandula angustifolia</i>	Lavender	
<i>Baileya multiradiata</i>	Desert Marigold	Low water needs	<i>Leucanthemum x superbum</i>	Shasta Daisy	
<i>Ballota pseudodictamnus</i>	Horehound		<i>Leucorum aestivum</i>	Snowflake	
<i>Berlandiera lyrata</i>	Chocolate Flower		<i>Liatris spicata</i>	Liatris/Gayfeather	
<i>Brodiaea</i> species	Brodiaea		<i>Limonium latifolium</i>	Sea Lavender	
<i>Callirhoe involucrata</i>	Poppy Mallow/Wine Cups	Low water needs	<i>Linum</i> species	Flax	
<i>Calylophus</i> species	Sundrops		<i>Melampodium leucanthum</i>	Blackfoot Daisy	
<i>Campanula</i> species	Bell Flower		<i>Mirabilis multiflora</i>	Desert Four O'Clock	Utah's Choice selection
<i>Castilleja chromosa</i>	Indian Paintbrush	Utah's Choice selection	<i>Monardella odoratissima</i>	Little Beebalm	Utah's Choice selection
<i>Catananche caerulea</i>	Cupid's Dart		<i>Narcissus</i> species	Daffodils/Narcissus	
<i>Centranthus ruber</i>	Jupiter's Beard/Red Valerian	Low water needs	<i>Nepeta x faassenii</i>	Catmint	
<i>Colchicum autumnale</i>	Autumn Crocus		<i>Oenothera maroccarpa</i>	Evening Primrose	Low water needs
<i>Coreopsis verticillata</i>	Thread-leaf Coreopsis		<i>Oenothera pallida</i>	Evening Primrose	Low water needs
<i>Crocus</i> species	Crocus		<i>Oenothera caespitosa</i>	Fragrant Evening Primrose	Utah's Choice selection
<i>Dianthus</i> x <i>allwoodii</i>	Dianthus/Pinks		<i>Origanum</i> species	Oregano	
<i>Dianthus deltoids</i>	Dianthus/Pinks		<i>Papaver orientale</i>	Oriental Poppy	Low water needs
<i>Dianthus gratianopolitanus</i>	Dianthus/Pinks		<i>Penstemon cyananthus</i>	Firecracker Penstemon	Utah's Choice selection
<i>Dianthus plumaris</i>	Dianthus/Pinks		<i>Penstemon palmeri</i>	Palmer Penstemon	Utah's Choice selection
<i>Diascia integerrima</i>	Twinspurs		<i>Penstemon utahensis</i>	Utah Penstemon	Utah's Choice selection
<i>Dicamys albus</i>	Gas Plant		<i>Penstemon whippleanus</i>	Whipple Penstemon	Utah's Choice selection
<i>Echinacea</i> species	Cone Flower		<i>Perovskia atriplicifolia</i>	Russian Sage	Low water needs
<i>Echinops ritro</i>	Globe Thistle		<i>Phlomis</i> species	Jerusalem Sage	
<i>Erigeron</i> species	Fleabane		<i>Potentilla</i> species	Cinquefoil	
<i>Eriogonum</i> species	Buckwheat	Low water needs	<i>Psilostrophe tagetina</i>	Paper Flower	
<i>Eriogonum umbellatum</i>	Sulfurflower Buckwheat	Utah's Choice selection	<i>Pulsatilla vulgaris</i>	Pasque Flower	
<i>Erygium amethystinum</i>	Sea Holly		<i>Ratibida columnifera</i>	Mexican Hat	

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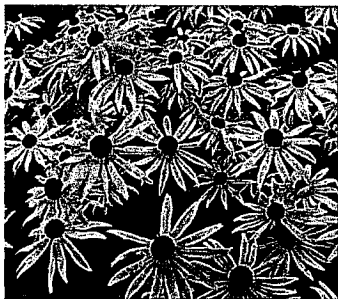
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<i>Rudbeckia species</i>	Black-eyed Susan	
<i>Salvia species</i>	Salvia / Sage	
<i>Salvia x sylvestris 'May Night'</i>	May Night Salvia	
<i>Santolina species</i>	Santolina / Lavender Cotton	
<i>Scabiosa caucasica</i>	Pincushion Flower	
<i>Sedum species</i>	Sedum / Stonecrop	Low water needs
<i>Sempervivum tectorum</i>	Hens and Chicks	
<i>Sphaeralcea species</i>	Globemallow	
<i>Sphaeralcea grossulariifolia</i>	Gooseberry-leaf Globemallow	Utah's Choice
<i>Teucrium chamaedrys</i>	Germander	
<i>Thymus species</i>	Thyme	
<i>Tithonia rotundifolia</i>	Mexican Sunflower	
<i>Tulipa species</i>	Tulips	
<i>Veronica spicata</i>	Spike Speedwell Veronica	
<i>Viguiera multiflora</i>	Showy Goldeneye	Low water needs
<i>Yucca filamentosa</i>	Yucca / Adam's Needle	Low water needs
<i>Zauschneria latifolia</i>	Firechalice	Utah's Choice
<i>Zinnia grandiflora</i>	Desert Zinnia	Low water needs
<i>Zizophora clinopodioides</i>	Blue Mist Bush	

Shade

<i>Aquilegia species</i>	Columbine
<i>Bergenia cordifolia</i>	Bergenia
<i>Corydalis lutea</i>	Yellow Corydalis
<i>Epimedium species</i>	Barrenwort / Epimedium
<i>Geranium endressii</i>	Cranesbill
<i>Geranium sanguineum</i>	Cranesbill
<i>Geranium viscosissimum</i>	Cranesbill
<i>Heuchera species</i>	Coral Bells
<i>Smilacina racemosa</i>	False Solomon Seal

Ornamental Grasses

Full Sun

<i>Andropogon gerardii</i>	Big Bluestem	
<i>Aristida purpurea</i>	Three Awn Grass	
<i>Bouteloua curtipendula</i>	Side Oats Grama Grass	Utah's Choice
<i>Bouteloua gracilis</i>	Blue Grama Grass	
<i>Calamagrostis acutiflora</i>	Feather Reed Grass	
<i>Erianthus ravennae</i>	Ravenna Grass / Hardy Plume Grass	
<i>Festuca ovina glauca</i>	Blue Fescue	
<i>Rudbeckia species</i>	Black-eyed Susan	
<i>Salvia species</i>	Salvia / Sage	
<i>Helictotrichon sempervirens</i>	Blue Oat Grass / Blue Avena	
<i>Leymus cinereus</i>	Great Basin Wildrye	Utah's Choice
<i>Miscanthus sinensis</i>	Maiden Grass	
<i>Panicum species</i>	Switch Grass	
<i>Schizachyrium scoparium</i>	Little Bluestem	Utah's Choice
<i>Sorghastrum nutans</i>	Indian Grass	
<i>Sporobolus airoides</i>	Alkali Sacaton Grass	Utah's Choice
<i>Stipa comata</i>	Needle and Thread Grass	
<i>Stipa hymenoides</i>	Indian Rice Grass	Utah's Choice
<i>Stipa tenuissima</i>	Mexican Grass	

Shade

<i>Dechampsia caespitosa</i>	Tufted Hair Grass
<i>Molina caerulea</i>	Purple Moor Grass

Groundcovers

<i>Antennaria species</i>	<i>Pussy Toes</i>	
<i>Arctostaphylos uva-ursi</i>	<i>Kinnikinnick</i>	
<i>Buchloe dactyloides</i>	<i>Buffalograss</i>	Low water needs
<i>Cerastium tomentosum</i>	<i>Snow-in-Summer</i>	
<i>Delosperma species</i>	<i>Ice Plant</i>	Low water needs
<i>Helianthemum nummularium</i>	<i>Sun Rose</i>	
<i>Hypericum calycinum/reptans</i>	<i>St. Johnswort</i>	
<i>Juniperus horizontalis</i>	<i>Horizontal Juniper</i>	Low water needs
<i>Mahonia repens</i>	<i>Creeping Mahonia</i>	Utah's Choice
<i>Phlox subulata</i>	<i>Creeping Phlox</i>	
<i>Sedum species</i>	<i>Sedum</i>	Low water needs
<i>Stachys byzantine</i>	<i>Lamb's Ear</i>	Low water needs
<i>Teucrium chamaedrys</i>	<i>Germander</i>	
<i>Thymus species</i>	<i>Thyme</i>	Low water needs
<i>Veronica liwanensis</i>	<i>Turkish Veronica</i>	
<i>Veronica rupestris</i>	<i>Creeping Veronica</i>	

Vines

<i>Campsis radicans</i>	<i>Trumpet Vine</i>	Extremely vigorous
<i>Clematis tangutica</i>	<i>Clematis</i>	
<i>Polygonum aubertii</i>	<i>Silverlace Vine</i>	
<i>Wisteria species</i>	<i>Wisteria</i>	

Trees to be planted in naturalized areas

<i>Acer glabrum</i>	<i>Rocky Mountain Maple</i>	Plant at higher elevations
<i>Acer grandidentatum</i>	<i>Bigtooth Maple</i>	
<i>Chilopsis linearis</i>	<i>Desert Willow</i>	
<i>Juniperus osteosperma</i>	<i>Utah Juniper</i>	
<i>Juniperus scopulorum</i>	<i>Rocky Mtn Juniper</i>	Plant at higher elevations
<i>Pinus aristata</i>	<i>Bristlecone Pine</i>	
<i>Pinus edulis</i>	<i>Pinyon Pine</i>	
<i>Pinus flexilis</i>	<i>Limber Pine</i>	
<i>Populus</i>	<i>Poplar</i>	
<i>Populus fremonti</i>	<i>Cottonwood</i>	
<i>Quercus gambelii</i>	<i>Gambel Oak</i>	

Unacceptable Trees and Shrubs

<i>Acer negundo</i>	<i>Box Elder</i>	Volunteers easily; messy
<i>Acer saccharinum</i>	<i>Silver Maple</i>	Needs too much water
<i>Ailanthus</i>	<i>Tree of Heaven</i>	Volunteers easily; messy
<i>Betula species</i>	<i>White Birch</i>	Disease prone
<i>Celtis occidentalis</i>	<i>Common Hackberry</i>	Invasive on Wasatch Front
<i>Elaeagnaceae angustifolia</i>	<i>Russian Olive</i>	Volunteers easily; messy
<i>Populus tremloides</i>	<i>Quaking Aspen</i>	Disease prone
<i>Pyracantha</i>	<i>Firethorn Shrub</i>	Grows aggressively
<i>Robinia pseudoacacia</i>	<i>Black Locust</i>	Volunteers easily; messy
<i>Salix species</i>	<i>Willow</i>	Needs too much water
<i>Ulmus Americana</i>	<i>American Elm</i>	Disease prone
<i>Ulmus pumilla</i>	<i>Siberian Elm</i>	Volunteers easily; messy

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6.4 DESIGN REVIEW CHECKLIST

Use for submission of plans to Hidden Valley DRC:

Step 1: Pre-Design Meeting

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, the owner and architect or builder shall meet with the Hidden Valley DRC to present and discuss the proposed project and to explore and resolve any questions regarding construction requirements or the interpretation of the Guidelines or the design review process. This informal review will offer guidance prior to the Preliminary Plans submittal.

Plans are not required at the pre-design meeting, however, the following items are recommended in order to maximize the effectiveness of this meeting with the Hidden Valley DRC:

- ☐ Site plan of entire area of proposed improvement, showing property boundary and topography (11"x17" or larger size recommended)
- ☐ Plans, photographs and/or drawings of proposed building prototypes and styles
- ☐ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

Step 2: Preliminary Plan Submittal

This review covers conceptual site planning and architecture, and preliminary landscape architecture for any proposed development or improvement in Hidden Valley. At this stage, site planning is particularly important and should be developed with sufficient detail to indicate the general layout and arrangement of streets, buildings, and open spaces. Three (3) paper sets and one electronic set of Preliminary Plans are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Survey

- ☐ Parcel boundaries, dimensions and legal description
- ☐ Existing contours at 2-foot intervals
- ☐ Major existing terrain features or historical features

Site Plans (at a scale of no less than 1" = 100')

- ☐ Name of owner or developer, consultants and date of submittal
- ☐ Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, typical lot sizes, and open space acreage)
- ☐ Proposed lots, building envelopes and setbacks (SFD neighborhoods)
- ☐ Proposed building footprints and building setbacks (SFA, multifamily, mixed-use and commercial developments)
- ☐ Maximum building height/number of stories
- ☐ Streets and Rights-of-Way (ROW) widths
- ☐ Parking lot layout, where applicable, including the location of handicapped spaces, and numerical data for parking
- ☐ Sidewalks, off-street trails, and bicycle lanes
- ☐ Community areas, such as courtyards and plazas
- ☐ Parks, open spaces and amenity areas
- ☐ Existing utility easements
- ☐ North arrow and scale

Schematic Architectural Plans (at a scale of no less than 1/8" = 1'-0")

- ☐ Floor plan(s)
- ☐ Elevation(s) (See Architecture Guidelines for Elevation Articulation Ratio calculation in Section 4.2)
- ☐ Typical exterior materials, colors, and finishes under consideration

Preliminary Landscape Architecture Plans (at a scale of no less than 1" = 100')

- ☐ Conceptual landscape plan showing locations of lawns, trees, shrubs, and planting beds
- ☐ Conceptual fence and/or wall plan
- ☐ Plant materials under consideration (See Appendix 6.3 for Approved Plant List)

In addition to the above plans, submit the following:

- ☐ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

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Step 3: Final Plan Submittal

This review covers specific designs for site planning, architecture, landscape architecture, signage, and exterior lighting. After preliminary approval is obtained, Final Plans shall be submitted to the Hidden Valley DRC. The Final Plan drawings should further elaborate upon the approved Preliminary Plans. This review should include resolution of the conditions placed on the prior Preliminary Plan approval. Three (3) complete paper sets and one (1) electronic set of design drawings are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Plans (at a scale of no less than 1" = 100')

- ☐ Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, lot sizes, and open space acreage)
- ☐ Dwelling/footprint location and setbacks (front, rear, sides)
- ☐ Dwelling heights/number of stories
- ☐ Street width and Right-of-Way (ROW)
- ☐ Parking lot layout, where applicable, including the location of standard, compact, and handicapped spaces and numerical data for each type of parking
- ☐ Sidewalks, off-street trails, bicycle lanes, and paths
- ☐ Community areas such as courtyards and plazas
- ☐ Parks, open space and amenity areas (with acreage)
- ☐ Development phasing concept (if applicable)
- ☐ Locations and finished floor elevations of homes
- ☐ Utility easements and locations (sewer, water, gas, power, and telecommunications)
- ☐ Conceptual grading plan with existing and proposed grades and limits of construction
- ☐ Location of on-site exterior lighting
- ☐ Location of accessory structures, decks, driveways, etc.
- ☐ North arrow and scale

Covenants, Conditions and Restrictions ("Hidden Valley CC&Rs"), including but not limited to the following:

- ☐ EAR requirements
- ☐ Size of proposed dwellings, including minimum square feet of dwelling
- ☐ Exterior material and color requirements
- ☐ Minimum setbacks for building envelope
- ☐ Other thematic elements

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Architecture Plans (at the same scale as site plans)

- ☐ Floor plan(s) (including the square footage of each residence)
- ☐ Elevations: three (3) elevations for each floor plan with full graphic representation of exterior treatments
- ☐ Calculation of Elevation Articulation Ratio (EAR) (See Architecture Standards for EA Ratio calculation - Section 4.2)
- ☐ Roof Plan
- ☐ Sample board of exterior materials (e.g., cladding, roof materials), colors and finishes for building body and trim
- ☐ Location of wall-mounted lights
- ☐ Method of screening of exterior utility boxes and mechanical and communications equipment (for multifamily and commercial)

Landscape Architecture Plans (at a scale of no less than 1" = 100')

- ☐ Location, size, quantity, and types of plant materials (See Appendix 6.3 for Approved Plant List)
- ☐ Location and dimensions of berms and other grading elements
- ☐ Location and type of hardscape materials
- ☐ Location and description of site furnishings
- ☐ Description of type(s) of irrigation proposed
- ☐ Location, type and materials of fencing and/or walls

In addition to the above plans, submit the following:

- ☐ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

6.5 ENHANCED EA RATIO REQUIREMENTS

Enhanced EA Ratio requirements have been established in order to promote a higher level of exterior finishing for buildings that are located in “high visibility” areas within Hidden Valley. The following enhanced EA Ratios apply to all residential structures whose finished floor elevation is above the 5,280-foot contour line, otherwise known as the “Mile High Elevation”, as depicted in Figure 5.5.

6.5.1 Enhanced EA Ratio for Single-Family Detached Buildings

The Enhanced EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
Enhanced EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.40	0.44	0.46	0.52	0.58
Side Elevation(s) EA Ratio minimum	0.28	0.30	0.32	0.34	0.36
Passive Side Elevation EA Ratio minimum **	0.22	0.24	0.24	0.26	0.26
Rear Elevation EA Ratio minimum - Street Loac	0.32	0.34	0.36	0.38	0.44
Rear Elevation EA Ratio minimum - Alley Loac	0.16	0.20	0.23	0.26	0.32
Materials					
Exposed foundation at 2:12 or shallower slope:	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* “Exposed Elevations” are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A “Passive Side Elevation” is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

6.5.2 Enhanced EA Ratio for Other Residential Buildings

The Enhanced EA Ratio for single-family attached and multifamily buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamily	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
Enhanced EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.43	0.52	0.40	0.48	0.54	0.61	0.58	0.60	0.64	0.54
Side Elevation(s) EA Ratio minimum		0.34	0.32	0.34	0.32	0.34	0.34	0.34	0.36	
Hidden Side Elevation EA Ratio minimum		0.24	0.24	0.25	0.25	0.25	0.25	0.25	0.30	
Rear Elevation EA Ratio minimum	0.40	0.34	0.37	0.40	0.30	0.36	0.18	0.18	0.44	0.54
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

Exhibit F

[Parks and Open Space Plan]

Sage Communities



Parks and Open Space Program Elements

Trailhead Park:	Native/developed landscape
	Seating
	Trail system connection
Primary Trailhead:	Native/developed landscape
	Seating
	Trail system connection
	Parking
Pocket Park:	Developed landscape
	Walking paths
Garden Park:	Garden landscape
	Walking paths
	Shade structure
	Small water feature
	Small plaza
Neighborhood Park:	Developed landscape
	Playground
	Shade structure
	Trail system connection
	Small-scale recreation amenities
Active Park:	Developed landscape
	Multi-use fields
	Playground
	Shade structure
	Community gathering spaces
	Small-scale recreation amenities
Neighborhood Community Center:	Bath house
	Pool (approx. 1500 sf)
	Spa
	Fire Pit
	Deck/plaza (3000 sf)
	Lawn
	Shade structure
	Enhanced landscape

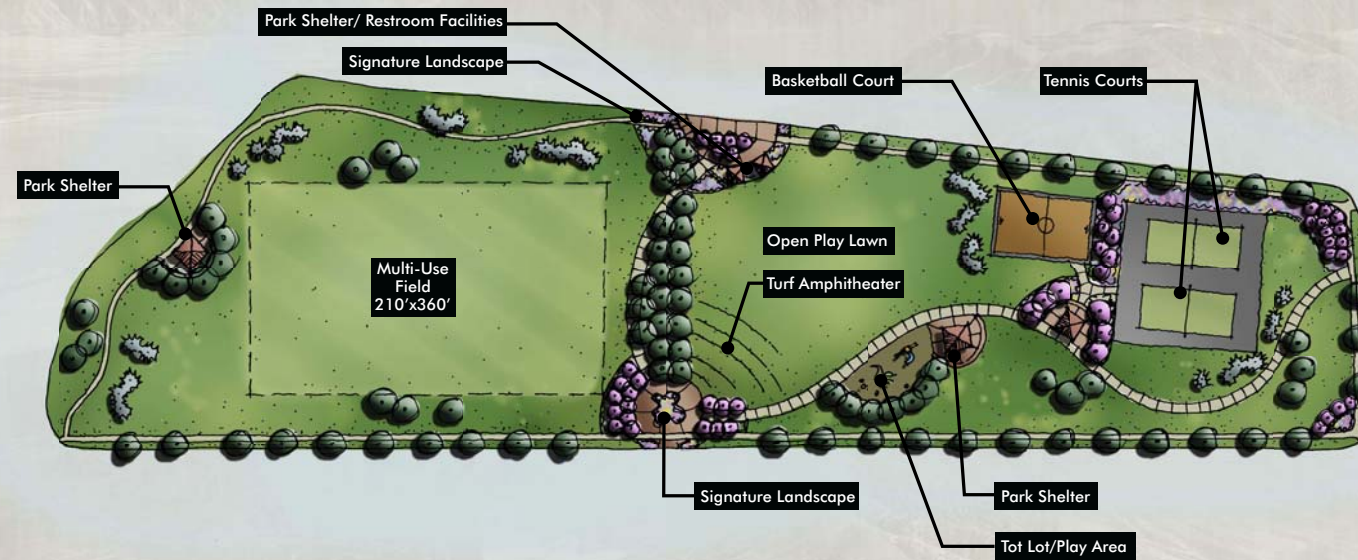
Parks, Trails, and Open Space Plan

February 4, 2008



NORTH

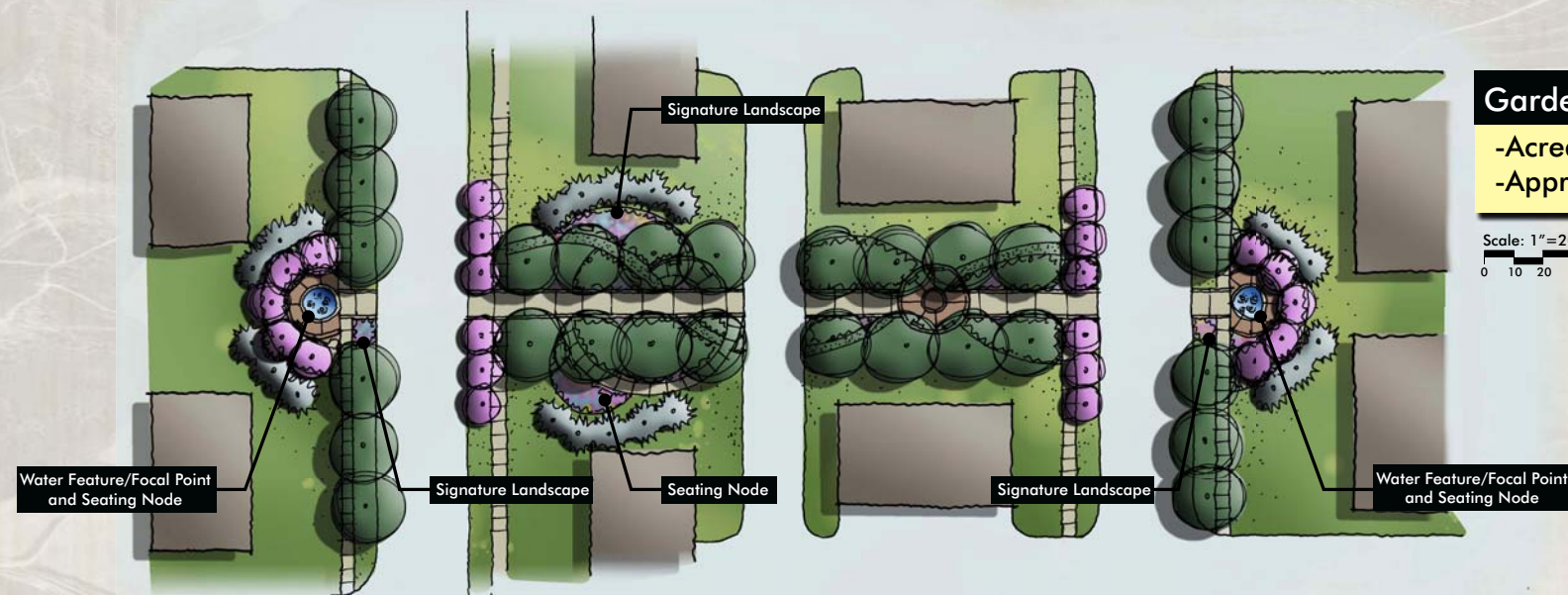
Sage Communities



Active Park-\$5.00/sf:

- Acreage: 7.6
- Approx. cost: \$1,655,000
- Amphitheater
- Tennis courts
- Basketball court

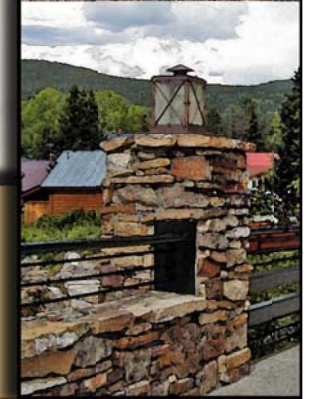
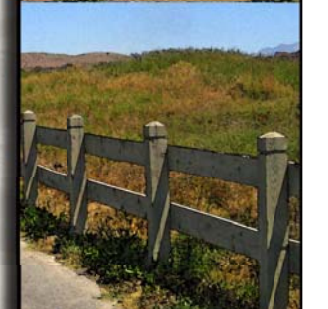
Scale: 1"=50'-0"
0 25 50 100 NORTH



Garden Park TYP-\$4.50/sf:

- Acreage: 2.7
- Approx. cost: \$430,000

Scale: 1"=20'-0"
0 10 20 40 NORTH



Sage Communities



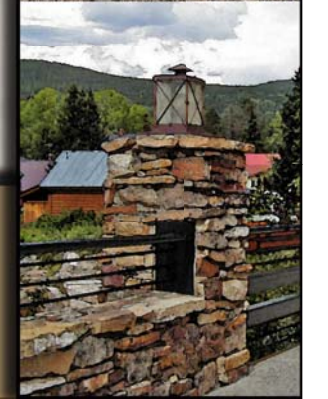
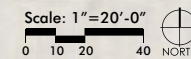
Neighborhood Community Center A-\$500,000 ea:

- Acreage:0.4
- Approx. cost: \$500,000
- Pedestrian Pass-Through

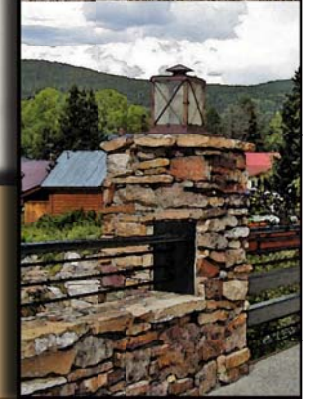
Primary Trailhead A-\$2.50/sf:

- Acreage: 0.6
- Approx. cost: \$65,000
- Tot lot

Scale: 1"=20'-0"



Sage Communities



Sage Communities

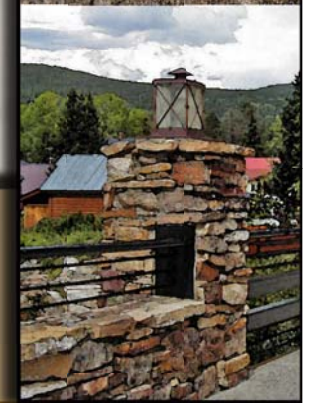
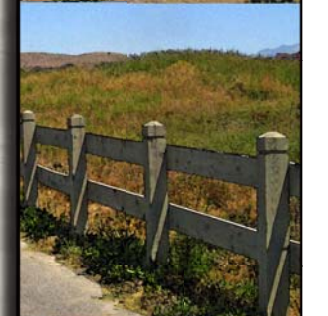


Neighborhood Community Center C-\$500,000 ea:

-Acreage: 0.9

-Approx. cost: \$500,000

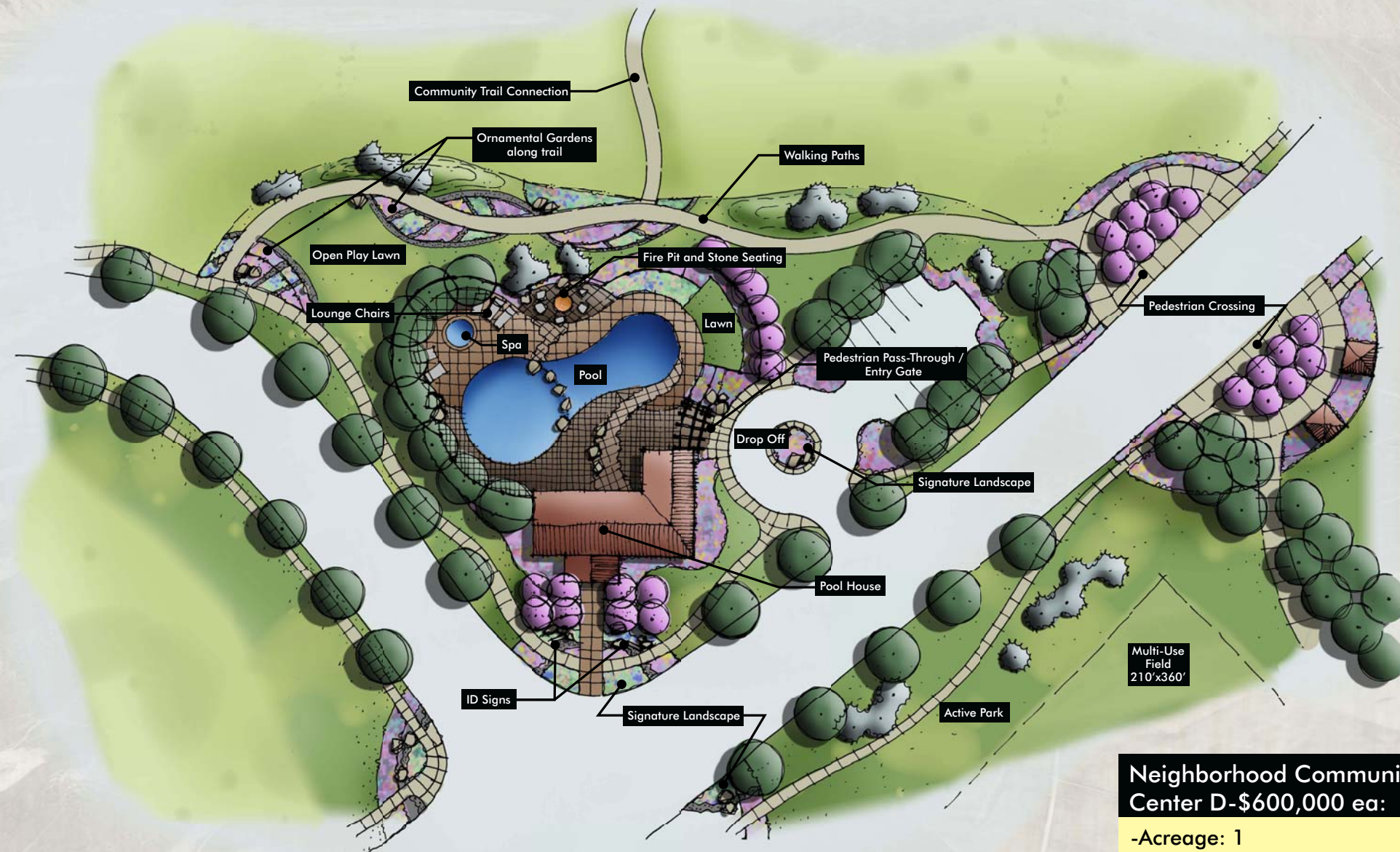
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Parks, Trails, and Open Space Plan - Neighborhood Community Center C

February 4, 2008

Sage Communities

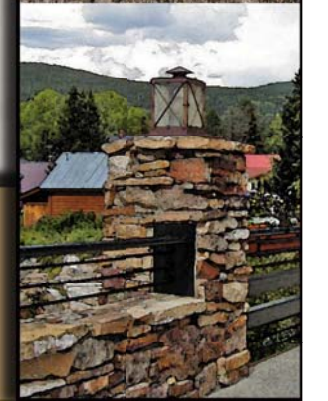
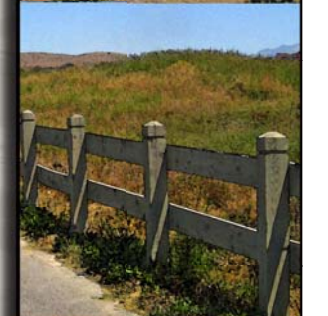


Neighborhood Community Center D-\$600,000 ea:

-Acreage: 1

-Approx. cost: \$600,000

Scale: 1"=20'-0"



Sage Communities

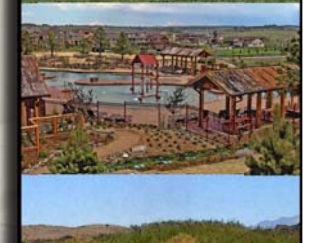


Neighborhood Community Center E-\$500,000 ea:

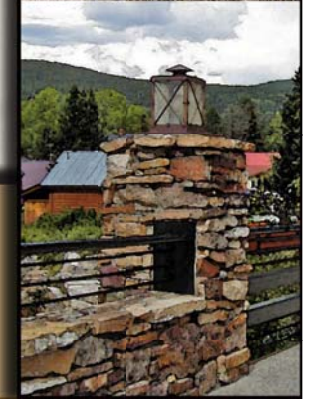
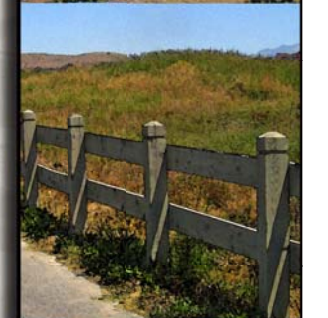
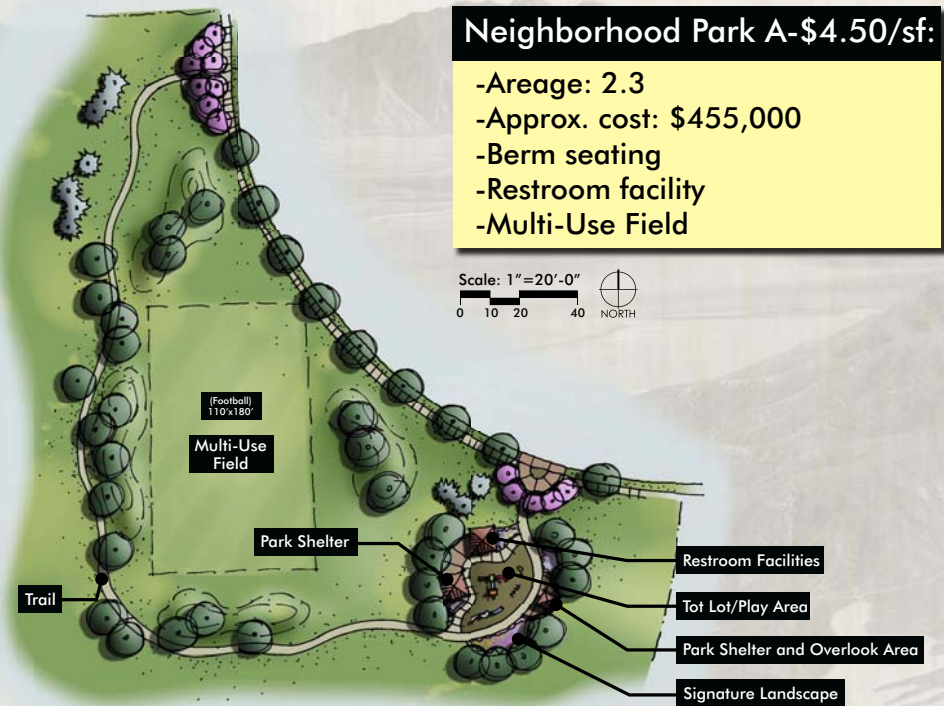
-Acreage: 3.2

-Approx. cost: \$500,000

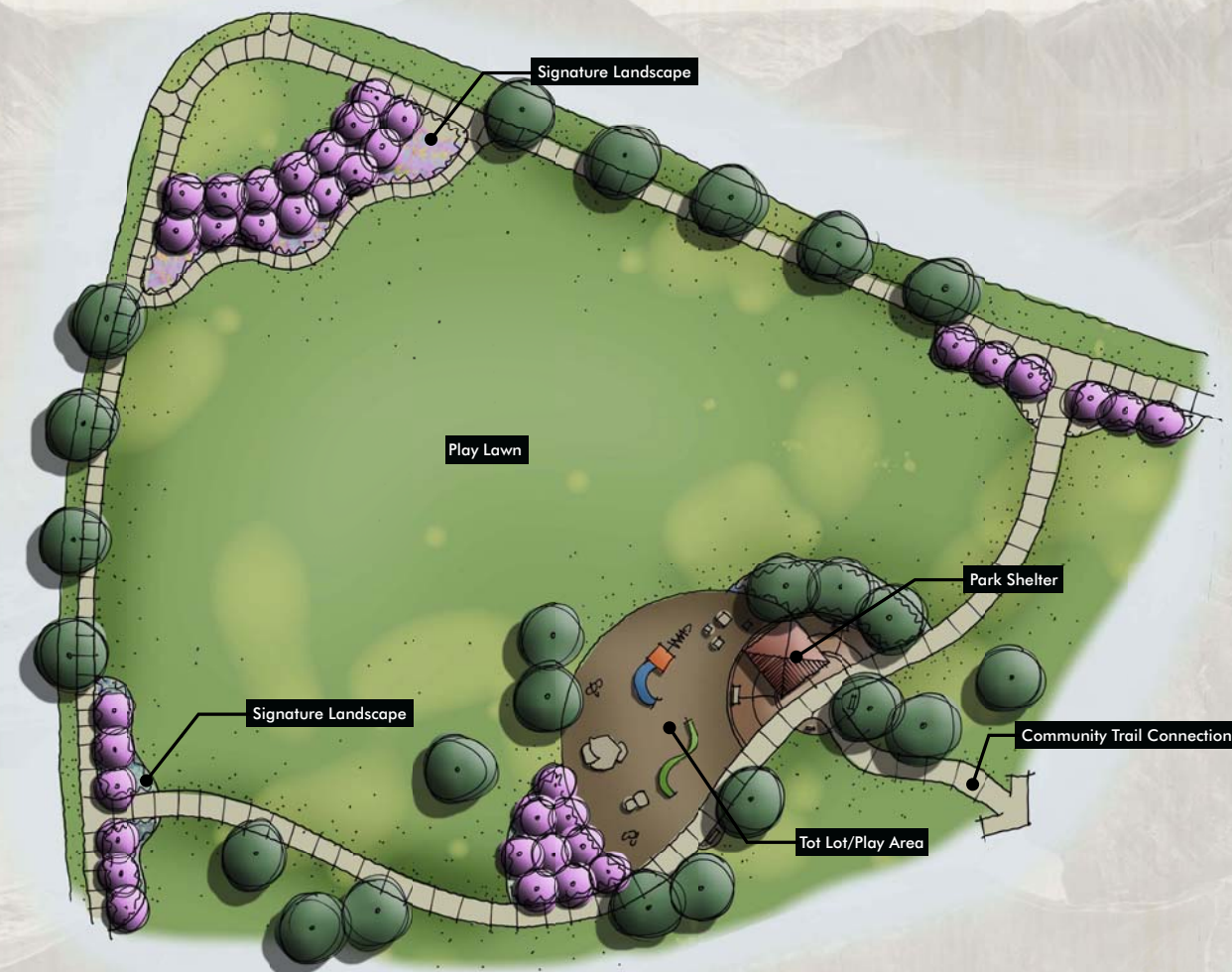
Scale: 1"=30'-0"
0 15 30 60 NORTH



Sage Communities



Sage Communities



Neighborhood Park D-\$4.50/sf:

- Acreage: 1.7
- Approx. cost: \$335,000
- Detention Pond

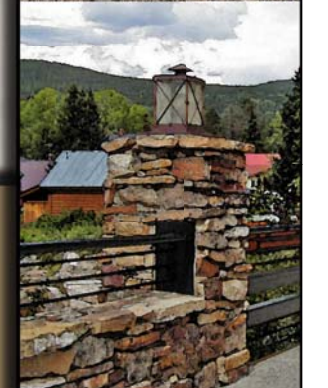
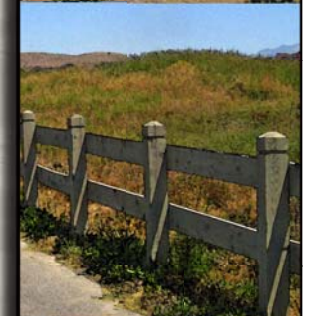
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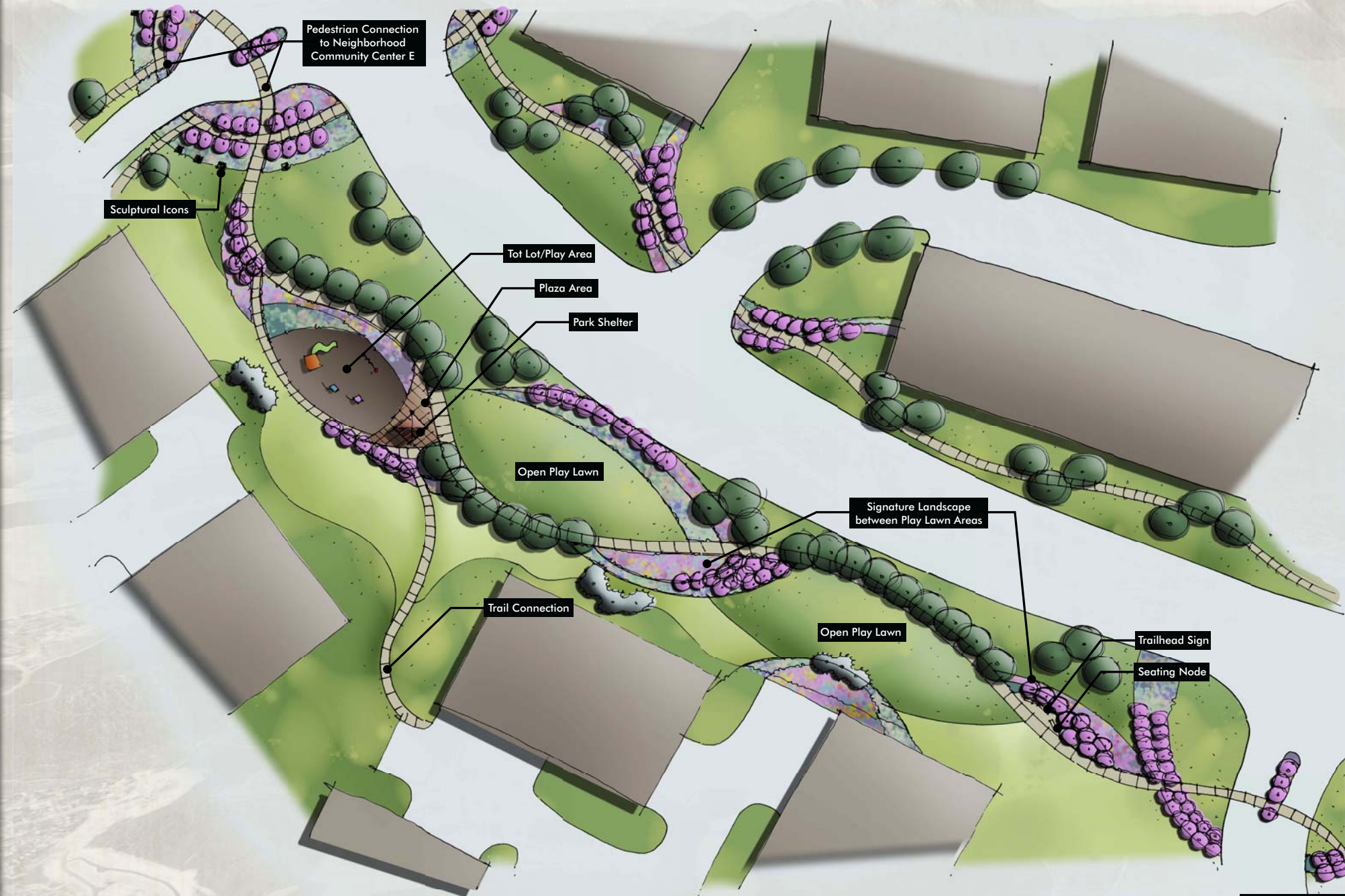
Neighborhood Park F-\$4.50/sf:

- Acreage: 0.6
- Approx. cost: \$125,000

Scale: 1"=20'-0"
0 10 20 40 NORTH



Sage Communities

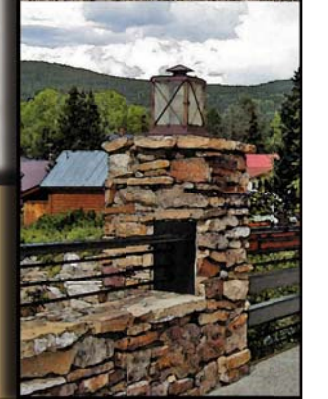
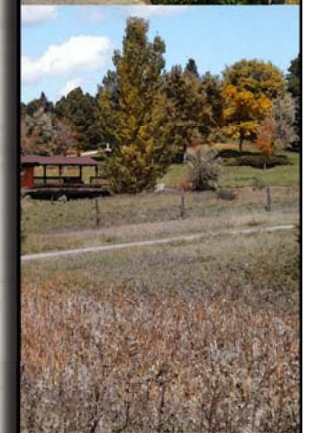
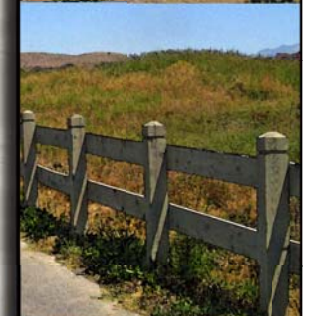


Neighborhood Park E-\$4.50/sf:

-Acreage: 1.4

-Approx. cost: \$275,000

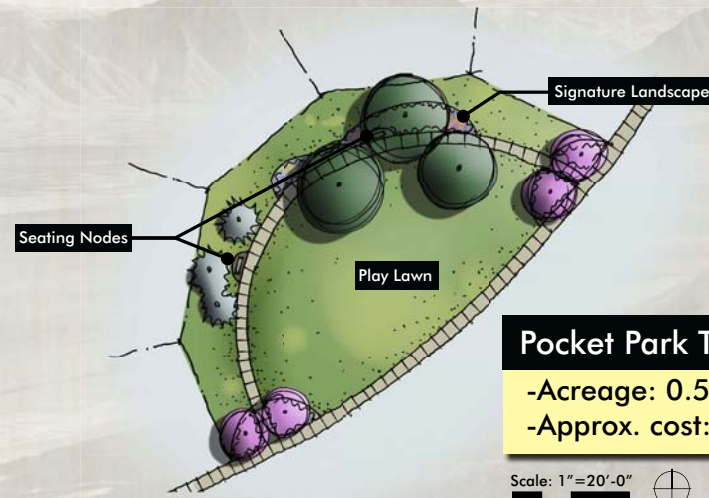
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Parks, Trails, and Open Space Plan - Neighborhood Park E

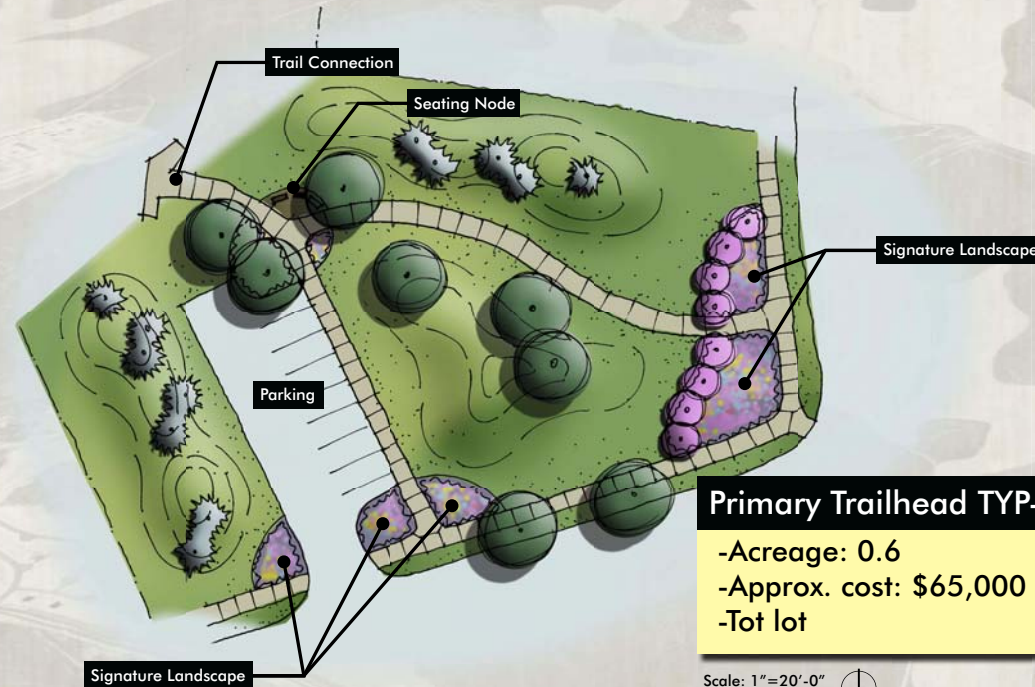
February 4, 2008

Sage Communities



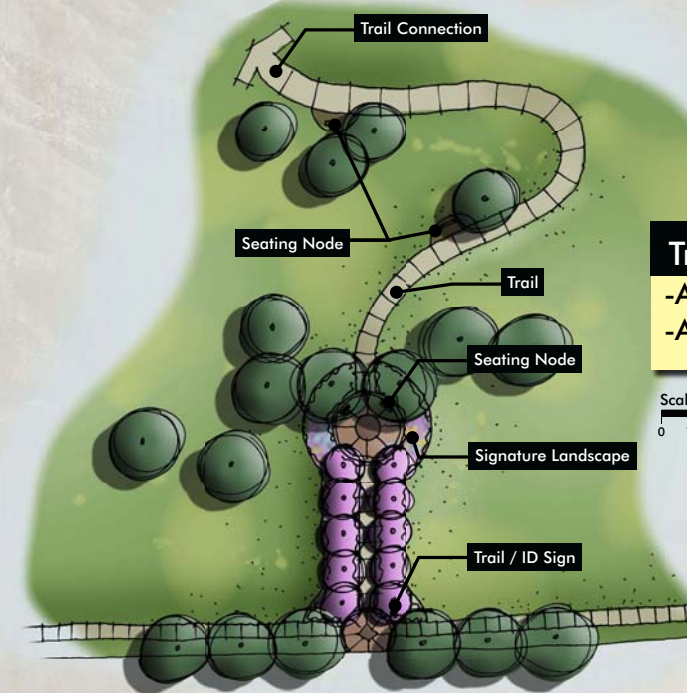
Pocket Park TYP -\$3.50/sf:
 -Acreage: 0.5
 -Approx. cost: \$80,000

Scale: 1"=20'-0"
 0 10 20 40 NORTH



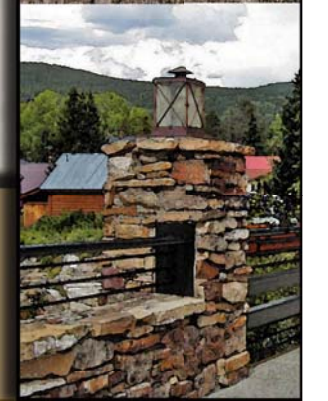
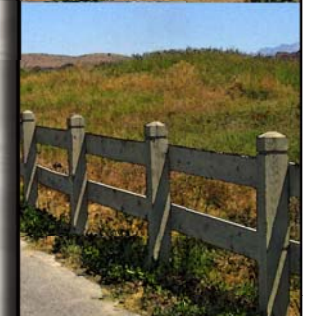
Primary Trailhead TYP-\$2.50/sf:
 -Acreage: 0.6
 -Approx. cost: \$65,000
 -Tot lot

Scale: 1"=20'-0"
 0 10 20 40 NORTH

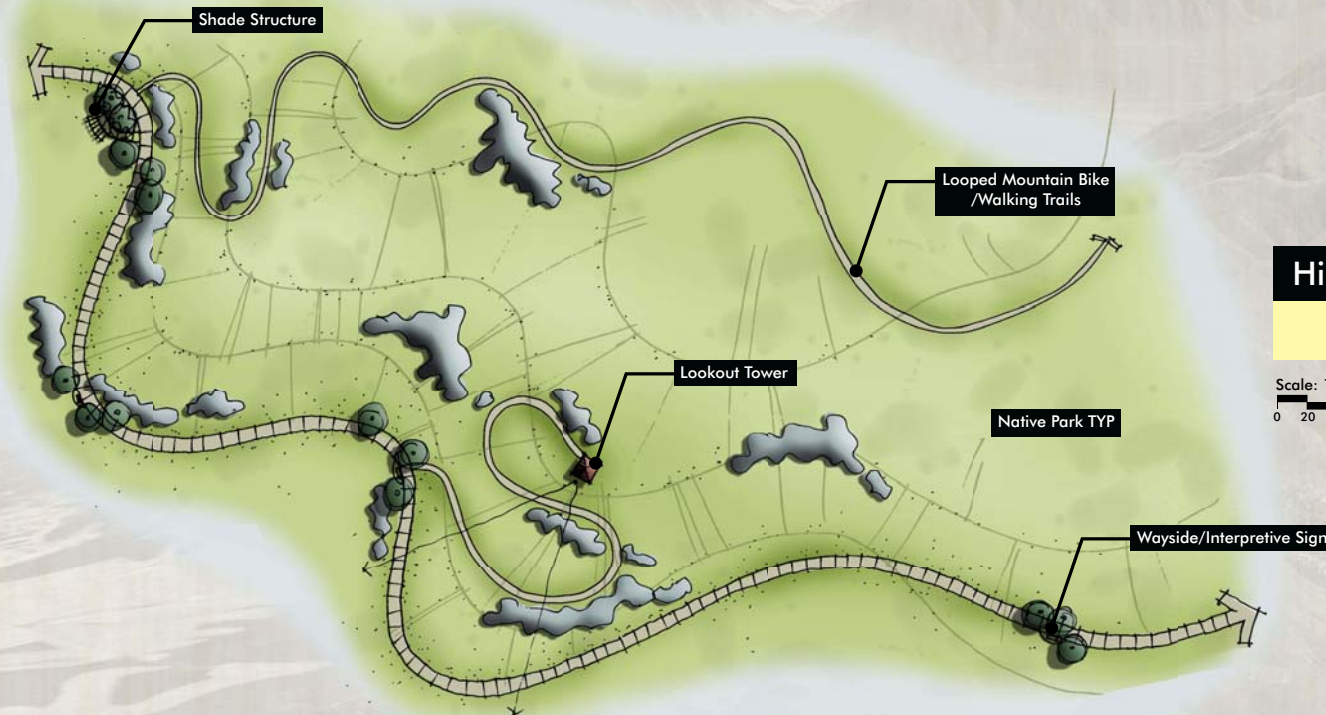


Trailhead Park TYP -\$2.75/sf:
 -Acreage: 0.3
 -Approx. cost: \$35,000

Scale: 1"=20'-0"
 0 10 20 40 NORTH

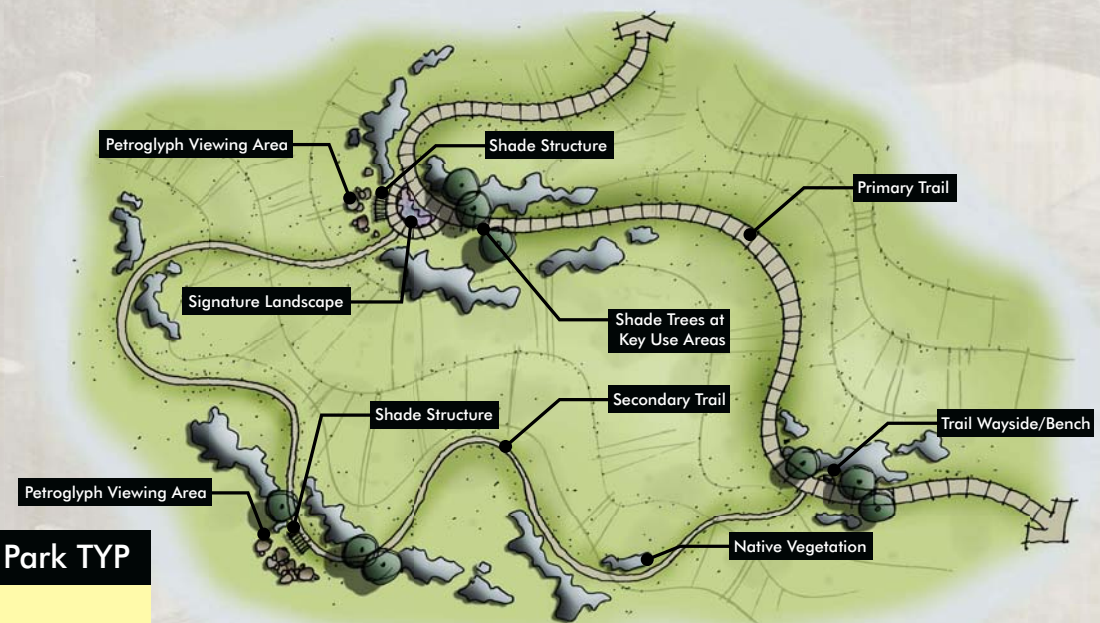


Sage Communities



Hilltop Native Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH



Petroglyph Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH

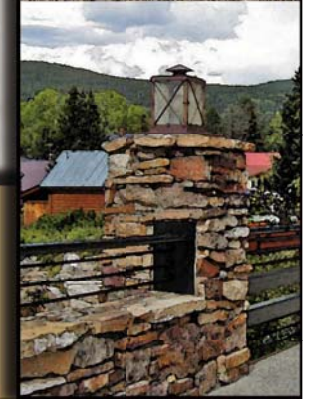
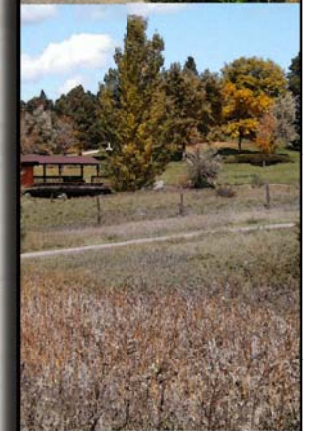


Exhibit G

[Sanitary Sewer Master Plan]

Exhibit H

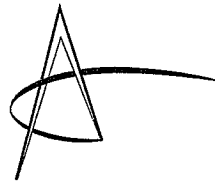
[Storm Water Master Plan]

Existing Storm Water Management Report

Prepared for:

Hidden Valley Development

Prepared by:



Ward Engineering Group

Planning. Engineering. Surveying

January 8, 2008

1.0 Title Page

1.1 Background

The following existing storm water management report and plan was prepared for the proposed *Hidden Valley Development*, located along Pony Express Parkway in Eagle Mountain, Utah, Sections 29,30,31 and 32, Township 5S, Range 1W.

The site consists of approximately 1237.12 acres and will have 5117 units consisting of single-family and multi-family units. The lots will range from 5400 square feet to 20,000 square feet in area.

1.2 Preparer

Ward Engineering Group compiled the following study under the supervision of Dave Reddish, P.E. (Land Development Director). Company information is as follows:

Ward Engineering Group
231 West 800 South, Suite A
Salt Lake City, Utah 84101

Tel: (801) 487-8040

Fax: (801) 487-8668

2.0 Property Description

The 1237.12 acres is nestled in a valley with steep side slopes sloping down to the valley floor. Much of the site has been used for the farming of winter wheat in the gentle sloping valley. The soil conditions of the site are as follows: There are up to 18 inches of top soil followed by layers of lean clay, silty clay, silt, sand and gravel. At several locations very dense shallow cemented soils underlain by bedrock were encountered. (For further soil information see the Preliminary Soil Report by Earthtec Dated December 13, 2007 Job No. 073190)

3.0 Off-site Drainage Description

There is one offsite basin (218.49 acres) that sheet flows onto the southwest side of the property. This basin has fairly steep slopes and the total flow from offsite is $Q_{10} = 24.54$ cfs and $Q_{100} = 66.57$ cfs.

4.0 On-Site Drainage Description

The proposed site has been broken down into 5 Basins with 5 different discharge locations. See UT2 for map showing basins and discharge locations. The existing flows from Basin 1 (543.13 acres) discharge along the west side of the property through an existing ditch. The 10 year flow rate is 53.46 cfs and the 100 year flow rate is 135.37 cfs. Basin 2 (586.57 acres) discharges along Pony

Express Parkway on the north end of the property. The 10 year flow rate is 66.16 cfs and the 100 year flow rate is 160.41 cfs. Basins 3 and 4 (36.24 acres and 22.41 acres) also discharge along Pony Express Parkway at the northwest end of the property. The 10 year flow rates are 7.13 cfs and 7.98 cfs and the 100 year flow rates are 19.41 cfs and 16.20 cfs respectively. Basin 5 (65.80 acres) sheet flows off the back side along the east property line. The 10 year flow rate is 10.52 cfs and the 100 year flow rate is 28.67 cfs.

5.0 Master Plan Drainage Considerations

Each development or at a minimum each sub-basin will be required to detain it's developed 100-yr 24 hour storm event and shall be allowed to discharge at the historic runoff rate. Energy dissipation and erosion protection shall be provided at all outlets where storm water is released into natural channels.

Under ground storm collection pipes shall be designed for the 10 year-24 hour storm event flow. The minimum pipe size shall be 15" diameter and the pipes shall not be designed for surcharged/pressure flow conditions.

The 100 year – 24 hour storm event must be conveyed within the collection system and the roadway surface while maintaining one (12' Wide) Travel lane free of water and not over topping the curbs.

6.0 FEMA Floodplain Requirements

Based on the current FEMA Flood Insurance Rate Map panel 4955170115B, Hidden Valley Development is not currently located in a FEMA-designated Special Flood Hazard Area. Current designation for the area is "X".

7.0 Design Runoff Computations

7.1 Selection of Hydrologic Model

The SCS TR-20 method of analysis was utilized due to the size of the site.

7.2 Model Input Parameters

The input parameters needed for the SCS Method TR-20 area are as follows: (See Appendix for detailed calculations).

- a) Watershed Area is calculated run-off areas based on watershed boundaries created from existing or proposed contours. (See sheet UT2 for details)
- b) Time of concentration is estimated Shallow Concentrated flow and Sheet Flow. The TR-20 Sheet Flow procedure is designed to calculate the Tc for flow over plane surfaces, as usually occurs in the uppermost regions of a

watershed. Shallow concentrated flow is calculated using Length over velocity.

- c) Rainfall Intensities/Depth Rainfall information was taken from the "Precipitation-Frequency Atlas of the United States" NOAA (National Oceanic and Atmospheric Administration)

d) Run-off Coefficients

The curve number, or CN, is determined according to the soil type and ground cover. A high CN (such as 98 for pavement) indicates minimum retention, while a low CN (such as 30 for certain wooded areas) indicates a large retention capability.

Soils are classified into hydrologic soil groups to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSG's, (hydrologic soil groups), which are A, B, C, and D, are one element used in determining runoff curve number.

The infiltration rate is the rate at which water enters the soil at the soil surface. It is controlled by surface conditions. HSG also indicates the transmission rate - the rate at which the water moves through the soil. This rate is controlled by the soil profile. The four groups are defined by SCS soil scientists as follows:

Group A soils have low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands and gravels, and have a high rate of water transmission (greater than 0.30 in/hr).

Group B soils have moderate infiltration rates when thoroughly wetted, and consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-0.30 in/hr).

Group C soils have low infiltration rates when thoroughly wetted, and consist chiefly of soils with a layer that impedes downward movement of water, and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr).

Group D soils have high runoff potential. They have very low infiltration rates when thoroughly wetted, and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0-0.05 in/hr).

8.0 Summary

The Hidden Valley development has 5 discharge locations for a total discharge of 169.79 cfs and 426.63 cfs for the 10/100 year storm event respectively. Basins 1 and 2 yield the highest discharge flows of 119.62 cfs and 295.78 cfs for the 10/100 year storm event respectively and may need special erosion protection during construction. Offsite flows from the southwest Basin 6 have been accounted for in the overall calculations and pipe sizing for the development. The flows from each basin are shown on sheet UT2 of this report.

APPENDIX



1000 0

- National Resource Land

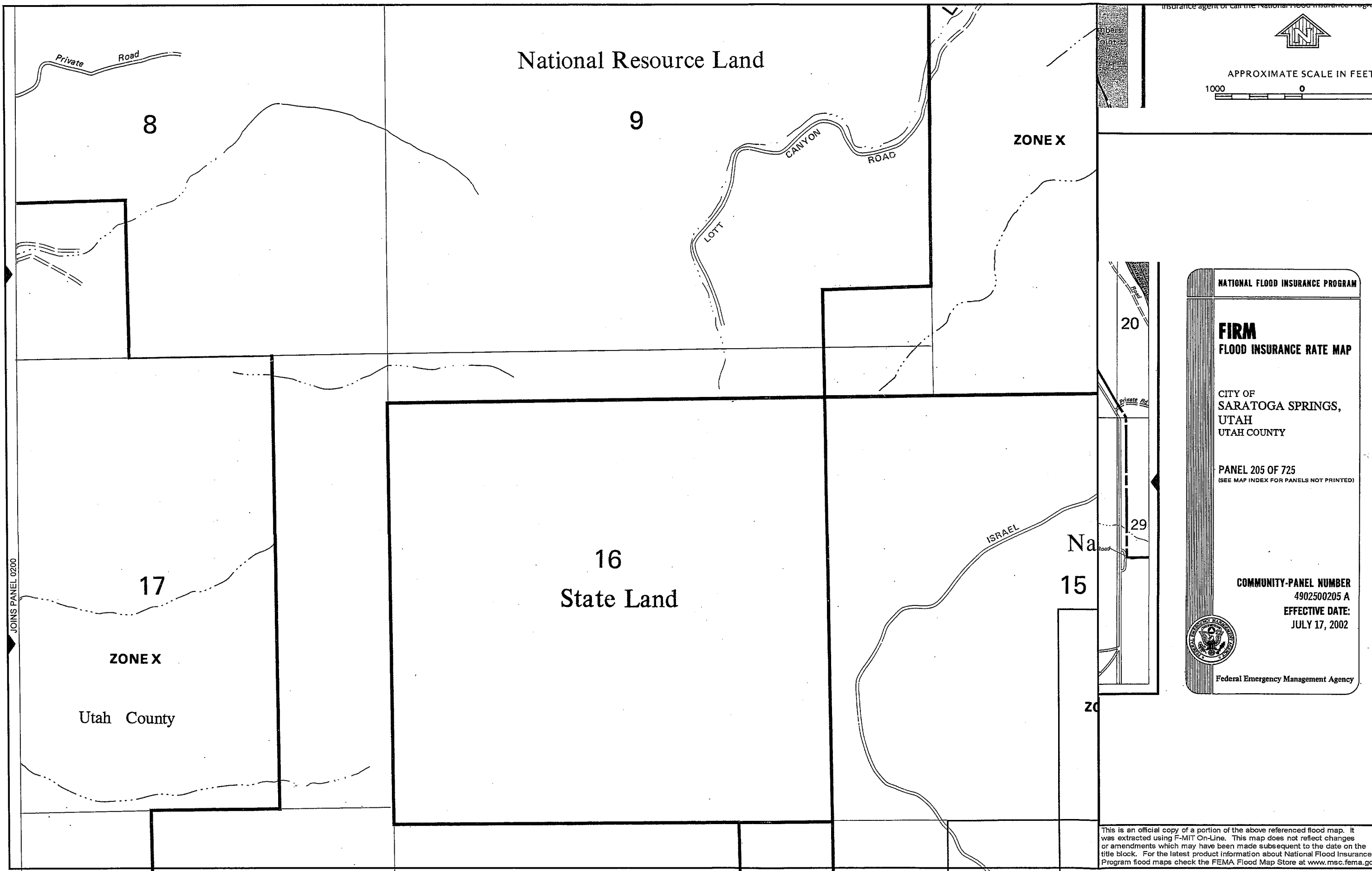
FLOOD HAZARD
UNINCORPORATED
COUNTY AND TOWNSHIP
FOR INFORMATION
INSURANCE RATES
TO SEPARATELY
INSURANCE RATES

FIRM FLOOD INSURANCE RATE MAP

PANEL 115 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

EFFECTIVE DATE:
JULY 17, 2002

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 205 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500205 A
EFFECTIVE DATE:
JULY 17, 2002


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

1/24/2008 9:01:33 AM L:\cadence Capital\Hidden Valley\CAD003 Master Plan\Design\Construction Dwg\HW-001 existing.dgn

POINT OF DISCHARGE
BASIN 2
 $Q_{10} = 66.16$ cfs
 $Q_{100} = 160.41$ cfs

POINT OF DISCHARGE
BASIN 2
 $Q_{10} = 7.13$ cfs
 $Q_{100} = 19.41$ cfs

BASIN 3
38.24 ACRES

BASIN 4
22.41 ACRES

POINT OF DISCHARGE
BASIN 4
 $Q_{10} = 7.98$ cfs
 $Q_{100} = 16.20$ cfs

BASIN 2
586.57 ACRES

BASIN 1
543.13 ACRES

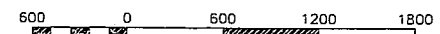
POINT OF DISCHARGE
BASIN 1
 $Q_{10} = 53.46$ cfs
 $Q_{100} = 135.37$ cfs

BASIN 5
65.80 ACRES

POINT OF DISCHARGE
BASIN 5
 $Q_{10} = 10.52$ cfs
 $Q_{100} = 28.67$ cfs

BASIN 6
218.487 ACRES
 $Q_{10} = 24.54$ cfs
 $Q_{100} = 66.57$ cfs

————— PROPERTY BOUNDARY
- - - - - DRAINAGE BASIN
- - - - - DRAINAGE SUB-BASIN
← FLOW DIRECTION



Scale 1" = 600'

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
HISTORIC DRAINAGE CONDITIONS

SHEET:
UT2

DESIGN:	CLIENT: CADENCE CAPITAL LLC	NO.	DATE	BY	DESCRIPTION
DRAWN:	DWG: Dwg1	1			
CHECK:	JOB NO: CAD003	2			
DATE: 1/6/07	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DIMING IS REQUIRED IF LESS THAN 25'-0"	3			
		4			
		5			



POINT PRECIPITATION
FREQUENCY ESTIMATES
FROM NOAA ATLAS 14

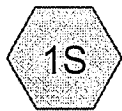


Utah 40.227 N 112.089 W 4888 feet

From "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4
G.M. Bonnin, D. Martin, B. Lin, T. Parybekt, M. Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2006

Precipitation Frequency Estimates (inches)

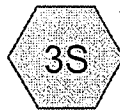
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1	0.11	0.17	0.21	0.29	0.36	0.44	0.49	0.62	0.76	0.90	1.00	1.19	1.40	1.58	2.06	2.43	3.03	3.56
2	0.14	0.22	0.27	0.37	0.45	0.55	0.61	0.77	0.94	1.10	1.23	1.46	1.72	1.94	2.53	2.98	3.71	4.36
5	0.20	0.31	0.38	0.51	0.63	0.72	0.79	0.94	1.13	1.32	1.47	1.76	2.06	2.31	3.00	3.55	4.38	5.13
10	0.25	0.38	0.47	0.64	0.79	0.89	0.93	1.09	1.30	1.50	1.67	2.01	2.35	2.62	3.37	4.00	4.90	5.72
25	0.33	0.50	0.62	0.83	1.03	1.14	1.17	1.31	1.53	1.73	1.94	2.37	2.73	3.03	3.85	4.58	5.56	6.47
50	0.40	0.60	0.75	1.01	1.25	1.36	1.39	1.49	1.70	1.91	2.15	2.64	3.03	3.33	4.19	5.02	6.04	7.00
100	0.48	0.73	0.90	1.21	1.50	1.62	1.64	1.73	1.88	2.09	2.37	2.93	3.33	3.64	4.53	5.46	6.50	7.51
200	0.57	0.87	1.08	1.45	1.80	1.92	1.94	2.02	2.15	2.27	2.58	3.23	3.63	3.94	4.85	5.88	6.92	7.98
500	0.72	1.09	1.35	1.82	2.25	2.39	2.41	2.49	2.58	2.61	2.87	3.64	4.04	4.33	5.25	6.42	7.45	8.55
1000	0.85	1.29	1.60	2.15	2.66	2.81	2.82	2.89	2.93	2.96	3.09	3.96	4.35	4.62	5.54	6.81	7.82	8.94



Basin 1 upper



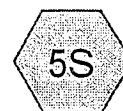
Basin 2 lower



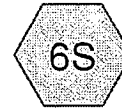
Basin 3



Basin 4



Offsite Basin 5



Offsite Basin 6



Drainage Diagram for Hidden Valley Historic

Prepared by Ward Engineering Group, Printed 1/24/2008

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 10 yr Rainfall=1.50"

Printed 1/24/2008

Page 2

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 53.46 cfs @ 12.96 hrs, Volume= 12.830 af, Depth> 0.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 66.16 cfs @ 12.92 hrs, Volume= 15.269 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 7.13 cfs @ 12.23 hrs, Volume= 0.824 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Hidden Valley Historic

Prepared by Ward Engineering Group

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Type II 24-hr 10 yr Rainfall=1.50"

Printed 1/24/2008

Page 3

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps Sheet Flow, Fallow n= 0.050 P2= 1.10"
8.8	300	0.1000	0.57		
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 7.98 cfs @ 12.27 hrs, Volume= 0.844 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps Sheet Flow, Range n= 0.130 P2= 1.10"
16.0	300	0.1500	0.31		
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 10.52 cfs @ 12.32 hrs, Volume= 1.418 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow, Range n= 0.130 P2= 1.10" Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
3.6	845	0.1500	3.87		
30.8	1,145	Total			

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 10 yr Rainfall=1.50"

Printed 1/24/2008

Page 4

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 24.54 cfs @ 12.61 hrs, Volume= 4.698 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow,
					Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		Shallow Concentrated Flow,
					Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

Hidden Valley Historic

Prepared by Ward Engineering Group

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Type II 24-hr 100 yr Rainfall=2.09"

Printed 1/24/2008

Page 5

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 135.37 cfs @ 12.91 hrs, Volume= 27.794 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 160.41 cfs @ 12.89 hrs, Volume= 32.173 af, Depth> 0.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 19.41 cfs @ 12.21 hrs, Volume= 1.835 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Hidden Valley Historic

Prepared by Ward Engineering Group

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Type II 24-hr 100 yr Rainfall=2.09"

Printed 1/24/2008

Page 6

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		Sheet Flow, Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 16.20 cfs @ 12.26 hrs, Volume= 1.609 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 28.67 cfs @ 12.29 hrs, Volume= 3.158 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow, Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Hidden Valley Historic

Prepared by Ward Engineering Group

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Type II 24-hr 100 yr Rainfall=2.09"

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Page 7

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 66.57 cfs @ 12.56 hrs, Volume= 10.469 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow, Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

1/30/2008 12:12:00 PM L:\Codence Capital\Hidden Valley\CAD003 Master Plan\Design\Construction Dwg\HV-UT3.dgn



REVISIONS	
NO.	DESCRIPTION
5	
4	
3	
2	
1	

CLIENT: Codence Capital, LLC	DESIGN: Sallie A. Sallie A. Sallie A.
DWG: HV-UT3.dgn	DRAWN: Sallie A. Sallie A. Sallie A.
JOB NO: C00003	CHECK: Sallie A. Sallie A. Sallie A.
DATE: 1/29/08	DATE: 1/29/08

Ward Engineering Group
Planning • Engineering • Surveying
231 West 800 South, Suite A, Salt Lake City, Utah 84101
Tel: (801) 487-5040 Fax: (801) 487-5988
www.wardeng.com

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
DRAINAGE AND EROSION PLAN - STORM WATER MASTER PLAN

UT3

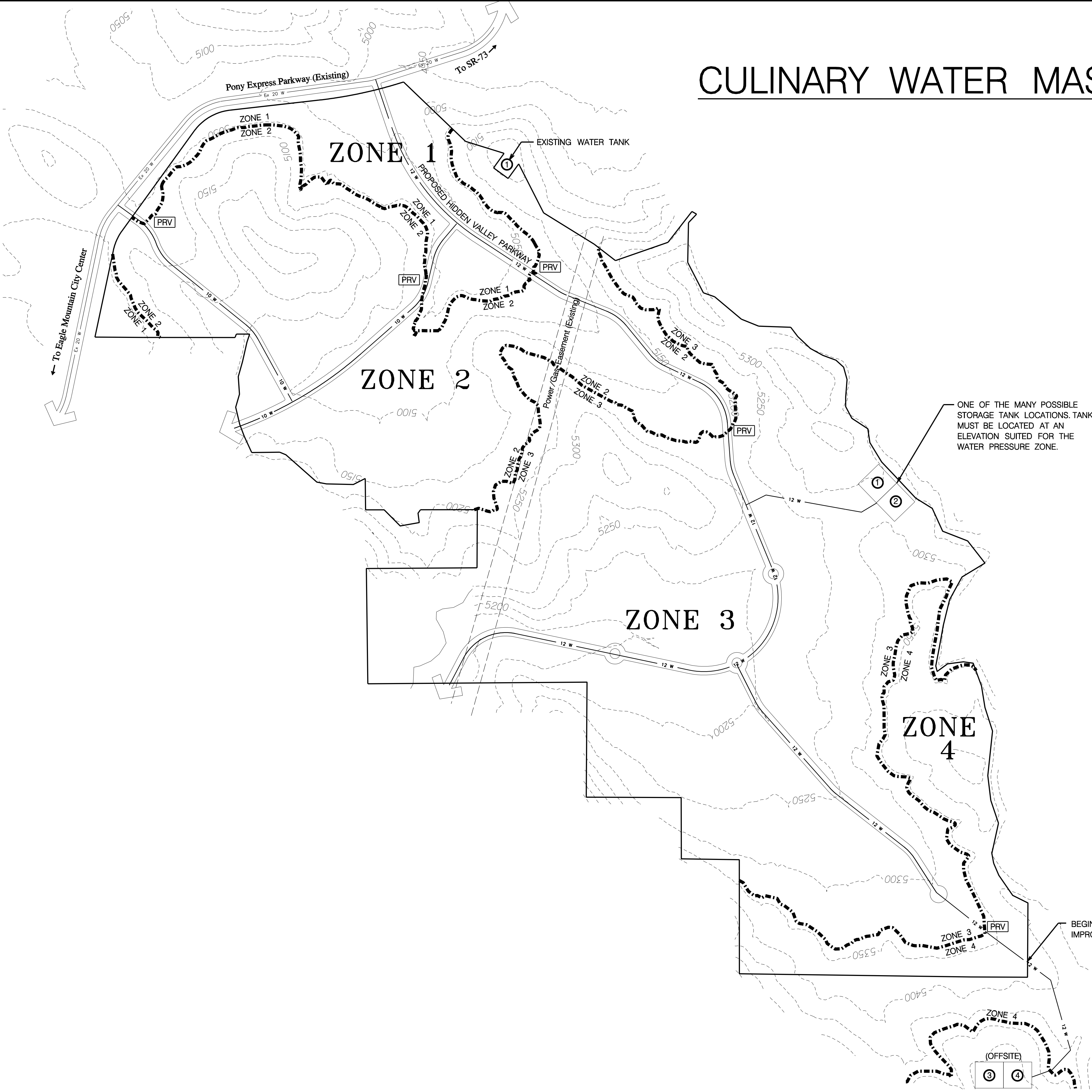
Exhibit I

[Traffic Study]

Exhibit J

[Culinary Water Master Plan]

CULINARY WATER MASTER PLAN



CULINARY WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- PRESSURE ZONE BOUNDARY
- 12" WATER LINE
- 10" WATER LINE
- 8" WATER LINE
- EXISTING 20" WATER LINE (PONY EXPRESS PARKWAY)
- WATER STORAGE TANK (APPROXIMATELY 2AC SITE SHOWN FOR EACH)
- PRESSURE REDUCING VALVE

STORAGE REQUIREMENT

INDOOR USE = 400 GALLONSUNIT = 2,046,800 GALLONS
*OUTDOOR USE = 264.46 GALLONSUNIT (AVG.) = 1,353,235 GALLONS

FIRE = 2000 GPM FOR 120 MIN. OR 0.25M GALLONS

TOTAL STORAGE REQUIREMENT = 3,650,035 GALLONS

- ZONE 1 = 301,510 GALLONS
- ZONE 2 = 1,405,060 GALLONS
- ZONE 3 = 1,606,440 GALLONS
- ZONE 4 = 274,525 GALLONS

* THE OUTDOOR STORAGE AND SOURCE REQUIREMENTS WILL BE REVISED WHEN THE IRRIGATION DESIGN IS COMPLETE.

SOURCE REQUIREMENT

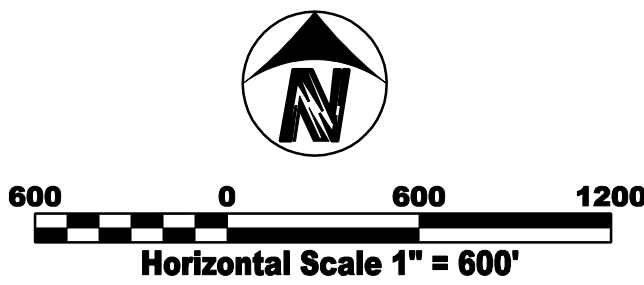
INDOOR = 800 GALLONS/DAY/CONNECTION = 2,843 GPM
OUTDOOR = 0.367 GPMUNIT (AVG.) = 1,880 GPM

TOTAL SOURCE REQUIREMENT = 4,723 GPM (OR 6,801,120 GPD)

- ZONE 1 = 332 GPM
- ZONE 2 = 1,866 GPM
- ZONE 3 = 2,230 GPM
- ZONE 4 = 295 GPM

NOTE:
THE WATER SYSTEM SHOWN HAS BEEN SIZED AND LOCATED FOR MASTER PLANNING PURPOSES ONLY. FINAL LOCATIONS AND SIZES WILL BE DETERMINED AT A LATER DATE.

ZONE	PRESSURE RANGE	ELEVATION RANGE	TANK ELEVATION
1	48 PSI	5060 + LOWER	EXISTING TANK
2	40 PSI – 115 PSI	5060 – 5200	5300
3	40 PSI – 115 PSI	5200 – 5340	5440
4	40 PSI – 115 PSI	5340 – 5480	5580



HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
INFRASTRUCTURE MAP - CULINARY WATER MASTER PLAN

SHEET
UT4

CLIENT: Cadence Capital, LLC
DWG: HV-Water
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED TO LESS THAN 22x34"

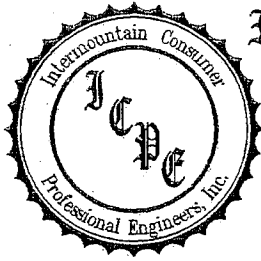
DESIGN: 231 West 800 South Suite A Salt Lake City, Utah 84101
DRAWN: 84101
CHECK: 84101
DATE: 1/29/08
Tel: (801) 487-5040 Fax: (801) 487-8988
www.wardeng.com

Ward Engineering Group
Planning - Engineering - Surveying

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

Exhibit K

[Dry Utility Analysis]



Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 27, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Electric Infrastructure Questions

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received the questions on the offsite electric infrastructure for the proposed Lower Hidden Valley included in your January 26, 2011 email.

The additional pad mounted switchgear to be installed along the south side of Pony Express Parkway to serve the initial three phases of the development would generally serve the development only. These switchgear are not included in the current Capital Facilities Plan.

The Ranches Parkway South (2010 Peak Load 5.5 MW) and Underground Tie Circuit (2010 Peak Load 4.25 MW) are two of the most heavily loaded Eagle Mountain City distribution circuits. Adding the first three phases of the Lower Hidden Valley to either or both of these circuits will overload one or both of the circuits when the three phases of the development are built out. These overloads can be avoided by connecting these three phases of the development to the Underground Tie Circuit and transferring load from the Underground Tie Circuit to the Underbuild Circuit. To complete this transfer the projects that have previously been identified to allow more load to be transferred between the Underground Tie Circuit and the Underbuild Circuit should be completed in 2011. These previously identified projects will likely not benefit others. The amount of load that can be transferred to the Underbuild Circuit will only be enough to serve a portion of the Lower Hidden Valley development. If the amount of load transferred exceeds the requirements for the development the excess capacity would be usable by others. I do not believe these projects are included in the current Capital Facilities Plan.

Construction of the South Substation to increase the capacity of the Underground Tie Circuit by allowing the circuit to be divided into two circuits, one fed from the existing North Substation and one from the new South Substation. The construction of the South Substation will definitely benefit others and it is included in the current Capital Facilities Plan.

Electric service to Phases 4 and 5 of the Lower Hidden Valley development will be provided from the existing Underbuild Circuit. Construction of the new South Substation will allow the existing Underbuild Circuit to be split into two circuits one fed from the existing North Substation and one from the new South Substation. Several underground feeder additions extending from one or both of the Underbuild Circuits into the Lower Hidden Valley development will be required when Phase 4 and 5 are developed. These underground feeders will generally serve the Lower Hidden Valley development only. These underground feeders are not included in the current Capital Facilities Plan.

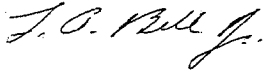
Mr. Adam Ferre
January 27, 2011
Page 2

The existing 750 kmil Aluminum circuit that extends south from Pony Express Parkway along the east side of the street in front of the Grade School to the City's well (located south and east of the Grade School) will also need to be extended into Phase 5 of the development. This circuit extension will generally serve the Lower Hidden Valley development only. This circuit extension is not included in the current Capital Facilities Plan.

I can not respond to Item 3 in your January 26, 2011 email.

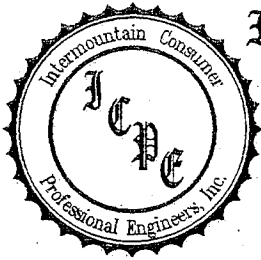
If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,



Leslie A. Bell, Jr.

LAB/lb



Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 21, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Offsite Natural Gas Infrastructure

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received and reviewed the information on the proposed Lower Hidden Valley development attached to your January 19, 2011 email. Phases 1 through 3 of the development are located along the south side of and adjacent to Pony Express Parkway. Phase 4 and 5 are south and east of Pony Express Parkway and the other three phases of the development.

Possible existing natural gas facilities that can be expanded or extended to provide natural gas service the Lower Hidden Valley development are as follows:

1. The low pressure natural gas line located along the south side Pony Express Parkway, ending at the existing Lone Tree Development could be extended further south along Pony Express Parkway and Sweetwater Road (reference Item 3).
2. The low pressure natural gas lines located along Eagle Mountain Boulevard could be extended north along Lake Mountain Road and then east into the development.
3. The low pressure gas line ending at Bobby Wren Road on Sweetwater Road could be extended north along the east side of Sweetwater Road to connect to the low pressure gas line serving the Lone Tree Development.
4. A pressure reduction station(s) could be located along the high pressure natural gas line that is installed along the east side of Sweetwater Road and the south side of Pony Express Parkway.

More than one of the previously listed alternatives will need to be implemented to provide natural gas service to the Lower Hidden Valley development. The selected alternatives will provide the capability to serve additional development located along the routes of the facilities.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

Leslie A. Bell, Jr.

LAB/lb

PROCLAMATION

PROCLAIMING ARBOR DAY

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of topsoil, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource providing paper, building materials, fuel and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of our business areas, and beautify our community; and

WHEREAS, Eagle Mountain City has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices;

NOW, THEREFORE, I, Tom Westmoreland, Mayor of Eagle Mountain City, and the Eagle Mountain City Council do hereby proclaim the April 25, 2025 as Arbor Day in Eagle Mountain City and urge all citizens to celebrate Arbor Day, to support efforts to protect our trees and woodlands and to plant trees promote the well-being of this and future generations.

Dated this 1st day of April, 2025.

Tom Westmoreland, Mayor

Donna Burnham, City Councilmember

Melissa Clark, City Councilmember

Jared Gray, City Councilmember

Rich Wood, City Councilmember

Brett Wright, City Councilmember



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	PROCLAMATION - Proclaiming April as Financial Literacy Month in Eagle Mountain City
ITEM TYPE:	Proclamation
FISCAL IMPACT:	N/A - The Library currently has materials on hand to support financial literacy
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Gina Olsen, City Recorder

PRESENTED BY

Michele Graves

RECOMMENDATION:

City Staff recommends that the City Council adopt a proclamation for April as Financial Literacy Month in Eagle Mountain City.

BACKGROUND:

The State of Utah consistently ranks among the highest in the nation for both personal debt ratios and bankruptcy filings. These trends highlight a growing need for greater financial education and awareness across all age groups. In response, libraries throughout Utah are promoting April as Financial Literacy Month, a statewide initiative aimed at helping individuals and families develop the knowledge and skills necessary to make informed financial decisions.

The Eagle Mountain Public Library is proud to participate in this effort by offering a variety of financial literacy resources, displays, and educational programs throughout the month of April. These efforts are designed to support residents in developing better habits related to saving, budgeting, investing, credit management, and avoiding fraud or predatory lending practices.

Library staff have curated age-appropriate materials and interactive learning tools for both children and adults, recognizing that early education and lifelong learning are essential to long-term financial stability. In addition, the Library will host workshops and themed story times to engage community members in practical, real-world conversations about money.

By empowering residents with access to free, high-quality information and resources, the Eagle Mountain Library is contributing to the overall financial well-being and resilience of the community.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Proclamation

PROCLAMATION

PROCLAIMING APRIL AS FINANCIAL LITERACY MONTH IN EAGLE MOUNTAIN CITY

WHEREAS, Eagle Mountain City encourages its residents to be energized and engaged in growing our economy while improving the community; and

WHEREAS, the City also sees that a greater understanding and familiarity with financial markets will lead to increased economic activity and growth; and

WHEREAS, improving financial literacy empowers people to make better informed everyday money decisions; and

WHEREAS, financial education has been linked to improved lifestyles, lower delinquency rates for borrowers, higher participation and contribution rates in retirement plans, improved spending and saving habits, improved risk-management, higher net-worth with positive knowledge, attitude, & behavior changes; and

WHEREAS, this proclamation encourages citizens to utilize the resources for all ages at the Eagle Mountain City Library to consider financial literacy, and financial planning to build and preserve assets built over a lifetime for the benefit of family, friends, heirs, and nonprofits; and

NOW THEREFORE, Mayor Tom Westmoreland and the City Council of Eagle Mountain City, Utah, in support of the "Improving Financial Awareness and Financial Literacy Movement," do hereby proclaim April as Financial Literacy Month in Eagle Mountain City.

Dated this 1st day of April, 2025.

Tom Westmoreland, Mayor

Donna Burnham, City Councilmember

Melissa Clark, City Councilmember

Jared Gray, City Councilmember

Rich Wood, City Councilmember

Brett Wright, City Councilmember



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

ENGINEERING

Thursday, March 13, 2025

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

SUBJECT: **Silverlake plat 33 out of warranty Bond Release**

City Recorder:

The above-mentioned 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, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder



DATE: Thursday, March 13, 2025
TO: Corey MacMurdo
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Silverlake 33 exiting warranty-Updated

A walk-thru 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:

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Any sidewalk marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~

Silver Creek Way:

- ~~1. Crack seal cracks at phase line.~~
- ~~2. House #7360 section of sidewalk to be replaced.~~
- ~~3. House #7360 missing the water stamp for the water can, place a brass pin with a "W" stamped on it.~~
- ~~4. House #7392 sections of sidewalk to be replaced.~~
- ~~5. Lot #3337 sections of sidewalk to be replaced.~~
- ~~6. House #7412 sections of sidewalk to be replaced.~~
- ~~7. House #7422 sections of sidewalk to be replaced.~~
- ~~8. House #7434 sections of sidewalk to be replaced.~~
- ~~9. House #7454 sections of sidewalk to be replaced.~~
- ~~10. Lot #3332 sections of sidewalk to be replaced.~~
- ~~11. Lot #3331 sections of sidewalk to be replaced.~~
- ~~12. House #7486 sections of sidewalk to be replaced by ADA.~~
- ~~13. Lot #3330 sections of sidewalk to be replaced.~~
- ~~14. Remove land bridge at section across the wash and replace any sidewalk. Fixed with SL 34.~~
- ~~15. Lot #3301 behind lot sections of sidewalk to be replaced.~~
- ~~16. Storm drain manhole middle of the wash to be clean, step added and lid to say storm drain.~~
- ~~17. Storm drain tie in manhole, pipe to be cut flush and grouted and cleaned.~~

Silver Ridge Rd.:

- ~~1. Lot #3351 remove land bridge and replace any sidewalk.~~
- ~~2. By the mailboxes sections of sidewalk to be replaced.~~
- ~~3. At intersection of Silver Creek Way at ADA sections of sidewalk to be replaced. Replace section of curb.~~
- ~~4. Lot #3301 sections of sidewalk to be replaced at the ADA.~~
- ~~5. Lot #3330 storm drain combo clean. sections of sidewalk to be replaced. It is across for house #4479 E Silver Ridge Rd. & house # 4467 E Silver Ridge Rd.~~
- ~~6. Lot #'s 3301, 3302, & 3303 new sidewalk was not inspected before it was poured.~~
- ~~7. Lot #3303 asphalt patch to be crack sealed.~~
- ~~8. Lot #3329 clean storm drain combo box.~~

Open Range Rd.:

- ~~1. Lot #3329 sections of sidewalk to be replaced.~~

- ~~2. Lot #3326 sections of sidewalk to be replaced.~~
- ~~3. Lot #3327 sections of sidewalk to be replaced.~~
- ~~4. Lot #'s 3308 & 3309 sections of sidewalk to be replaced.~~
- ~~5. Lot #3324 sections of sidewalk to be replaced.~~
- ~~6. House #7443 sections of sidewalk to be replaced.~~
- ~~7. House #7433 sections of sidewalk to be replaced.~~
- ~~8. Lot #3322 sections of sidewalk to be replaced.~~
- ~~9. Lot #3321 sections of sidewalk to be replaced. Check valve and hydrant at re-walk.~~
- ~~10. House #7387 expansion board to be placed.~~

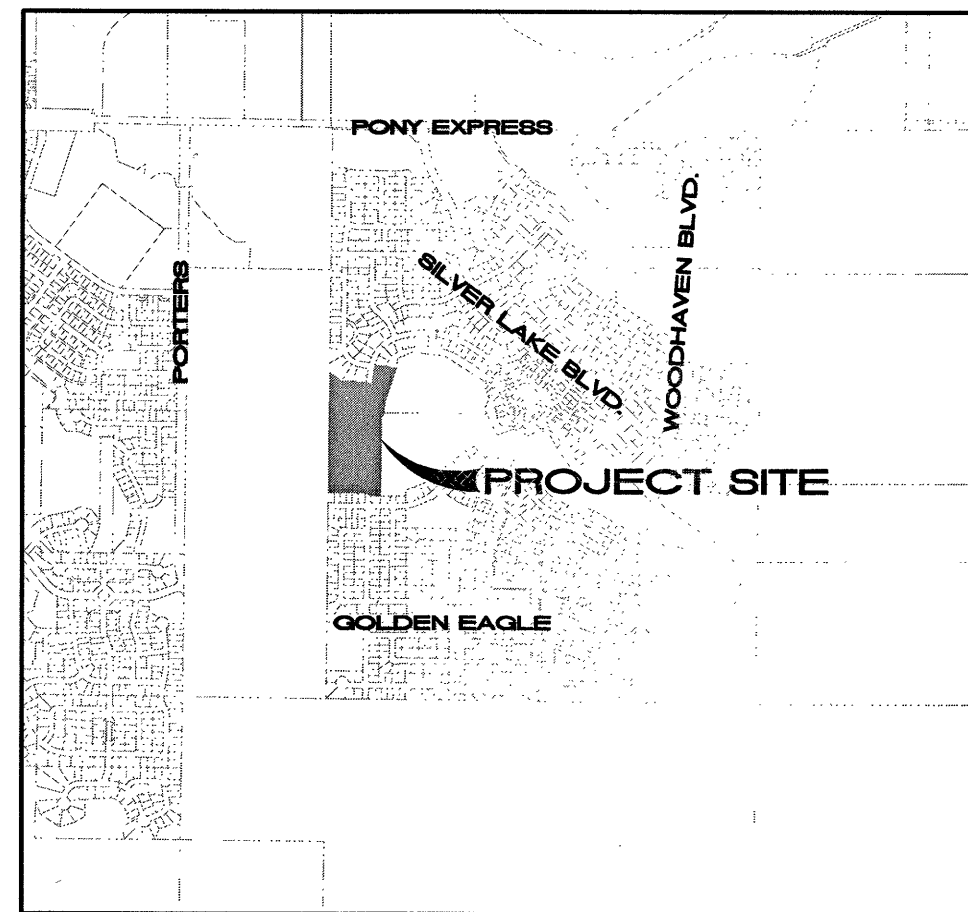
Open View Way:

- ~~1. House #4480 sections of sidewalk to be replaced, front and side.~~
- ~~2. House #4442 expansion board to be placed.~~
- ~~3. House #4448 sections of sidewalk to be replaced, & place expansion board.~~
- ~~4. House #4448 section of curb to be replaced.~~
- ~~5. House #4458 sections of sidewalk to be replaced.~~
- ~~6. Lot #3338 sections of sidewalk to be replaced.~~
- ~~7. House #4468 sections of sidewalk to be replaced.~~

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.

SILVERLAKE PLAT "33"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



VICINITY MAP
NTS

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "33" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 1324.53 feet along the section line and North 00°33'48" East 1907.72 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°33'48" East 740.93 feet; thence North 00°34'05" East 370.93 feet; thence South 54°04'57" East 136.56 feet; thence North 88°06'50" East 101.87 feet; thence South 81°56'45" East 177.98 feet; thence North 09°27'15" East 148.21 feet; thence Northeasterly 27.06 feet along the arc of a 323 foot radius curve to the right through a central angle of 04°47'58", the chord of which bears North 11°51'15" East 27.05 feet; thence South 80°32'45" East 200.75 feet; thence South 18°48'41" West 325.23 feet; thence South 04°12'30" West 101.67 feet; thence South 27°56'38" West 54.37 feet; thence South 00°33'59" West 666.13 feet; thence South 00°27'47" West 55 feet; thence North 89°26'02" West 90.10 feet; thence North 63°16'20" West 59.05 feet; thence North 89°48'39" West 339.85 feet to the point of beginning.

Parcel contains: 12.54 acres

Basis of Bearing: The line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears: North 89°16'37" West.

April 22, 2022
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):

PRINTED NAME OF OWNER

Rackness Development Inc.
Nate Hutchinson, President

AUTHORIZED SIGNATURE(S)

4/22/22

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

On the 22 day of April, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 9/1/25

719363
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

Matt Rasband
PRINTED 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 25 day of March, 2023.

APPROVED BY MAYOR

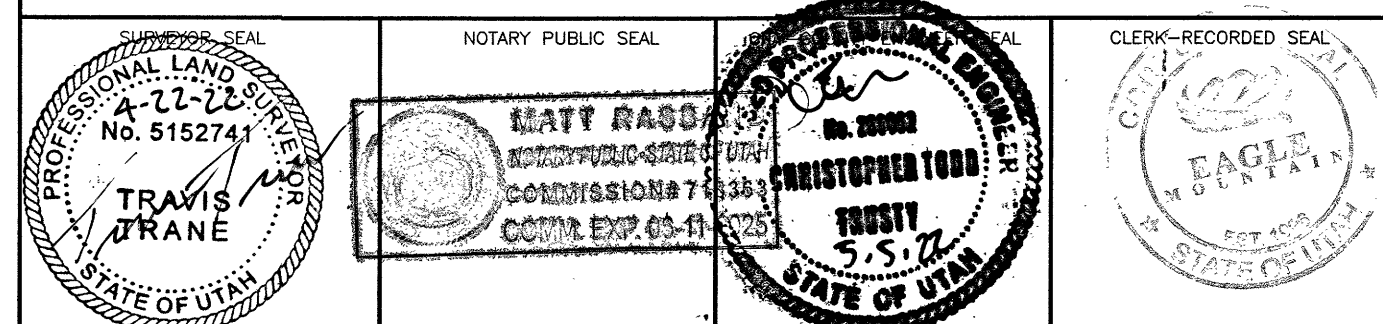
APPROVED BY CITY ENGINEER

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER

PLAT "33" SILVERLAKE A RESIDENTIAL SUBDIVISION

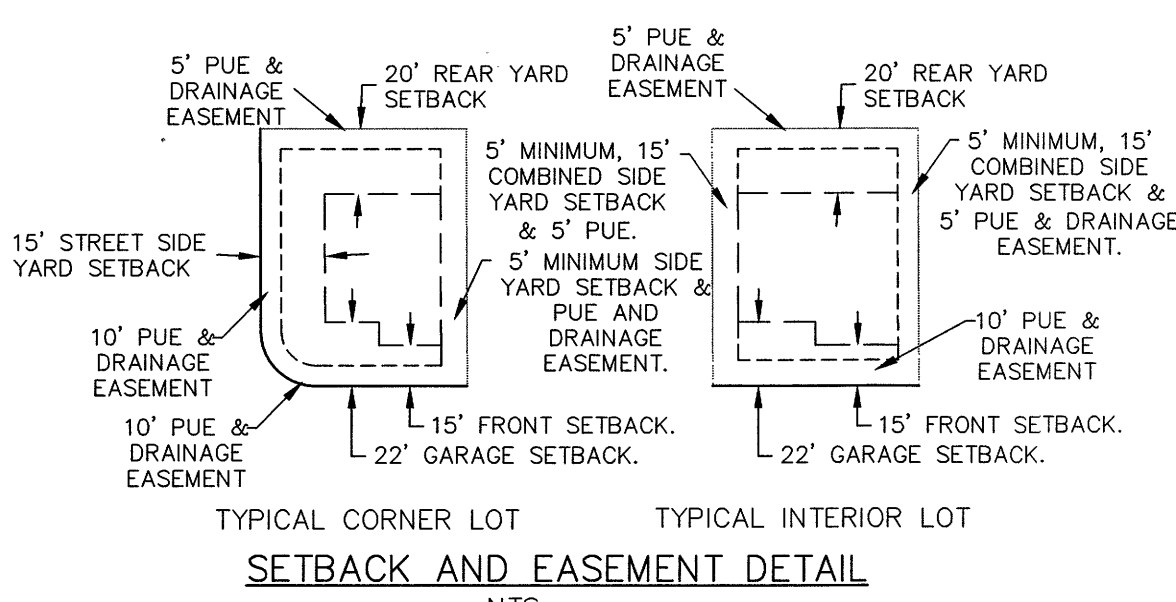
EAGLE MOUNTAIN UTAH COUNTY, UTAH



NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3- COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LAND USE	
ACREAGE:	12.54 acres
ACREAGE IN LOTS:	6.76 acres
ACREAGE IN ROADS:	2.66 acres
LOTS:	51
UNIT DENSITY:	4.07 LOTS PER ACRE



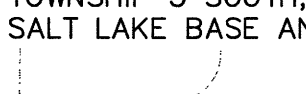
TYPICAL CORNER LOT
SETBACK AND EASEMENT DETAIL
-NTS-

Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing	Curve #	Length	Radius	Delta	Chord Bearing
C1	27.06	323.00	4°47'58"	27.05 N11°51'15"E	C18	98.68	226.50	24°57'42"	97.90 N85°46'23"W
C2	43.85	250.00	10°03'01"	43.80 N85°32'29"E	C19	100.00	226.50	24°57'42"	97.90 N85°46'23"W
C3	86.15	200.00	24°40'46"	85.48 N87°08'38"W	C20	25.87	15.00	98°49'13"	22.78 S48°50'37"E
C4	66.34	500.00	7°36'07"	66.29 N03°14'04"W	C21	62.82	473.50	7°36'07"	62.78 N03°14'04"W
C5	85.69	300.00	16°21'58"	85.40 S01°08'51"W	C22	92.67	326.50	16°15'45"	92.36 S01°05'44"W
C6	23.66	15.00	90°22'38"	21.28 N44°37'20"W	C23	69.86	526.50	7°36'07"	69.80 N03°14'04"W
C7	6.23	15.00	23°47'09"	6.18 S78°17'46"W	C24	78.71	273.50	16°29'23"	78.44 S01°12'34"W
C8	150.82	59.98	144°04'28"	114.11 S41°33'34"E	C25	9.53	59.98	9°06'29"	9.52 N70°57'26"E
C9	7.83	15.00	29°54'52"	7.74 N15°31'14"E	C26	42.15	59.98	40°15'39"	41.28 S84°21'30"E
C10	23.66	15.00	90°22'27"	21.28 S44°37'25"E	C27	47.16	59.98	45°03'04"	45.96 S41°42'08"E
C11	7.83	15.00	29°55'35"	7.75 N14°24'00"W	C28	51.98	59.98	49°39'16"	50.37 S05°39'02"W
C12	157.29	60.00	150°11'57"	115.96 S45°44'11"W	C29	31.34	60.00	29°55'35"	30.98 S14°24'00"E
C13	7.92	15.00	30°16'10"	7.83 S74°17'55"E	C30	47.31	60.00	45°10'25"	46.09 S23°09'00"W
C14	23.56	15.00	89°59'59"	21.21 N44°26'00"W	C31	46.83	60.00	44°43'05"	45.65 S68°05'45"W
C15	21.42	15.00	81°48'55"	19.65 S41°28'27"W	C32	31.81	60.00	30°22'52"	31.44 N74°21'16"W
C16	9.00	276.5	1°51'56"	9.00 N81°26'57"E	C33	23.56	15.00	90°00'01"	21.21 N45°34'00"E
C17	68.71	173.50	22°41'29"	68.26 N88°08'17"W	C34	23.46	15.00	89°37'22"	21.14 N45°22'40"E
C35	23.54	15.00	90°00'12"	21.21 S45°33'54"W					

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.

DATE 4/26/22

FOUND UTAH COUNTY BRASS CAP 2009
SOUTHWEST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.





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

ENGINEERING

Thursday, March 13, 2025

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

SUBJECT: **Silverlake plat 34 out of warranty Bond Release**

City Recorder:

The above-mentioned 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, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder



DATE: Thursday, March 13, 2025
TO: Corey MacMurdo
FROM: Robert Ballif – Engineering Assistant
SUBJECT: Silverlake 34 exiting warranty-Updated

A walk-thru 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:

General Notes:

- ~~1. Exit sewer video.~~
- ~~2. Any sidewalk marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~
- ~~3. All inlets to be cleaned.~~

Silver Ridge Rd.:

- ~~1. Any sidewalk marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~
- ~~2. Lot #'s 3448 & 3449 fire hydrant valve lid to say 'WATER' not irrigation.~~
- ~~3. Remove land bridges off sidewalk and check to see if any sidewalk needs to be replaced.~~

Golden Meadow Crossing:

- ~~1. Any sidewalk marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~
- ~~2. Remove land bridges off sidewalk and check to see if any sidewalk needs to be replaced.~~
- ~~3. House # 7414 N Golden Meadow Crossing or Lot #3422 storm drain manhole clean.~~
- ~~4. House # 4608 E Fall Crop Dr. or Lot #3423 sidewalk tripping hazard remove and replace or grind down the tripping hazard is on the northeast side of this home, right next to the missing sidewalk that was just replaced. Missing sections of sidewalk south of home.~~
- ~~5. Lot #3417 crack seal asphalt.~~

Fall Harvest Rd.:

- ~~1. Any sidewalk marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~
- ~~2. Remove land bridges off sidewalk and check to see if any sidewalk needs to be replaced.~~

Clear Meadow Wy:

- ~~1. Any sidewalk marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~
- ~~2. Remove land bridges off sidewalk and check to see if any sidewalk needs to be replaced.~~

Fall Crop Dr.:

- ~~1. Any sidewalk & curb marked with a red "X" will need to be replaced, also make sure you have expansion board every 50 feet on the sidewalk.~~
- ~~2. Remove land bridges off sidewalk and check to see if any sidewalk needs to be replaced.~~
- ~~3. Intersection of Golden Meadow Crossing storm drain manhole clean.~~
- ~~4. House # 4603 E section of curb to be replaced.~~
- ~~5. House #4558 E section of sidewalk to be replaced.~~

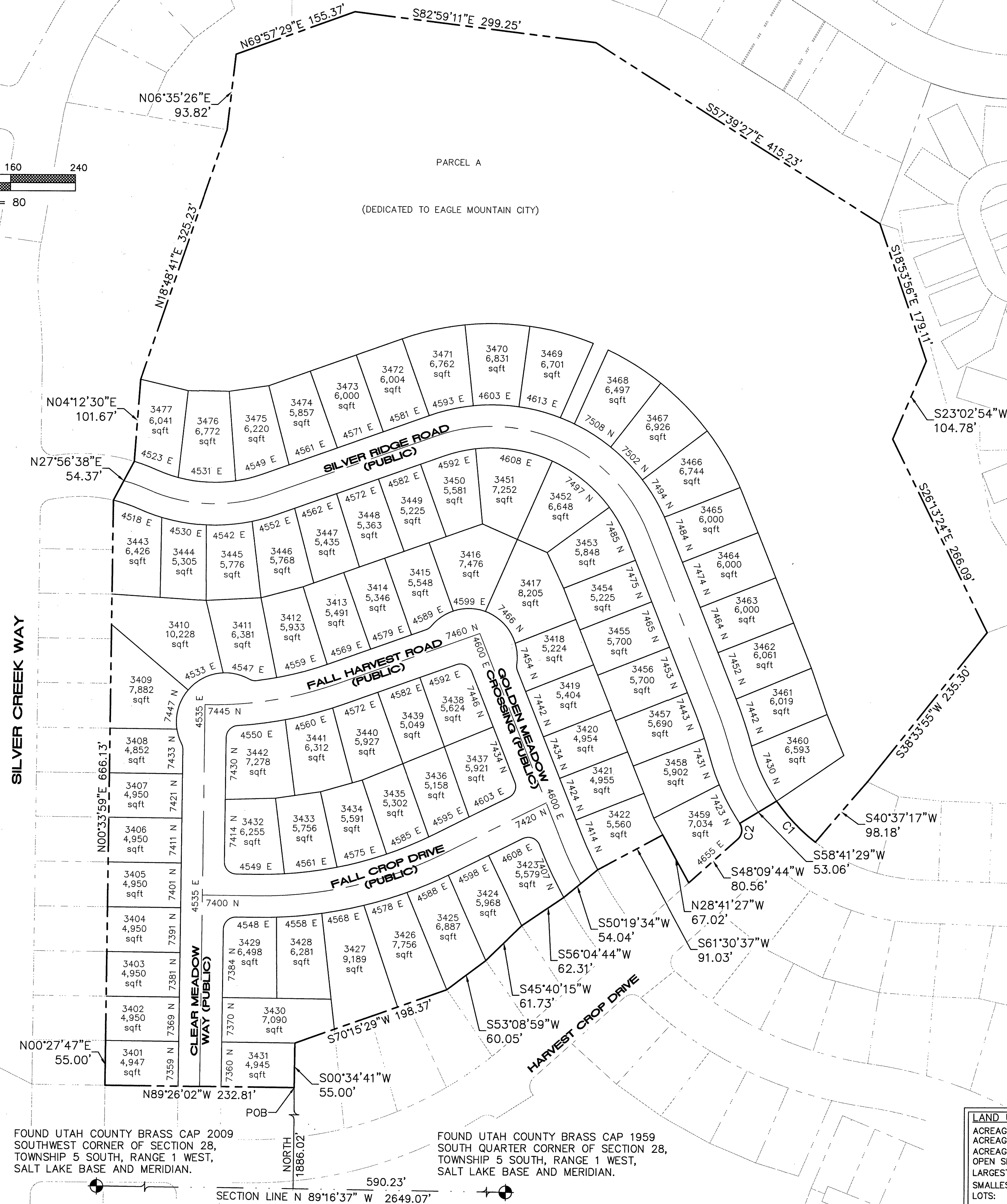
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	69.83	222.50	17°58'58"	69.55	N43°23'40"W
C2	21.46	15.00	81°58'10"	19.68	S07°10'39"W

SILVERLAKE PLAT "34"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

0 80 160 240
SCALE: 1" = 80'



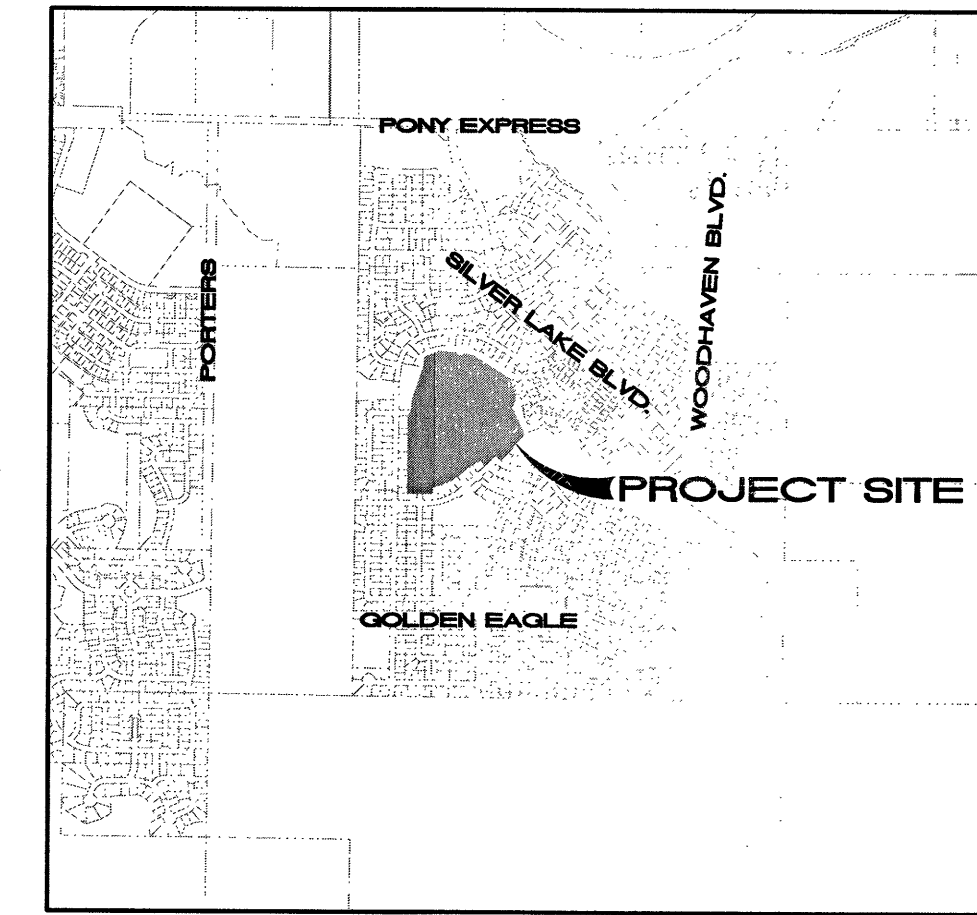
FOUND UTAH COUNTY BRASS CAP 2009
SOUTHWEST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1959
SOUTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

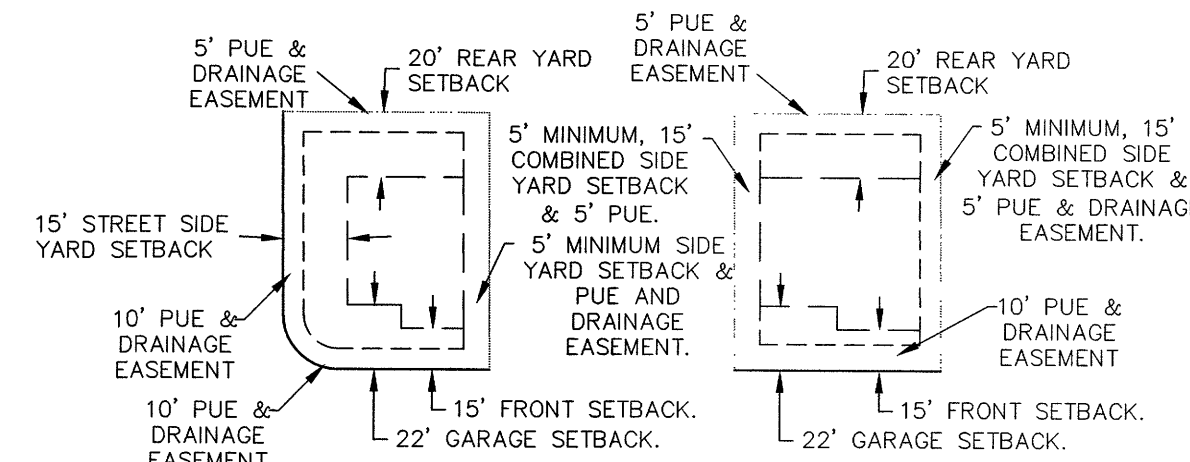
LAND USE	
ACREAGE:	23.36 acres
ACREAGE IN LOTS:	10.70 acres
ACREAGE IN ROADS:	3.26 acres
OPEN SPACE:	9.40 acres
LARGEST LOT:	10,228
SMALLEST LOT:	4,852
LOTS:	77
UNIT DENSITY:	3.3 LOTS PER ACRE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT
ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMO
CHAPTER 17-56 OUTDOOR LIGHTING STANDARDS.
3-PARCEL 'A' DEDICATED TO EAGLE MOUNTAIN CITY.

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



VICINITY MAP NTS



SETBACK AND EASEMENT DETAIL -NTS-

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

4/26/22
DATE

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion 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 of 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's right-of-way department at 1-800-366-8532

Approved this 27 day of April, 2022 Dominion Gas Company

By: *Quincy Eldridge* 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 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 of right of way
- (2). The law applicable to prescriptive rights
- (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
- (4). Any other provision of law

ROCKY MOUNTAIN POWER
4/26/22
DATE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "34" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 590.23 feet along the section line and North 1,886.02 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°26'02" West 232.81 feet; thence North 00°27'47" East 55.00 feet; thence North 00°33'59" East 666.13 feet; thence North 27°56'38" East 54.37 feet; thence North 04°12'30" East 101.67 feet; thence North 18°48'41" East 325.23 feet; thence North 08°35'26" East 93.82 feet; thence North 69°57'29" East 155.37 feet; thence South 82°59'11" East 299.25 feet; thence South 57°39'27" East 415.23 feet; thence South 18°53'56" East 179.11 feet; thence South 23°02'54" West 104.78 feet; thence South 26°13'24" East 266.09 feet; thence South 38°33'55" West 235.30 feet; thence South 40°37'17" West 98.18 feet; thence Northwesterly 69.83 feet along the arc of a 222.50 foot radius curve to the right through a central angle of 17°58'58", the chord of which bears North 43°23'40" West 69.55 feet; thence South 58°41'29" West 53.06 feet; thence Southerly 21.46 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 81°58'10", the chord of which bears South 07°10'39" West 19.68 feet; thence South 48°09'44" West 80.56 feet; thence North 28°41'27" West 67.02 feet; thence South 61°30'37" West 91.03 feet; thence South 50°19'34" West 54.04 feet; thence South 56°04'44" West 62.31 feet; thence South 45°40'15" West 61.73 feet; thence South 53°08'59" West 60.05 feet; thence South 70°15'29" West 198.37 feet; thence South 00°34'41" West 55.00 feet to the point of beginning.

Parcel contains: 23.36 acres

Basis of Bearing: The line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears: North 89°16'37" West.

April 22, 2022
DATE

Travis Trane
SURVEYOR
(See Seal Below)

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 AND DESCRIBED IN THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):

PRINTED NAME OF OWNER

Rockness Development Inc.
Nike Hutchinson, President

AUTHORIZED SIGNATURE(S)

April 22, 2022

STATE OF UTAH)
COUNTY OF UTAH)

ACKNOWLEDGEMENT

On the 22 day of April, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 4/1/25

718363
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

Matt Rasband
PRINTED 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 personal use of the public this 22 day of April, 2022.

APPROVED BY MAYOR
Tommy Anderson

APPROVED BY CITY ATTORNEY
Christopher T. Jones

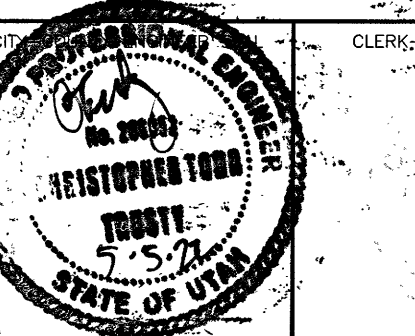
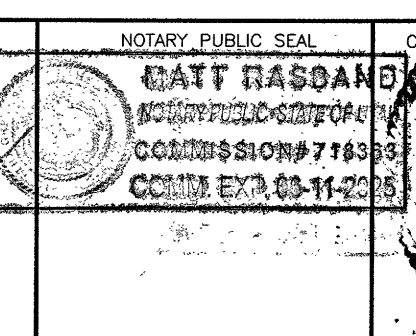
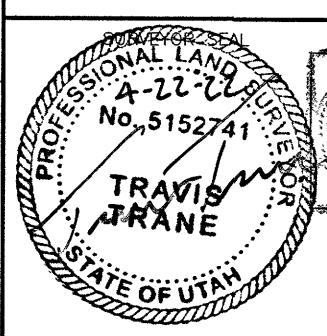
APPROVED BY CITY ENGINEER
(See Seal Below)

ATTES BY CITY RECORDER
(See Seal Below)

PLAT "34"

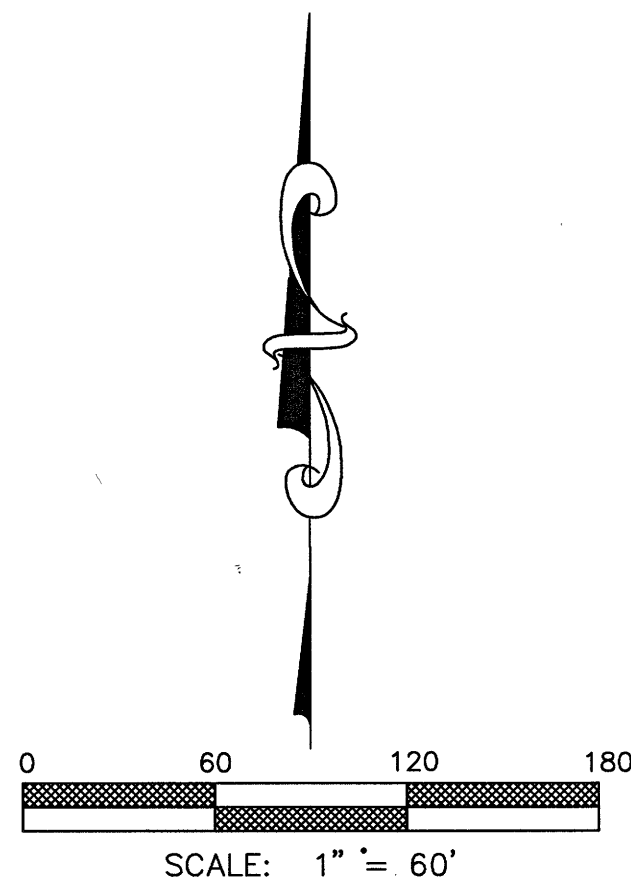
SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



No. 266052

Line Table		
Line #	Length	Direction
L1	56.04	N81°27'35"E
L2	53.29	N74°00'02"E
L3	53.00	N70°18'48"E
L4	53.46	N70°18'48"E
L5	58.00	N70°18'48"E
L6	69.78	N70°18'48"E
L7	47.17	N66°17'31"W
L8	40.16	N66°17'31"W
L9	48.53	N25°03'50"W
L10	41.20	S21°40'34"E
L11	60.00	S21°40'34"E
L12	60.00	S21°40'34"E
L13	55.00	S21°40'34"E
L14	55.00	S21°40'34"E
L15	32.91	S21°40'34"E

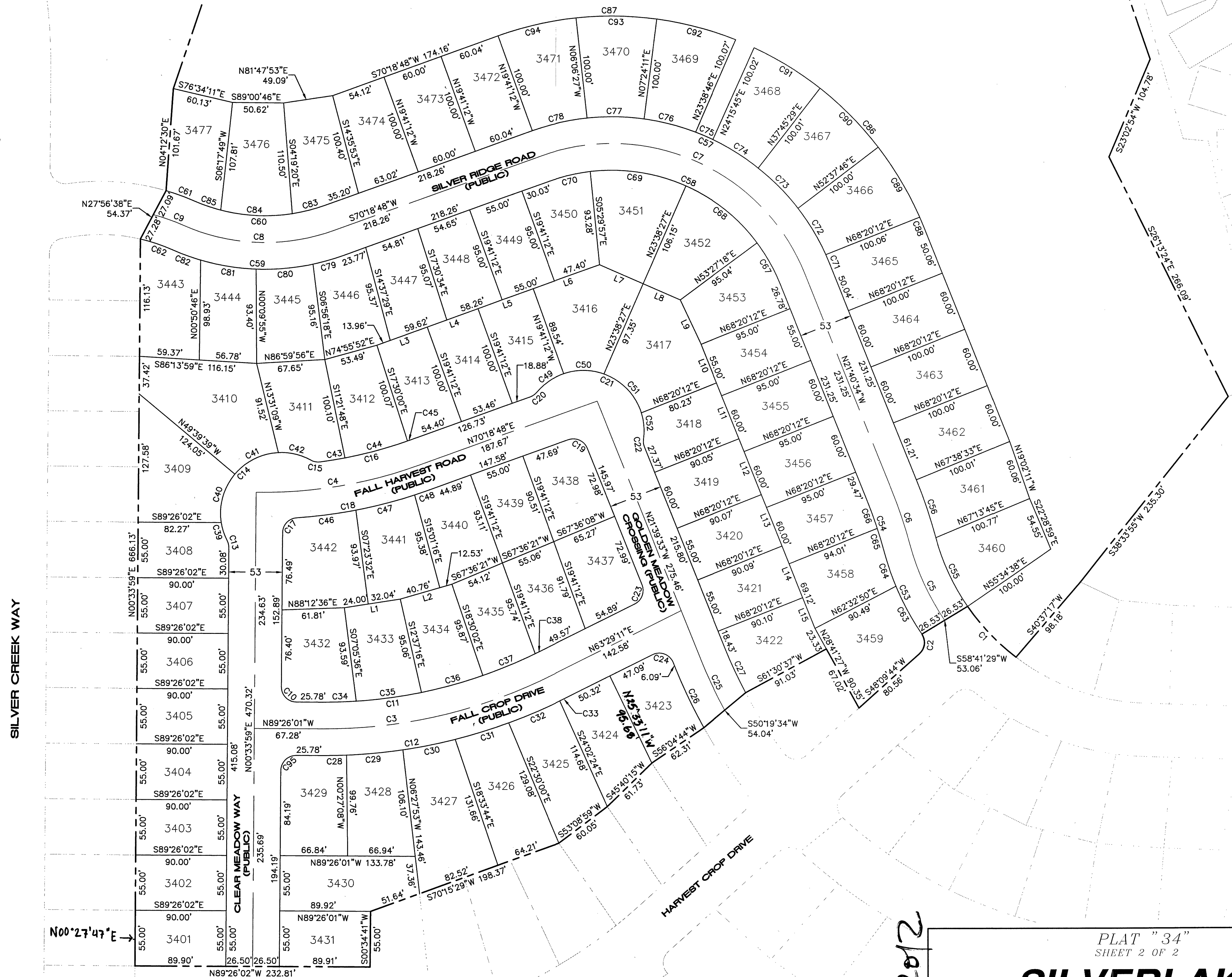


Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	69.83	222.50	17°58'58"	69.55 N43°23'40"W
C2	21.46	15.00	81°58'10"	507°10'39"W
C3	236.32	500.00	27°04'48"	234.12 N77°01'35"E
C4	164.26	448.00	21°00'27"	163.34 N80°49'01"E
C5	82.66	249.00	19°01'17"	82.29 S24°33'46"E
C6	57.81	500.00	6°37'27"	57.77 N18°21'51"W
C7	316.43	206.00	88°00'38"	286.23 N65°40'53"W
C8	153.20	200.00	43°53'20"	149.48 S87°44'32"E
C9	31.44	200.00	9°00'23"	31.41 N70°18'04"W
C10	23.56	15.00	90°00'00"	21.21 S44°26'01"E
C11	223.79	473.50	27°04'48"	221.72 N77°01'35"E
C12	248.84	526.50	27°04'48"	246.53 N77°01'35"E
C13	7.23	15.00	27°36'36"	7.16 N13°14'19"W
C14	153.34	60.00	146°25'45"	114.89 S46°10'16"W
C15	9.59	15.00	36°37'33"	9.43 S78°55'38"E
C16	91.56	421.50	12°26'47"	91.38 N76°32'12"E
C17	22.47	15.00	85°49'45"	20.43 S43°28'51"W
C18	133.19	474.50	16°04'56"	132.75 N78°21'16"E
C19	23.05	15.00	88°01'39"	20.84 N65°40'23"W
C20	8.02	15.00	30°38'25"	7.93 N54°59'36"E
C21	155.61	60.00	148°35'47"	115.52 N66°01'43"W
C22	7.84	15.00	29°55'43"	7.75 S06°41'41"E
C23	22.29	15.00	85°08'44"	20.30 N20°54'49"E
C24	24.83	15.00	94°51'16"	22.09 N69°05'11"W
C25	56.95	482.00	6°46'12"	56.92 S25°02'39"E
C26	65.35	508.50	7°21'47"	65.30 S25°20'27"E
C27	48.55	455.50	6°06'23"	48.52 S24°42'45"E
C28	24.29	526.50	2°38'36"	24.29 N89°14'41"E
C29	56.03	526.50	6°05'50"	56.00 N84°52'27"E
C30	52.91	526.50	5°45'28"	52.89 N78°56'48"E
C31	55.38	526.50	6°01'37"	55.36 N73°03'16"E
C32	55.12	526.50	5°59'55"	55.10 N67°02'30"E
C33	5.11	526.50	0°33'21"	5.11 N63°45'52"E
C34	33.48	473.50	4°03'04"	33.47 N88°32'27"E
C35	65.23	473.50	7°53'37"	65.18 N82°34'07"E
C36	63.13	473.50	7°38'19"	63.08 N74°48'09"E
C37	56.14	473.50	6°47'34"	56.10 N67°35'13"E
C38	5.82	473.50	0°42'15"	5.82 N63°50'18"E
C39	19.03	60.00	18°10'33"	18.95 S17°57'20"E
C40	51.53	60.00	49°12'24"	49.96 S15°44'09"W
C41	49.38	60.00	47°09'15"	48.00 S63°54'59"W
C42	33.40	60.00	31°53'33"	32.97 N76°33'38"W
C43	24.88	421.50	3°22'55"	24.88 N81°04'08"E
C44	64.27	421.50	8°44'10"	64.20 N75°00'35"E
C45	2.42	421.50	0°19'42"	2.42 N70°28'39"E
C46	59.11	474.50	7°08'15"	59.07 N82°49'36"E
C47	60.16	474.50	7°15'51"	60.12 N75°37'33"E
C48	13.92	474.50	1°40'50"	13.92 N71°09'13"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C49	32.99	60.00	31°29'56"	32.57 S55°25'21"W
C50	40.45	60.00	38°37'51"	39.69 N89°30'46"W
C51	55.63	60.00	53°07'05"	53.65 N43°38'18"W
C52	26.55	60.00	25°20'55"	26.33 N04°24'17"W
C53	90.18	275.50	18°45'19"	89.78 S24°25'47"E
C54	54.74	473.50	6°37'27"	54.71 N18°21'51"W
C55	75.15	222.50	19°21'04"	74.79 S24°43'39"E
C56	60.87	526.50	6°37'27"	60.84 N18°21'51"W
C57	357.14	232.50	88°00'38"	323.05 N65°40'53"W
C58	275.73	179.50	88°00'38"	249.41 N65°40'53"W
C59	173.50	226.50	43°53'20"	169.29 S87°44'32"E
C60	132.90	173.50	43°53'20"	129.68 S87°44'32"E
C61	29.63	226.50	7°29'39"	29.60 N69°32'42"W
C62	33.29	173.50	10°59'40"	33.24 N71°17'42"W
C63	54.21	275.50	11°16'28"	54.12 S28°10'12"E
C64	35.97	275.50	7°28'51"	35.95 S18°47'33"E
C65	24.19	473.50	2°55'36"	24.18 N16°30'55"W
C66	30.56	473.50	3°41'51"	30.55 N19°49'39"W
C67	46.59	179.50	14°52'21"	46.46 N29°06'44"W
C68	91.57	179.50	29°13'39"	90.58 N51°09'44"W
C69	96.98	179.50	30°57'25"	95.81 N81°15'16"W
C70	40.58	179.50	12°57'13"	40.50 S76°47'25"W
C71	9.97	232.50	2°27'21"	9.96 N22°54'14"W
C72	53.73	232.50	13°14'29"	53.61 N30°45'09"W
C73	56.28	232.50	13°52'08"	56.14 N41°18'28"W
C74	53.19	232.50	13°06'26"	53.07 N57°47'45"W
C75	18.85	232.50	4°38'47"	18.85 N66°40'22"W
C76	52.84	232.50	13°01'16"	52.72 N75°30'23"W
C77	56.51	232.50	13°55'38"	56.38 N88°58'50"W
C78	55.77	232.50	13°44'33"	55.63 S77°11'04"W
C79	31.01	226.50	7°50'43"	30.99 N74°14'10"E
C80	56.67	226.50	14°20'09"	56.52 N85°19'36"E
C81	55.84	226.50	14°07'31"	55.70 S80°26'34"E
C82	29.97	226.50	7°34'56"	29.95 S69°35'20"E
C83	33.49	173.50	11°03'37"	33.44 N75°50'37"E
C84	71.37	173.50	23°34'10"	70.87 S86°50'30"E
C85	28.04	173.50	9°15'33"	28.01 S70°25'39"E
C86	250.07	332.50	43°05'27"	244.21 N43°13'18"W
C87	240.75	332.50	41°29'08"	235.53 N88°56'38"W
C88	9.94	332.50	1°42'47"	9.94 N22°31'58"W
C89	81.15	332.50	13°59'00"	80.95 N30°22'51"W
C90	82.23	332.50	14°10'14"	82.02 N44°27'28"W
C91	76.74	332.50	13°13'27"	76.57 N58°09'18"W
C92	81.19	332.50	13°59'26"	80.99 N75°11'46"W
C93	80.10	332.50	13°48'07"	79.90 N89°05'33"W
C94	79.47	332.50	13°41'36"	79.28 S77°09'36"W
C95	23.56	15.00	90°00'00"	21.21 S45°33'59"W

SILVERLAKE PLAT "34"

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

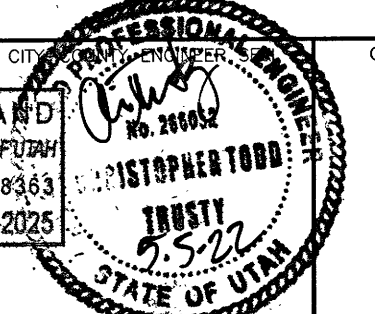
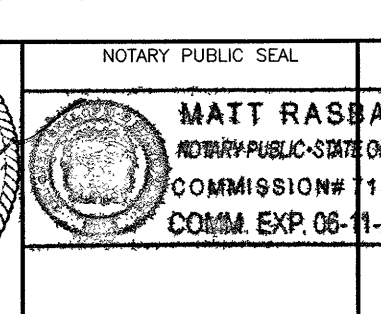
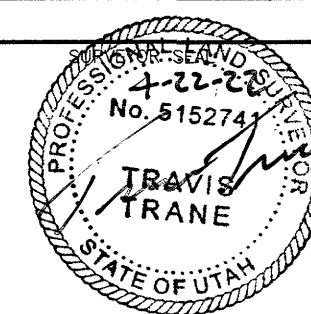


ENT 41989:2023 Map 18807
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 28 3:40 pm FEE 256.00 BY AR
RECORDED FOR EAGLE MOUNTAIN CITY

PLAT "34"
SHEET 2 OF 2

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN - UTAH COUNTY, UTAH



No. 200052



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

ENGINEERING

Monday, March 17, 2025

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

SUBJECT: **Majors Subdivision plat 1 out of warranty Bond Release**

City Recorder:

The above-mentioned 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, P.E.
Engineering Director
Eagle Mountain City

Cc: Gina Olsen, City Recorder



DATE: Monday, March 17, 2025
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: **Majors Subdivision phase "A" plat 1 walk through**

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. Exit sewer video.~~

Ira Hodges:

- ~~1. Intersection of Major St. both ADA ramps have concrete that is spalling and will need to be replaced.~~
- ~~2. Lot #13 by hydrant the ADA at the trail is spalling and needs to be replaced.~~
- ~~3. Lot #6 by the trail, the gas trench was not 'T' patch and will need to be removed and replaced and inspection is required.~~

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.

MAJORS SUBDIVISION

A PART OF SECTIONS 11, 12, 13, & 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

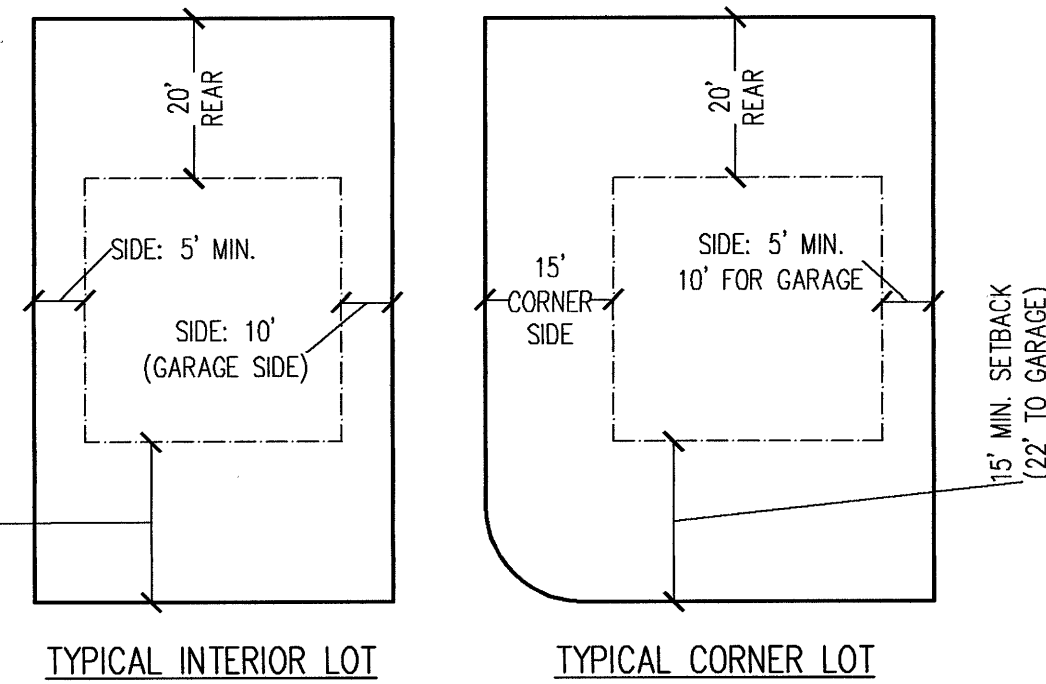
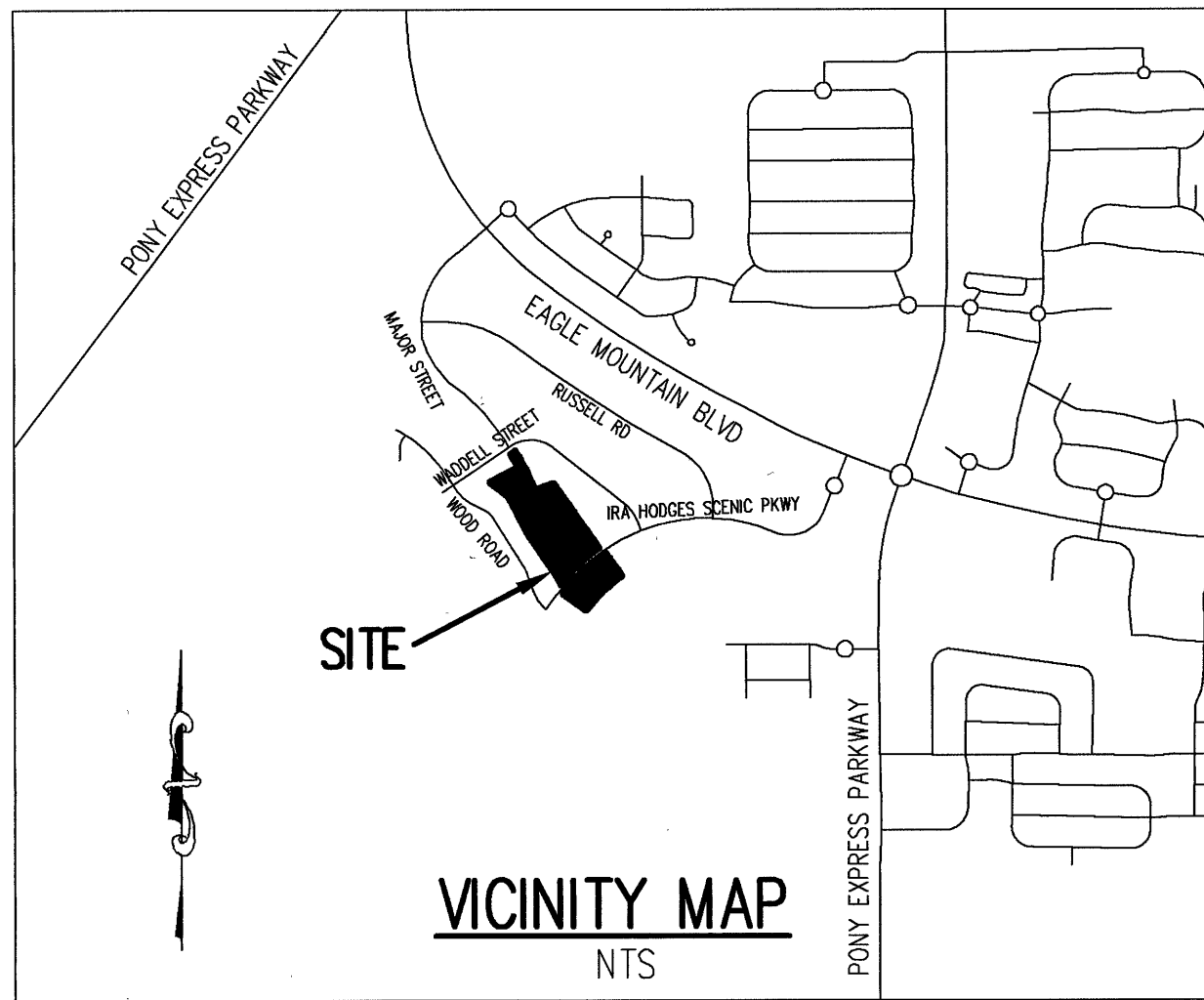
UNIFIED FIRE AUTHORITY NOTE:

STREETS 26 FT TO 32 FT NEED "NO PARKING" SIGN ON THE SAME SIDE OF THE ROAD AS FIRE HYDRANTS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1944.00	117.88	3°28'27"	117.86	N 29°46'18" W
C2	1995.00	350.72	10°4'21"	350.27	S 26°28'24" E
C3	1435.00	433.31	17°18'4"	431.67	S 45°51'7" W
C4	1385.10	483.80	20°0'46"	481.35	N 45°18'32" E
C5	1425.50	24.50	0°59'6"	24.50	N 36°48'31" E
C6	1425.50	20.01	0°48'15"	20.01	N 36°53'56" E
C7	1425.50	4.50	0°10'51"	4.50	S 36°24'23" W
C8	1384.00	109.43	4°31'49"	109.40	N 38°34'52" E
C9	1384.00	109.50	4°31'59"	109.47	N 43°6'46" E
C10	1384.00	109.49	4°31'58"	109.46	N 47°38'45" E
C11	1384.00	110.55	4°34'35"	110.52	N 52°12'1" E
C12	1384.00	19.98	0°49'38"	19.98	N 54°54'8" E
C13	1384.00	458.94	18°59'59"	456.84	N 45°48'57" E
C14	1435.00	203.75	8°8'7"	203.58	N 41°16'8" E
C15	1435.00	39.59	1°34'51"	39.59	N 46°7'37" E
C16	1435.00	39.59	1°34'51"	39.59	N 47°42'28" E
C17	1435.00	150.38	6°0'15"	150.31	N 51°30'1" E
C18	15.00	23.15	88°25'8"	20.92	N 87°17'33" W
C19	15.00	23.15	88°25'10"	20.92	N 17°37' E
C20	425.00	59.23	7°59'4"	59.18	N 39°5'27" W
C21	400.00	55.74	7°59'4"	55.70	N 39°5'27" W
C22	375.00	52.26	7°59'4"	52.22	N 39°5'27" W
C23	925.00	38.22	2°22'4"	38.22	N 33°54'53" W
C24	925.00	135.13	8°22'11"	135.01	N 38°32'46" W
C25	925.00	47.56	2°56'46"	47.56	N 22°53'17" W
C26	925.00	220.91	13°41'1"	220.39	N 28°15'24" W
C27	900.00	214.94	13°41'1"	214.43	N 28°15'24" W
C28	875.00	208.97	13°41'1"	208.48	N 28°15'24" W
C29	875.00	59.29	3°52'56"	59.28	N 33°9'27" W
C30	875.00	149.68	9°48'5"	149.50	N 26°18'56" W
C31	1945.00	88.02	2°35'34"	88.01	N 22°42'41" W
C32	1945.00	135.11	3°58'49"	135.09	N 25°59'52" W
C33	1945.00	223.13	6°34'23"	223.01	N 24°42'5" W
C34	1970.00	346.36	10°4'25"	345.92	N 26°27'6" W
C35	1995.00	0.77	0°1'19"	0.77	N 21°25'33" W

Scale 1" = 60'



SETBACK DIAGRAM

FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

10-13-2022
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.1Tariff.

10/13/2022
DATE

DOMINION ENERGY UTAH

Questar Gas Company dba Dominion Energy Utah, hereby approves this plot solely for the purposes of confirming that the plot 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 or other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment 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 13 day of October, 2022

By: *Christy E. Edwards*

Title: *Per-Cen*

ROCKY MOUNTAIN POWER

- 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.
- 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:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
American Fork, UTAH 84003
(801) 224-7308

10-13-22
DATE

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Oct. 12, 2022
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

NORTH PARCEL
BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 265.90 FEET ALONG SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 34°17'46" W, A DISTANCE OF 354.13 FEET; THENCE N 27°37'00" W, A DISTANCE OF 329.19 FEET; THENCE N 52°34'40" W, A DISTANCE OF 176.27 FEET; THENCE N 29°41'34" W, A DISTANCE OF 15.38 FEET; THENCE N 61°57'52" E, A DISTANCE OF 74.85 FEET; THENCE N 61°57'54" E, A DISTANCE OF 180.00 FEET; THENCE ALONG THE ARC OF A 1,944.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°28'27" FOR 117.88 FEET (CHORD BEARS N 29°46'18" W 117.86 FEET); THENCE N 58°36'07" E, A DISTANCE OF 4.02 FEET; THENCE N 56°50'47" E, A DISTANCE OF 50.02 FEET; THENCE ALONG THE ARC OF A 1,995.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°04'21" FOR 350.72 FEET (CHORD BEARS S 26°28'24" E 350.27 FEET); THENCE N 68°51'01" E, A DISTANCE OF 154.54 FEET; THENCE S 35°06'07" E, A DISTANCE OF 643.20 FEET; THENCE ALONG THE ARC OF A 1,435.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°18'04" FOR 433.31 FEET (CHORD BEARS S 45°51'07" W 431.67 FEET); THENCE N 27°39'52" W, A DISTANCE OF 109.10 FEET; THENCE N 34°17'46" W, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 349,854 SQUARE FEET OR 8.0315 ACRES, MORE OR LESS.

SOUTH PARCEL
BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 461.60 FEET ALONG SECTION LINE AND EAST 86.59 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 1,385.10 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°00'46" FOR 483.80 FEET (CHORD BEARS N 45°18'32" E 481.35 FEET); THENCE S 35°06'07" E, A DISTANCE OF 235.00 FEET; THENCE S 54°58'06" W, A DISTANCE OF 19.03 FEET; THENCE S 52°08'26" W, A DISTANCE OF 91.74 FEET; THENCE S 47°36'28" W, A DISTANCE OF 90.95 FEET; THENCE S 43°04'30" W, A DISTANCE OF 90.95 FEET; THENCE S 38°32'33" W, A DISTANCE OF 91.74 FEET; THENCE S 35°43'06" W, A DISTANCE OF 18.90 FEET; THENCE N 54°42'12" W, A DISTANCE OF 234.81 FEET; THENCE N 54°41'54" W, A DISTANCE OF 0.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,477 SQUARE FEET OR 2.3985 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE

341512023 Map 18623
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 19 3:21 PM FEE \$2.00 BY TH
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER
EMH Development LLC
AUTHORIZED SIGNATURE(S)
J. Walden
10/25/22

ACKNOWLEDGMENT

On the 25 day of October, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: July 31, 2024
NOTARY PUBLIC SIGNATURE

713309
COMMISSION NUMBER
Christina Hoggmoning
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 DAY OF October, 2022.

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

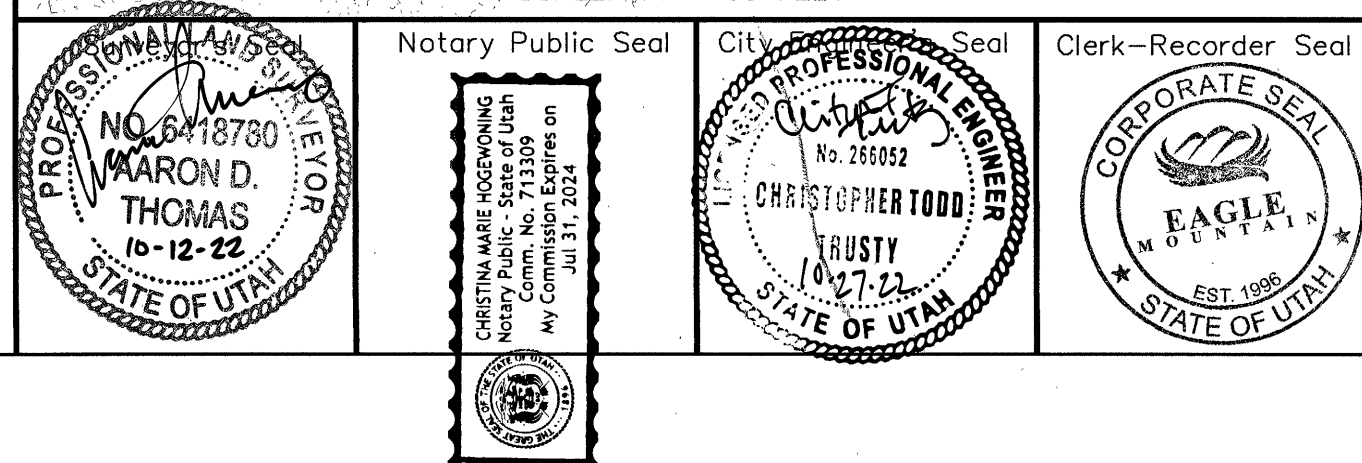
FINAL PLAT 1

MAJORS SUBDIVISION

SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET



FIRE NOTE:

THREE (3) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT CALCULATIONS

TOTAL ACREAGE: 10.43 ACRES
BUILDABLE ACREAGE: 10.43 ACRES
TOTAL ACREAGE IN LOTS: 8.73 ACRES
PUBLIC RIGHT-OF-WAY: 1.23 ACRES
TOTAL OPEN SPACE: 0.47 ACRES
TOTAL IMPROVED OPEN SPACE: 0.47 ACRES
AVERAGE LOT SIZE: 23,777 SF/0.56 ACRES
LARGEST LOT SIZE: 32,069 SF/0.74 ACRES
SMALLEST LOT SIZE: 20,707 SF/0.48 ACRES
OVERALL DENSITY: 1.53 LOTS/ACRE
TOTAL # OF LOTS: 16 LOTS

NOTES:

- THE PUBLIC USE TRAILS AREA ARE DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.
- MUNICIPAL UTILITY EASEMENTS AND PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
- CORNER LOTS MAY FACE EITHER STREET DEPENDING ON BUILDERS PREFERENCE.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	CHANGE ORDER - Well #8 Design Contract with Jones & DeMille Engineering - 1st Amendment
ITEM TYPE:	Change Order
FISCAL IMPACT:	\$34,775
APPLICANT:	Jones & DeMille Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Vince Hogge, City Engineer

PRESENTED BY

Vince Hogge

RECOMMENDATION:

Staff recommends that the City Council approve the change order #1 contract amendment for Jones & DeMille Engineering.

BACKGROUND:

The design for the Well #8 wellhouse and pumps project is now complete, and project bids have been received. The City is currently in the process of selecting a contractor and preparing to move forward with construction.

The original design contract with Jones & DeMille Engineering (J&D) was approved in 2022 with a budget of \$189,245. Although the design work took place in 2024, there were several changes to the scope of the project during the design phase that have resulted in a request for an additional \$34,775 in design fees. Importantly, this adjustment does not exceed the overall project budget of \$2.5 million.

City staff has held multiple meetings with J&D to review the requested changes and understand the history of the added design work. Through these discussions, staff and J&D negotiated a fair adjustment to the contract. The attached proposal reflects the final agreed-upon amount following those negotiations.

Staff feel that J&D have worked hard to be fair, and are just looking for compensation for additional work they were asked to complete, including compensation for delays out of their control. There were some inefficiencies in their design that they have accepted and have removed line items from their request as part of the negotiation. A large part of the request stems from delays in drilling the well, which caused their design work to be completed several years after they originally bid the project. As a result, J&D's hourly billing rates increased due to inflation, with inflation rates between 2022 and 2024 being 6.5%, 3.4%, and 2.9%, respectively.

ITEMS FOR CONSIDERATION:

Staff believes the requested adjustment is reasonable given the circumstances and recommends approval of the additional \$34,775 to J&D for the completion of design services.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. First Amendment - Jones & DeMille Contract
2. Backup and Documentation Emails



Jones & DeMille
Engineering

www.jonesanddemille.com | 800.748.5275

February 18, 2025

Eagle Mountain City
Attention: Vince Hogge
City Engineer
Via email: vhogge@eaglemountain.gov

RE: Well #8 Design Changes – Amendment 1

Dear Vince:

We appreciate the opportunity to work with Eagle Mountain City on the Well #8 project. It has been a very dynamic project. Throughout the design process, we have encountered several challenges that have resulted in changes to the project. Attached to this letter is a copy of the change log that lists all of these changes and includes some information about them. Through email and design review meetings, we have tried to keep the City up-to-date on these changes and what the associated costs would be. We have included evidence of this in emails and meeting minutes that will also be attached to this letter.

As early as February 7, 2024, in a 50% design review meeting we discussed the potential of needing a contract modification. May 31, 2024, we had some discussions about how the project was for sure going to be overbudget with changes. One factor to the design changes was the attempt to push the project to get it completed as soon as possible to try and get the City another water source. This added to inefficiencies because it meant moving forward with partial information and causing rework when verified information changed.

We requested this amendment prior to Chris Trusty leaving the City and had a meeting with him on September 16, 2024 to finalize the amendment. We provided additional evidence on October 14th and 22nd, 2024. We hope that this will be sufficient to get the amendment approved so we can move forward with Construction.

Below is a summary of the changes that we are requesting to be added to our scope of work and their associated costs. We acknowledge that there were some inefficiencies in our design process of the project and have not included those in this summary.

In an effort to maintain a good relationship with the City, we are asking for an amount that is less than our cost to date, taking out overhead and profit. We have included a table of tasks with hours,

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 314
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

20 West Main Street
Suite 112
Cortez, CO 81321
970.739.5408

if the hours or cost is crossed out in red, that either indicates that we are not billing that amount, or that we are modifying the amount to take accountability for inefficiencies.

CHANGES TO DESIGN

- **Billing Rate Adjustments.** This project was originally proposed in 2022, billing rates have increased since 2022. Chris Trusty authorized that the 10% design contingency could be used to cover the billing rate increases. Due to the size of the project, the billing rate adjustment used the entire design contingency. We have already billed for this amount.
- **Wood Frame Building Cost Est.** This was to investigate if there would be a cost savings to wood frame the well building or stay with a concrete block (CMU) design. Due to the height of the building and sound dampening in the neighborhood, it was decided to continue with a CMU design. We will not bill for this amount.
- **Architectural Feature.** This pump station will be in a residential neighborhood. The City asked that additional effort be put toward architectural looks, such as color and block style configuration options in a 3D rendered view. We will not bill for this amount.
- **Onsite Hypochlorite Generation.** The City asked to evaluate an alternative way to chlorinate the water. The chlorination process is called Hypochlorite. After review, it was determined that the building would need to be twice as big as planned due to the well water flow rate. It would also take an extreme amount of salt and determined impractical. We will not bill for this amount.
- **West Wall Bump out for VFD.** Based on preliminary VFD sizing we discussed with the City options of VFD placement. It was decided that a bump out in the wall would add an aesthetic appeal and provide more room in the pump house while minimizing the building area. This was later removed due to the need for the VFD to be in another room. We will not bill for this amount.
- **Equipment Procurement Spec.** Many of the electrical pieces of equipment had very long lead times. We worked with Eagle Mountain to put out an early equipment procurement package to preorder equipment while the design continued to try and speed up the construction process. Many items had a year or more lead time. This was not included in the original scope.
- **Removed National Pumps from Spec.** It was requested that the manufacturer, National Pump be removed for the allowable pumps suppliers due to problems the City has had with them in the past. We will not bill for this amount.
- **East Basin Design.** Based on previous well operations, the amount of water that is wasted when a pump is turned on before turning it into the system was more than the site had room to hold in a basin. A second basin to the east had to be designed to take excess water. This was an unexpected design addition.
- **Redesign for Electrical Room.** The building design progressed, based on preliminary information, to try and expedite the construction documents. The design was approximately 75% complete. Additional preliminary information from the manufacturer and code



requirements state that the equipment needed to be in a separate room from the piping. We discussed putting it in an e-house (separate building), but it was decided that long term it would be better to install the equipment inside the building. This took our design back to about 30%. We needed to re-adjust much of the piping and design a separate room. This design will be better for the City; it provides more protection for the equipment and will provide better sound damping for the residents.

- **Building Extension for Electrical Equipment.** When final information of the size of the VFD and unexpected switch gear equipment were provided by the manufacturer it was revealed that the size of the VFD and switch gear were larger than originally indicated. We worked with the manufacturer to find a more compact unit, but the size still required the building layout to be adjusted again to meet clearance requirements. The more compact unit is better for the City because it can be accessed from one side and reduces the footprint of the building.
- **Chlorine Analyzer Line.** DDW now requires that continuous chlorine monitoring be provided when chlorinating water. They do not give good guidelines for the best way to do this, so we worked with the City and DDW to come up with the best method for getting more accurate results. This required modifications to the design.

Construction Engineering Services

These changes to scope and requested additional fees are to cover design costs so that the construction budget (untouched) can be used to provide the construction observation needed for the project. We have assumed 6 months construction and help from the City to stay within the allotted budget, if it takes longer it will be billed at an hourly rate.

SCHEDULE

JDE has completed the work to keep the project moving for the City's advantage.

FEES

The foregoing scope of work for design services being requested at the hourly fee equals **\$34,775**. Progress payments will be invoiced monthly throughout the project. Any adjustments to the scope of work can be completed for a negotiated lump sum fee or according to JDE's standard hourly rates.

Original Fee	\$189,245
<u>Amendment 1 Fee</u>	<u>\$34,775</u>
Amended Contract Total.....	\$224,020

Remaining Construction Fees (6 Months)

Phase 70 – Construction Administration	64,336
Phase 71 – Construction Contingency	\$6,697



CLOSURE

Please review this proposal and let us know if there are any additional questions

Sincerely,

JONES & DeMILLE ENGINEERING, INC.



Matt Laurendeau
Project Manager

Attachments

- Change Log
- Hourly Breakdown
- Documentation Backup



PROJECT CHANGE LOG

Project: Well 8

PM: Matt Laurendeau



www.jonesanddemille.com

[illegible]



Fee Proposal - Eagle Mountain Well #8

Description	\$ 248	\$ 195	\$ 200	\$ 180	\$ 190	\$ 116	\$ 130	\$ 84	\$ 156	\$ 100	\$ 71	\$ 164	\$ 116		
50 Design Engineering/CAD															
Wood Frame Building Cost Est.		-1				-3.5								-4.5	\$ 601.00
Architectural Feature Cost Est.		-1				7.75								8.75	\$ 1,094.00
Onsite Hypochlorite Generation Evaluation		-3	-1				12.5							16.5	\$ 2,410.00
West Wall Bumpout for VFD			-4			-6		-2						-12	\$ 1,664.00
Equipment Procurement Spec		12	3.5								14			29.5	\$ 4,034.00
Removed National Pumps From Spec		-1									-0.5			-1.5	\$ -230.50
East Basin Design	1	-4					3	-6	5	-10				9	-20 \$ 2,400.00
Redesign for Electrical Room	45	55	14	-30		61			5	-20				125	-166 \$ 25,481.00
Building Extension for Electrical Equipment	23	45	7	-24	2	35	-60		9	-20				76	-151 \$ 22,575.00
Chlorine Analyzer Line		8.5	3			1			5					17.5	\$ 2,793.50

Matt Laurendeau

From: Matt Laurendeau
Sent: Tuesday, October 22, 2024 10:26 PM
To: Mack Straw (mstraw@Emcity.org)
Cc: Michael Hartvigsen; Darin Robinson; Allen Rogers
Subject: FW: Well #8 Construction Management
Attachments: Billing Rate Increase Amendment for Well #8; Well Amendments; 50% Design Review Meeting Minutes 2024-02-7.pdf; 75% Design Review Meeting Minutes 2024-03-27.pdf; Coordination and Construction Strategy 2024-09-16 Minutes.pdf; Project Change Log.xlsx; Combined EMC Well #8 Inspector Resumes.pdf; Well #8 Update 5-31-24.pdf

This didn't go though, one of the emails that I attached was huge, so I created a pdf of it call "Well #8 Update 5-31-24"

From: Matt Laurendeau
Sent: Tuesday, October 22, 2024 10:05 PM
To: Mack Straw (mstraw@Emcity.org) <mstraw@Emcity.org>
Cc: Michael Hartvigsen <michael.h@jonesanddemille.com>; Darin Robinson <darin@jonesanddemille.com>; Allen Rogers <Allen.Rogers@skmeng.com>
Subject: RE: Well #8 Construction Management

Mack, from our review meeting you asked us to provide bio's for the proposed construction team to meet the construction plan below. I have included those bios as an attachment to this email. Please note that we have shown two Aqua inspectors (Kevin Allcott and Brady Lister), only one will be used for this project, however, it is unknown which one will be more available when construction starts so we are providing both bios.

You also asked for instances where budget was discussed. As you mentioned in our conversation, you remember it coming up a few times. I have a couple documented cases, but in some instances it was a phone conversation or meeting that didn't get recorded completely. I know these conversations took place but the most documented discussion I have are indicated below. I have also included the change log to document the changes and when the occurred.

- ① • The first instance was multiple discussions that we had at the beginning of the project with Chris where I was requesting an amendment to cover the change in billing rates from the time the project was proposed (2022) and when the work took place (2024). Attached (12/13/2023).
- ② • 2/7/24 we had a 50% design meeting where we discussed expanding the building to avoid an outdoor VFD. (Attached)
 - "If the building is expanded a design contract modification may be necessary for drawings and specifications for the expansion as that was not accounted for in the original proposal."
- ③ • Multiple follow ups were attempted with Chris for the billing rate adjustment. The last phone call I had with him on the subject he said something along the lines of, "it seems like every project we do with you, you are asking us for an amendment." To be honest, this comment concerned me because we don't want to be known as that type of engineer, and is a contributing reason for why this wasn't discussed as much as it should have.

- 2/30/24, The comment I got verbally from Chris was, we thought everything was going well and we agreed to table the amendment to see if we could fit within the design budget.
- ④ • 5/31/24 was when we realize that the project was going over budget. We have verbal discussion (phone calls) to discuss it and I request again to have the "Design Value Engineering" contingency to cover the billing rates. (attached email)
 - This was the first time that we discussed how the construction budget will be short because of the loss of Rod Erickson.
- ⑤ • 06/06/24 we had another review meeting, after my request for the billing rate adjustment, where we discussed building design changes required to fit electrical equipment. I do not have the budget discussion documented, but we did discuss it.
- ⑥ • 09/16/24 we had a meeting with Chris before he left to discuss the budget deficit and to start strategizing on how to reduce construction management costs to try and stay as close to original budget as well.

Thank you for your willingness to work with us as we try to find the best solution for the City and minimize additional fees but still provide what we think is an adequate level of service. Please let me know what else you need for us to move forward with this plan and the amendment discussed in the previous email below. If there are any more concerns, I am happy to jump on another call.

From: Matt Laurendeau
Sent: Tuesday, October 15, 2024 1:55 PM
To: Mack Straw (mstraw@Emcity.org) <mstraw@Emcity.org>
Cc: Michael Hartvigsen <michael.h@jonesanddemille.com>; Darin Robinson <darin@jonesanddemille.com>
Subject: RE: Well #8 Construction Management

Mack all of my numbers were correct except for the one in red below. The error was in the spreadsheet I pulled up, the revisions I made to the spreadsheet to come up with these numbers weren't saved, which was throwing me off. We will get you a bio and some additional budget back up.

From: Matt Laurendeau
Sent: Monday, October 14, 2024 9:01 AM
To: Mack Straw (mstraw@Emcity.org) <mstraw@Emcity.org>
Cc: Michael Hartvigsen <michael.h@jonesanddemille.com>; Darin Robinson <darin@jonesanddemille.com>
Subject: Well #8 Construction Management

~~Darin/Michael,~~

~~This is what I would send to Mack. I would not include the Construction Fee Adjustment spreadsheet.~~
~~Can you give me your thoughts?~~

oops, forgot to have my review comment deleted :)

Mack,

Sorry for the length of this email, I want to be thorough. I will try to follow it up Monday afternoon with a phone call. I have been waiting for SKM to see if they had any additional resources that could be used to help reduce costs for construction, which they did. Attached is the Project Change Log that we discussed with Chris before we left, I don't think you were able to make it to that meeting. What we discussed had to do with the improvements and design changes that occurred during design which pushed our design to be overbudget (approximately \$48,000), some of which weren't in the original

request for proposal. You can see the break down in the change log, but I have summarized the bigger ones below:

- Equipment Procurement Manual - \$4,000
 - We decided together that this was the best approach because of long lead items to try and expedite schedule.
- Additional Storage Capacity - \$1,000
 - Because there isn't an existing storm water system, we agreed that we should design extra capacity in another basin to contain the pump to waste water.
- Floor Plan Layout Redesign - \$19,000.
 - As SKM was working on this design, they decided that it would be better for the City to have the equipment included inside the building because it is in a residential area and we had the ability to do so during design, rather than house the electrical equipment in an E-house outside the building. This required the equipment to also be put inside a separate room of the building, thus requiring a redesign of the building.
- Building Footprint expansion - \$11,000.
 - In an effort to save time in design and get the building constructed, we moved forward with information provided by SKM, but they were equally surprised that the equipment was larger than anticipated and required another building redesign.

SKM and JDE both agree that there were some inefficiencies in the design process that we own (approximately \$28,000) and we have been working together to find ways to reduce cost during construction phase to try to make up some of the difference. One challenge we have been also faced with is the loss of Rod Erickson as our onsite inspector. Rod was great at what he did, he didn't charge for travel time and had a really low billing rate. As we have worked together, we have come up with the following construction management plan to reduce cost and provide what we feel is a comfortable level of service. If you feel it needs to be increased we are willing to do what you feel most comfortable with. If you have some ideas of how the City could get more involved to decrease it, we are happy to consider that as well.

Construction Management Plan

These assumptions are based on a contractor who is qualified and able to perform while not needing to be baby sat with continuous field visits and correspondence. We have assumed a 6 month of construction.

- We have budgeted 106 hours during construction to coordinate with the contractor, review submittals, answer RFI's, review pay requests, etc. This will all be done with our JDE team.
- We have budgeted a total of 328 hours for construction management and field observations. These hours include
 - On-site construction update meetings every other week for 6 months with construction PM and construction observer
 - For two months we will have an experienced former flat work contractor (also who will be the construction PM) visit the site twice a month to provide guidance to a junior construction manager. This is planned for while the contractor is preparing the site and doing flat work.
 - For three months we will have an experienced SKM/Aqua inspector visit the site once a week while vertical construction and building piping is being done. He will also provide guidance to a junior construction manager.
 - For six months we will have a junior construction manager visit the site 3 times a week.
 - In addition to the 328 hours, SKM will spend time inspecting on the project, this includes:

- Pre-slab pour of conduit installations.
- Pre-energization inspection of the installation of medium voltage equipment.
- Final inspection of all electrical installs.
- We have budgeted 28 hours for final close out documentation

This plan assumes that Eagle Mountain can help through inspection. We think since the City is good at water line inspections, it would be helpful to have the City do all of the offsite utility inspections. This would include the pipeline, loop under gas line and connection to the existing line. It would also be beneficial if someone from the city could go to site 2-3 a week to take pictures of progress and send them to us for review to see if anything stands out while we are not there.

Plus \$2,775, see email 11/1/24 written after this

As mentioned earlier, SKM and JDE both agree that there were inefficiencies in the design. We would like to request an amendment from the City for \$32,000, this would help bring us whole on the design without any added profit on the design and provide the amount needed for the preceding construction management plan. If the City would allow phase 71 (which is already in the contract, set aside for value engineering) to be used we could reduce the requested amendment fee to \$24,720. However, the City could reserve phase 71 to help with any potential surprises during construction. Construction is billed on an hourly basis, so if we don't use it then it will not be charged. If the contractor is less than ideal or there are surprises in the field we will work with the City to determine the best path forward to keep costs down.

This is a lot of information that would be better discussed over a video call. I am available

- Today after 11:00 until about 3:00,
- Tomorrow from 8-9:30, 11-12 or 1-5
- Wednesday from 8-12 or 1-5 except 2-2:30



Matt Laurendeau, PE

Project Manager

Jones & DeMille Engineering, Inc.

p: (801) 692-0219 | m: (801) 309-1993

Shaping the Quality of Life.

Addition of CL₂ Monitoring Line

Matt Laurendeau

From: Matt Laurendeau
Sent: Friday, November 1, 2024 3:37 PM
To: Mack Straw (mstraw@Emcity.org)
Cc: Michael Hartvigsen
Subject: FW: Well #8 Chlorine Analyzer
Attachments: Project Change Log.xlsx

Mack, since you are still considering our proposed amendment for design/construction can we add this to it? This the additional fee to make the **modification necessary to install a new service line and make modifications to bring water to the chlorine analyzer in the building.**

What we will plan to do is tap the line at the east end of the property (approx.. 100' from the injection point) and run a poly service line back into the building. The line will probably need to feed through a PRV and then feed into the chlorine analyzer. The water will then need to be pumped back into the well line using a small pump similar to the chlorine dosing pump. This will require changes to the site, building and electrical drawings as well as the specifications.

The additional cost for the chlorine work is **\$2,775.**

The amendment requested on 10/15/24 and we previously discussed was for \$32,000. Adding this amount will bring it to **\$34,775.**

From: Michael Hartvigsen <michael.h@jonesanddemille.com>
Sent: Friday, November 1, 2024 8:13 AM
To: Matt Laurendeau <Matt.l@jonesanddemille.com>
Subject: Well #8 Chlorine Analyzer

Matt,
Here's what I came up with.

	Matt	Michael	Emily	Ben	Amanda	
Task	192	192		84	125	95
DDW Meetings (2)	1	2				
Site Plan Drawing Revisions		1				3
Floor Plan Drawing Revisions		0.5			3	
Electrical Drawing Revisions		1				
Pump Selection and Spec Updates	0.5	1		2		15
SKM Fee					600	
	288	1056		168	375	285
						2772

Thanks!



Michael Hartvigsen, PE
Project Manager
Jones & DeMille Engineering, Inc.
p: (801) 692-0219 | m: (801) 824-0053
Shaping the Quality of Life



Matt Laurendeau

From: Matt Laurendeau
Sent: Wednesday, December 13, 2023 4:51 PM
To: Chris Trusty (ctrusty@Emcity.org)
Cc: Michael Hartvigsen; Emily Hansen
Subject: Billing Rate Increase Amendment for Well #8
Attachments: EMC Well 8 Billing Rate Adjustments and Landscape Design - Amendment 1.pdf

Chris,

Attached is an amendment proposal letter for the billing rate increases that have occurred since we bid the project 15 months ago. I have also included the additional design cost for a landscaping design. I hope the city is willing to accept the additional costs, if you have questions, please let me know. The contract was initiated by the city so the amendment would need to come from the City as well.

Thanks,



December 13, 2023

Eagle Mountain City
Attention: Chris Trusty
City Engineer
Via email: ctrusty@emcity.org

RE: Well #8 Billing Rate Adjustments and Landscape Design – Amendment 1

Dear Chris:

We have appreciated the opportunity to work with Eagle Mountain City on the Well #8 project. As delays due to well drilling on the project have occurred and pushed design back over a year, billable rates have increased to account for inflation within the design and construction industry since the project was originally awarded on September 7, 2022.

Additionally, a landscaping plan design cost has been requested to improve the site within the future subdivision in which this well building is to be constructed.

Jones & DeMille Engineering (JDE) has the necessary resources and expertise to complete this important project. The proposed scope of work and associated schedule and fees are as follows:

PROPOSED CHANGES

Preconstruction Engineering Services

The proposed cost increases for preconstruction engineering services are as follows (increases in billing rates only):

Design Engineering (JDE)	\$2,145.00
10% Design Value Engineering (JDE)	\$300.00
Design Subconsultants (SKM).....	\$2,400.00

Landscape Design Services

Landscaping is not included in the original scope of work for the project. Per the City's request for a cost for low-maintenance landscaping, landscape design services can be provided for the following fee:

Landscape Design	\$3,925.00
------------------------	------------

Construction Engineering Services

The proposed cost increases for construction engineering services are as follows (increases in billing rates only):

Construction Engineering & Management (JDE).....	\$725.00
--	----------

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1575 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
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775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 107/109
Tropic, UT 84674
435.268.8089

695 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

Construction Subconsultants (Rodco).....	\$2,300.00
ORIGINAL FEE	\$189,245.00
TOTAL AMENDMENT FEE	\$11,795.00
TOTAL FEE WITH AMENDMENT	\$201,039.40

Landscape Design Services

The proposed scope of work for landscape design services is as follows:

1. Design Phase
 - a. Prepare Landscape and Irrigation Drawings and related details and specifications for bidding and meets applicable standards. Coordinate the design and details with the City.
2. Construction Phase
 - a. Landscape Architect to participate in 2 site visits to review progress and verify work is generally consistent with the design intent.
 - b. Review contractor submittals.
3. As-Built Record Drawings
 - a. Revise drawings to meet as-built conditions.

Assumptions and Limitations:

1. One iteration of landscape design is provided. Multiple concepts can be provided at an additional fee if needed.

SCHEDULE

JDE will work to complete the above scope of work in a reasonable, timely manner according to the project. An earnest effort will be made to complete the services within owner's time constraints.

FEES

The foregoing scope of work for design services can be completed for an hourly fee of **\$11,795**. Progress payments will be invoiced monthly throughout the project. Any adjustments to the scope of work can be completed for a negotiated lump sum fee or according to JDE's standard hourly rates.

CLOSURE

Please review this proposal and let us know if there are any questions or concerns.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.



Matt Laurendeau
Project Manager





PROJECT DESIGN REVIEW MEETING AGENDA

Date: February 7, 2024

Meeting Lead: Matt Laurendeau

Attendees: Matt Laurendeau | Michael Hartvigsen | Ben Arrington | Chris Trusty | Brad Hickman | Mack Straw | Bryce Mcrae

Duration: 2 Hours

Eagle Mountain City – Well #8 Design Review Meeting Project # 2208-022

IDENTIFICATION OF OFFICIAL REPRESENTATIVES OF OWNER AND ENGINEER

	Role	Name	Email	Phone
Owner Rep(s)	City Engineer	Chris Trusty	ctrusty@emcity.org	801-789-6671
	Public Works Dir.	Brad Hickman	bhickman@emcity.org	
	Public Utilities Manager	Mack Straw	mstraw@emcity.org	
		Bryce Mcrae	bmcræ@emcity.org	
Engineer Rep(s)	Project Manager	Matt Laurendeau	matt.l@jonesanddemille.com	801-309-1993
	Assistant Project Manager	Michael Hartvigsen	michael.h@jonesanddemille.com	801-824-0053
	Project Engineer	Ben Arrington	ben.a@jonesanddemille.com	

WELL #5 SCOPING MEMO

1. System piping capacity – Adequate
2. Well casing capacity – Adequate
3. Pump to waste piping capacity – Adequate
4. Electrical equipment capacity – Needs to be replaced
5. Chlorination system capacity – Do you have any information on the pump and pumping rates.
6. Building area for electrical equipment – Not adequate

7. Building HVAC systems – Depends on VFD
8. Pump and motor tolerances – Roof hatch needs to be enlarged
 - a. *The City agreed that the roof hatch needs to be expanded and might as well be done with the building expansion for the VFD's*
9. Booster pump hydraulics – Pump curves?
10. *The well equipping will need to take place during the winter. JDE will note that in the specs.*

PROJECT SCHEDULE

The following milestones have been identified and the associated completion dates proposed.

Milestone	Date
Design Review Study Finalized	February 16, 2024
60% Design Review	March 8, 2024
RMP Review and Credit Discussion	March 22, 2024
90% Design Review	April 12, 2024
RMP Final Design Drawings	May 3, 2024
Final Design out for Bid	May 20, 2024
Construction Notice of Award	June 2024
Submittals Reviewed and Materials Ordered	July 2024
Construction Start	Determined by lead times
Construction Completion	Determined by lead times

WELL #8 DESIGN REVIEW

Building Design

1. Safe yield capacity of wells *Check with John Fields and the State*
2. VFD sizing and sound proofing *We discussed framing the inside of the wall with gypsum board on one side of framing, insulation and a sound dampening material on the interior side of the framing. Another type of material will be needed on the east wall to maintain the clearance between the wall and pipe.*
3. Alternative piping configuration *The decision was made to stay with the current configuration with the pump to waste going out the north wall.*
4. Generator enclosure opening *Face towards the east*
5. Door openings and locations *The garage door on the east wall and the single door on the south will be changed to double doors.*
6. *The city requested having a double door on the south wall.*
7. *Floors are to be epoxy coated.*
8. *After viewing wall and pipe spacing in VR the City felt more comfortable with the space that was being provided.*
9. *City was ok with locations of dismantling joints and Victaulic Groove fittings.*

Site Plan

1. Access: regular vs. maintenance vs. pulling the pump *The City would like to maximize the parking lot.*
 - a. *Move curb and gutter to fence lines.*

- b. Do not paint lines for parking
2. Sidewalk and park strip requirements
 - a. We will call out sidewalk and Curb and Gutter to be "Future" and represent it with dashed lines.
3. Stormwater/pump to waste storage *The City recommended moving the fencing back by the building and leaving the detention basin outside.*
4. Generator fuel cover
5. Subdivision Design: Elevation, Boundaries, Stormwater
6. Curb, gutter sidewalk going in now, or list it as future? *They will be put in with the development.*
7. *The City proposed Stucco or Hardy board exterior siding with some faux windows.*
8. *Provide solid wall along south property line and wrought iron fencing around the rest of the perimeter.*

BUDGET

Follow up on amendment for adjusted billing rates and landscaping design.

- Or wait on landscaping design? *The City will move forward with the landscaping fee, but will award it once the design is complete.*

PROJECT SCHEDULE

The following milestones have been identified to meet the overall project schedule. This schedule is dependent on quickly obtaining information from the City, as well as Agency Reviews.

Milestone	Date
50% Design Review	February 7, 2024
75% Design Review	March 21, 2024
RMP Review and Credit Discussion	March 21, 2024
90% Design Review	April 17, 2024
State Agency Review	April 17-May 3, 2024
Final Design out for Bid	May 10, 2024
RMP Final Design Drawings	May 10, 2024
Construction Notice of Award	June 7, 2024
Construction Start	June 24, 2024

ACTION ITEMS

- JDE will verify the existing back up generator has the capacity to run the new well with the VFD (Well 5)
- JDE will put together a cost estimate for expanding the building vs. an outdoor VFD (Well 5)
 - If the building is expanded a design contract modification may be necessary for drawings and specifications for the expansion as that was not accounted for in the original proposal.
- JDE will investigate the transformer sizes needed for Well #5 and #8 to determine if they need to be preordered due to long lead times.

- JDE will confirm the safe yield capacity with John Fields and the State
- JDE will look into the cost of a stick framed structure vs. CMU block
 - JDE will consult with our architect on ways to make the building look more residential by investigating stucco or Hardie Board options, we will also add some false windows.
- JDE will look at reducing the pump pad size to provide more clearance to the door.
- There were no comments on the equipment being used. Double eccentric butterfly valves were confirmed to be used and a meter on the pump to waste.
- We will evaluate the turn radius inside the compound.
- Evaluate set backs
- Rock detention pond and rock landscaping with drought resistant vegetation.
- City suggested asking Nickerson about recommendations for clearance from wall to pump for cleaning.
- Provide probable cost.

Matt Laurendeau

From: Matt Laurendeau
Sent: Tuesday, February 20, 2024 5:00 PM
To: ctrusty@emcity.org
Cc: Michael Hartvigsen
Subject: Well Amendments

Chris,

Michael and I were talking about your recent conversation about modifications to Well #5. We reviewed the projects current status and the budgets are doing pretty good on both projects. We looked at Well #5 and we think that the budget we had set aside is likely enough to cover the structural engineering to extend the building and look at the roof trusses. The efficiencies we have had in the preliminary design stage should also be enough to cover the cost for the MEP modifications that we would need to take into consideration. We will not be asking for a contract modification for this work and will work with in our current budget.

Well #8 is also doing good, I sent you the amendment for the billing rate adjustments just to stay current on fees. I have been bit too many times hoping to keep it within the current budget at the new billing rates. Though it is still kind of early in the project, with some of the efficiencies we have had on the project so far and the 10% design contingency, it looks like we can probably still work through this project without the requested contract modification. I would like to propose that we shelf the amendment for now and see how things progress. If an amendment is needed we can revisit it in the future.

We're developing the reputation of the amendment engineering company, that is not a reputation I want to have, let's table these for now and see how things work out, which I am confident they will.

I will still need to do something for Well #7, sorry.

Let me know if you want to talk more about it.

Matt Laurendeau

From: Matt Laurendeau
Sent: Friday, May 31, 2024 2:00 PM
To: Chris Trusty (ctrusty@Emcity.org); Mack Straw (mstraw@Emcity.org)
Cc: Michael Hartvigsen
Subject: Well #8 Update
Attachments: 2208-022 EM Well 8 Layout 2024-05-17.pdf; 2208-022 5-30-24.pdf

Chris/Mack,

The following is an update Well #8.

Well Building and Piping

On 5/21/24 Michael sent you the latest building and piping update. I have attached it again for quick reference. We haven't heard any comments from you on them, do you have any questions or concerns with the layout and orientation of equipment? Would it be best to set up a meeting to review it with you?

Site Plan

The site plan has been updated, I have included the latest set. We have some things we are still working through but the majority of it is there. We would like you to review and let us know if you have any adjustments that you would like to make.

I sent an email on 5/23/24 about some discrepancies we have between Flagships site layout and ours. There was discrepancies between the easement layout in relation to the property boundary and the location of the high pressure gas line. Have you heard back on that?

Electrical and HVAC

We sent new building layouts and site plans to SKM and Royal. We're still working on a commitment from SKM on when they can get us 60% drawings back, but Royal said they should have a 60% drawings by early next week. I know Mack is anxious to get 60% drawings so he can discuss with RMP, if you want to poke SKM a little as well it may help.

Equipment Procurement

We just got specs from SKM to be able to start putting together an equipment procurement package. We will be working on that next week to get something out as soon as possible to get these long lead items coming. We will probably coordinate with you more on that next week. We think it would be wise to combine this with Well #5 equipment that is needed. I think Michael has some things he needs to talk to you about that project to keep it moving forward.

Budget

Due to the building redesigns that we had to do due to our subconsultant, we have used a lot more time than we thought would be needed. This is not Eagle Mountain's fault.

In December I sent an email requesting that the fee be amended to account for the increased billing rates from when it was awarded in 2022. The design portion of the amendment was about \$9,115. After I sent it, I said that we would try to finish the project within the current budget (using less hours) and hope that we wouldn't need the amendment. We were on track to do that before the rework was needed. With these recent changes we will need it. Another option would be to use the "Design Value Engineering"

phase that is already in the contract. There is \$10,412 that has not been used, we try not to use that and get your authorization before we use it. If you would like we could use that phase to cover the additional hours that we have used/need.

Construction

This seem like it will never come but figure we should discuss it. We had planned on using Rod as our subconsultant to do the construction observation work. He didn't charge much and was really good. We have construction managers in the company but none of them are local to our office. I would like us to operate within the defined budget in the contract, but we may need to discuss ways to make that happen that meets your expectations, so you are satisfied. I propose we focus on getting the design complete and discuss this down the road.

Is there anything else you need?



PROJECT DESIGN REVIEW MEETING AGENDA

June 6, 2024

Date: ~~March 27, 2024~~

Meeting Lead: Matt Laurendeau

Attendees: Matt Laurendeau | Michael Hartvigsen | Chris Trusty | Brad Hickman | Mack Straw | Bryce Mcrae

Duration: 2 Hours

Eagle Mountain City – Well #8 Design Review Meeting Project # 2208-022

IDENTIFICATION OF OFFICIAL REPRESENTATIVES OF OWNER AND ENGINEER

	Role	Name	Email	Phone
Owner Rep(s)	City Engineer	Chris Trusty	ctrusty@emcity.org	801-789-6671
	Public Works Dir.	Brad Hickman	bhickman@emcity.org	
	Public Utilities Manager	Mack Straw	mstraw@emcity.org	
		Bryce Mcrae	bmcrac@emcity.org	
Engineer Rep(s)	Project Manager	Matt Laurendeau	matt.l@jonesanddemille.com	801-309-1993
	Assistant Project Manager	Michael Hartvigsen	michael.h@jonesanddemille.com	801-824-0053
	Project Engineer	Ben Arrington	ben.a@jonesanddemille.com	

DESIGN REVIEW

Building Design

1. Pump to waste line start up: How long will we be using it? *City liked the idea of eliminating this piping and utilizing the property to the east for additional storage.*
2. Drain for pump to waste line? *Not needed if we eliminate this line.*
3. Chlorine dosing rate: Residual? *The City has been targeting a 0.3 mg/L residual in other wells.*

4. Architectural design? *In general, the options that were presented look good. The City would like to see the cost of just CMU vs. CMU with Stucco and Hardy Board. JD will look into cost of both options. The stucco and hardy board could be added as a bid alternate.*
5. *The City liked the idea of extending the south wall and moving the doors to the east side of the building to provide more room for the distribution panel. For now they would like to keep the double doors and they will measure trucks and trailers to see if they need to adjust the width. Asphalt will be laid to building, no concrete apron.*
6. *The City has had problems recently with National Pumps and does not want them in this project. JDE will address that in the specs.*
7. *The City would like to keep the flow meter on the pump to waste line to account for all their usage. The meter does not need to be a mag meter. It doesn't need to be as accurate. JDE to look into meters to be used that will not be affected by a line being dry.*
- 8.

Site Plan

1. Access: Vehicle tracking results
2. Stormwater/pump to waste storage results *The City like the idea of utilizing the dedicated open space to the east for additional storage. They will reach out to the developer and make sure they are Ok with it. JD will research easement locations to avoid for the gas and other utility lines.*
 - a. Could we get rid of pump to waste line?
3. Valve Vault at tie-ins?
 - a. Automatic valves to prevent both pumps running? *Not needed if we eliminate the pump to waste line.*
4. Generator: Might be able to use Well 5 at reduced flows. Will need a different alternator and transformer.

Other Items

1. *JDE mentioned that the onsite inspector for this project had another stroke and may not be able to work on this project. We do have some others that can step in if he is unable to return. The City is planning on having someone there throughout the whole construction process this time.*
2. *Well 5 HVAC is brand new, but undersized. The new unit is a 7.5 ton unit, but several others quoted a 20 ton unit. JDE will look into what replacement was in the RFP.*

PROJECT SCHEDULE

The following milestones have been identified to meet the overall project schedule. This schedule is dependent on quickly obtaining information from the City, as well as Agency Reviews.

Milestone	Date
50% Design Review	February 7, 2024
75% Design Review	March 21, 2024
RMP Review and Credit Discussion	March 21, 2024
90% Design Review	April 17, 2024
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RMP Final Design Drawings	May 10, 2024
Construction Notice of Award	June 7, 2024
Construction Start	June 24, 2024

1. *JDE is to a point where they are waiting on the electrical design to be able to move forward.*

ACTION ITEMS

- *The City will verify we can use the property to the east as additional storage for the pump to waste.*
- *The City will measure their equipment and see if we need to replace the double doors moved to the east wall to something else.*
- *JDE will get a cost summary of just CMU and the addition of stucco and hardy board.*
- *JDE will exclude National Pumps in the spec.*
-



PROJECT DESIGN REVIEW MEETING AGENDA

Sept 16, 2024
Date: ~~March 27, 2024~~

Meeting Lead: Matt Laurendeau

Attendees: Matt Laurendeau | Michael Hartvigsen | Chris Trusty | Brad Hickman | Mack Straw | Bryce Mcrae | Allen Rogers

Duration: 2 Hours

Eagle Mountain City – Well #8 Design Review Meeting Project # 2208-022

IDENTIFICATION OF OFFICIAL REPRESENTATIVES OF OWNER AND ENGINEER

	Role	Name	Email	Phone
Owner Rep(s)	City Engineer	Chris Trusty	ctrusty@emcity.org	801-789-6671
	Public Works Dir.	Brad Hickman	bhickman@emcity.org	
	Public Utilities Manager	Mack Straw	mstraw@emcity.org	
	EIT	Bryce Mcrae	bmcrac@emcity.org	
Engineer Rep(s)	Project Manager	Matt Laurendeau	matt.l@jonesanddemille.com	801-309-1993
	Assistant Project Manager	Michael Hartvigsen	michael.h@jonesanddemille.com	801-824-0053
	Electrical/SCADA	Allen Rogers	Allen.Rogers@skmeng.com	801-497-6847

WELL MILESTONE COORDINATION

Construction Schedule

Electrical Milestone	Date
Electrical Equipment Ship Date	July 18, 2025
Electrical Arrival	July 28, 2025
Electrical Installation and Startup (3 weeks from delivery)	Soonest August 15 th

- With the projected delivery date, is there a reason to rush this? Or do we have them start work 6 weeks before electrical equipment arrives?
 - Chris feels like we need to start earlier to flush out any other potential delays. We should push for substantial completion by August 15th, 2025. SKM felt that there is a good chance electrical equipment will be delivered earlier than promised.
 - The following is a proposed schedule for bidding.

Construction Milestones	Date
Advertise RFP	December 30, 2024
Pre-bid Meeting	January 8, 2025
Bid Due	January 30, 2025
Expected NOA	February 8, 2025
Expected NTP	February 26, 2025
Substantial Completion	August 15, 2025
Final Completion	September 15, 2025
Bonus Completion (\$2,725/day, \$122,625 max)	Prior to August 15

- JDE Lead Construction Manager believes a project of this size could be completed within 4-6 months.
- Does EMC want to offer a bonus for completion (on time or early or both)? Chris is supportive to incentivize. He will provide comments on structuring bonus provided from their lawyer.

Items required to be done before advertising:

- Update dates
- Update delivery instructions in specs
- Pothole information of high-pressure gas line?
 - Kern River got probe depths of 4'-6.5'. He will hit exact spot, using provided lat/long this week.
 - EMC will get Vac truck to pothole for exact depth.
- Chlorine analyzer.
 - DDW set on having analyzer before first service.
 - Options are in the building or a remote station. Chris will have Mack follow up.
- SKM redlines and stamped drawings.

Project Budget Change Log

a.

Construction Observations

1. Loss of Rod Erikson.
 - a. Rod had a really low billing rate and didn't charge for travel time.
2. Responsibilities Eagle Mountain could take on.
 - a. Chris will talk to Mack about what can be taken on by the City, but they City has lost a lot of personnel, an amendment may be needed. Matt and Chris to work together on what to do after he talks with Mack.
 - b. SKM may have an option of an inspector working in the area that may be an asset with a lower billing rate and less travel time.
3. Meet Reasonable Expectations
 - a. Chris was comfortable with JDE providing an engineer to make on site observations with a lead JDE construction manager, as long as JDE was comfortable with it.

ACTION ITEMS

- Chris to approve bidding dates.
- Chris to provide comments from attorney on bonus structuring.
- Bryce to get gas line pothole depth.

- Mack to provide feedback on chlorine analyzer.
- Chris to talk to Mack about inspection work the City could perform
- Chris and Matt to work together to get a good construction management plan in place for the project to stay within budget or amend budget for services.
- SKM to talk with Matt about potential inspection services that would be an option.
- Chris to send Matt and Michael link to City Engineering position 😊. Any everyone else he can think of.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	CHANGE ORDER #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers
ITEM TYPE:	Change Order
FISCAL IMPACT:	\$14,900
APPLICANT:	Horrocks Engineers, LLC

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

David Salazar, Assistant City Engineer

PRESENTED BY

Vince Hogue

RECOMMENDATION:

Staff recommends that Change Order #2 of the Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd with Horrocks Engineers, LLC be approved.

BACKGROUND:

The design of the traffic signal at Eagle Mountain Blvd and Pony Express (aka "The Roundabout") has been completed. During the fast-paced design, there were changes and scope added to the project by the City. In discussions with Public Works, the City wanted to include utilities for future developments since the intersection will be open during construction, making the utility installation more cost-effective. These utilities will include water lines, irrigation lines, fire hydrants, valves, and plugs.

During design, the stakeholders of the Holiday Oil station had concerns about limiting the entrances at the western leg of Eagle Mountain Blvd and the southern leg of Pony Express Blvd. Horrocks provided some redesigns to better maintain access at both entrances, while still maintaining proper lane and safety standards. Horrocks also conducted additional surveying to ensure the layouts would align properly with the existing conditions.

Staff discussed this change order with Horrocks and was able to negotiate a fair price for the additional work requested by the City. The attached document is a result of those discussions and negotiations with Horrocks.

ITEMS FOR CONSIDERATION:

Change Order #1 for this contract was approved internally, given the smaller amount of the change order of \$1,500. This covered additional traffic studies at the roundabout that were not included in the original contract.

Staff feels that Horrocks has done an excellent job on this project and is looking for reasonable compensation for the additional work that was needed to complete the requested changes made by the City.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Change Order #2
2. Intersection Layout

ENGINEERING SERVICE AGREEMENT MODIFICATION

This ENGINEERING SERVICE AGREEMENT MODIFICATION, Number 2, under the existing ENGINEERING SERVICE AGREEMENT between Eagle Mountain, (CLIENT) and **HORROCKS ENGINEERS LLC**, (HORROCKS) dated November 14, 2024 (the AGREEMENT), is made effective as of November 14, 2024.

1. *HORROCKS shall perform the following Services:*

Horrocks will design a water line for future use including fire hydrants, valves, and plugs. Horrocks will also design entrances at both the north and east side of Chevron. The construction drawing was submitted to Chevron showing entrances to the city and plans were updated to address comments. The comments changed the islands and added a left turn lane to northbound Pony Express. The waterline design required an update on 3 plan sheets for a total of \$6,400. The entrances will be designed at \$3,000 per entrance for a total of \$6,000. We will also need additional survey at the south entrance to add the additional pavement for the entrance. The cost for the additional survey is \$2,500.

2. *HORROCKS shall perform the Services and deliver the related Documents (if any) according to the following schedule:*

The water line plans, and the entrance islands were included in the 90% plans sent to Eagle Mountain City on February 3, 2025. The waterline plans and entrance islands will also be included in construction documents.

The latest changes at Chevron's request will be included in the advertisement plan set that will be submitted to Eagle Mountain City on March 3, 2025.

3. In return for the performance of the foregoing obligations, CLIENT shall pay to HORROCKS an amount not to exceed \$14,900 (\$6,400 for 3 waterline plan sheets and \$6,000 for the 2 entrances, and \$2,500 for the survey), raising the total not-to-exceed compensation under the AGREEMENT to the amount of \$96,257.

Summary:

Modification 2	\$ 14,900
Total Compensation	\$ 96,257

Except to the extent modified herein, all terms and conditions of the AGREEMENT shall continue in full force and effect.

HORROCKS ENGINEERS LLC:

CLIENT:
Eagle Mountain City

Signature: 

Signature: _____

Name: Greg Nelson

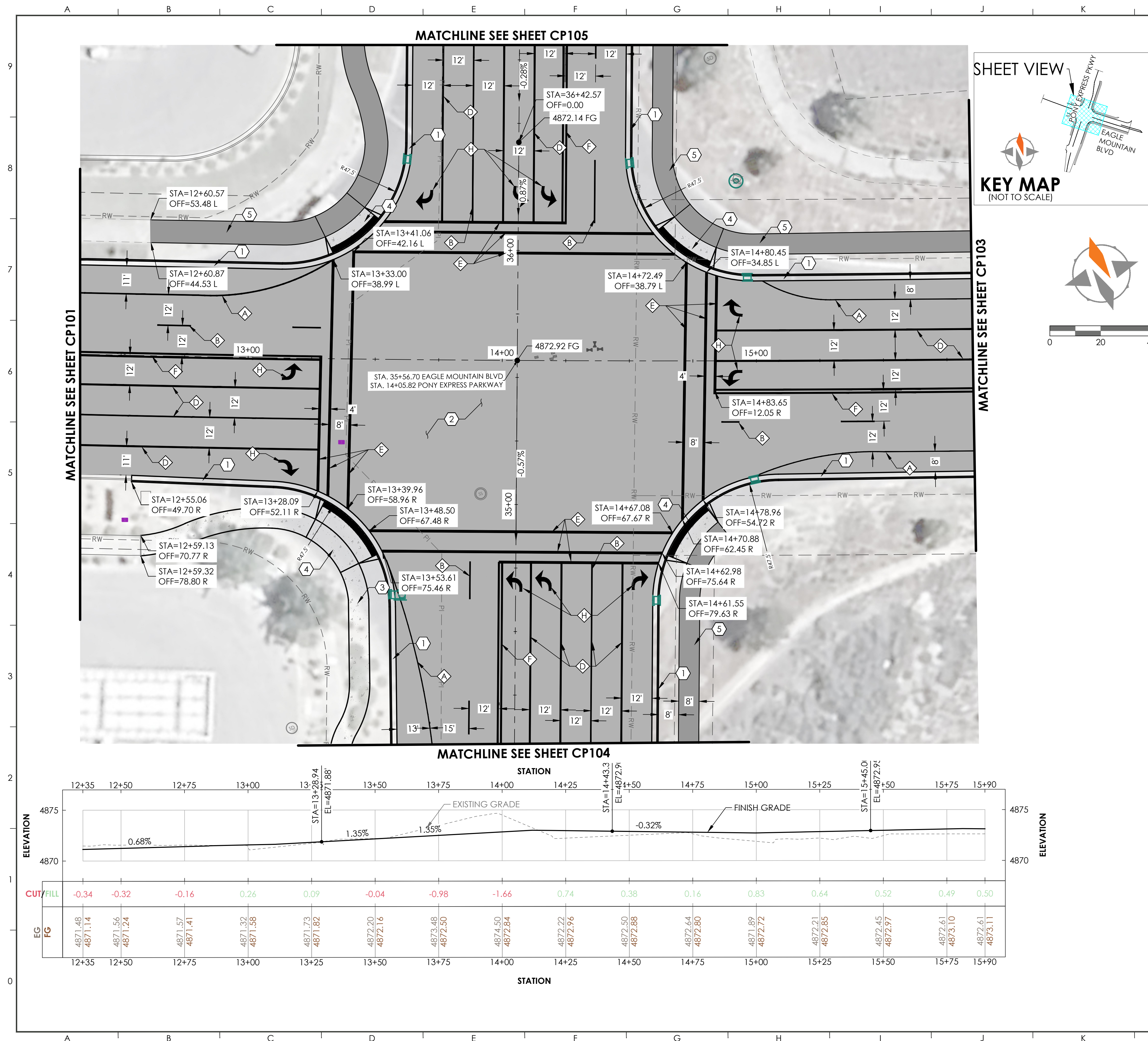
Name: _____

Title: Associate Vice President

Title: _____

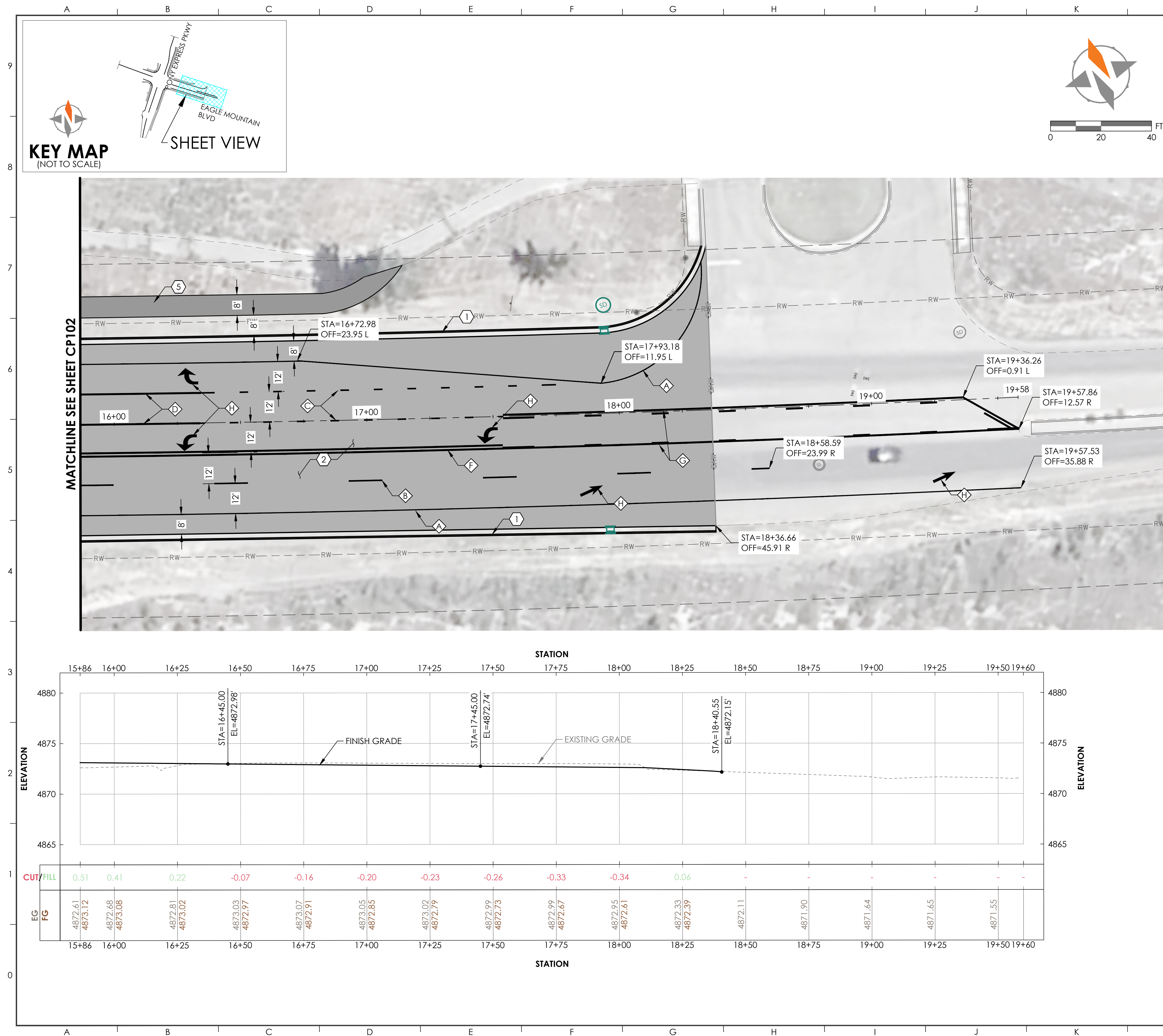
Date: 2025-02-13

Date: _____

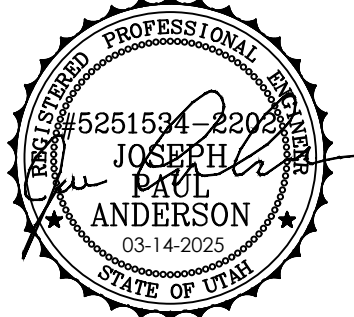


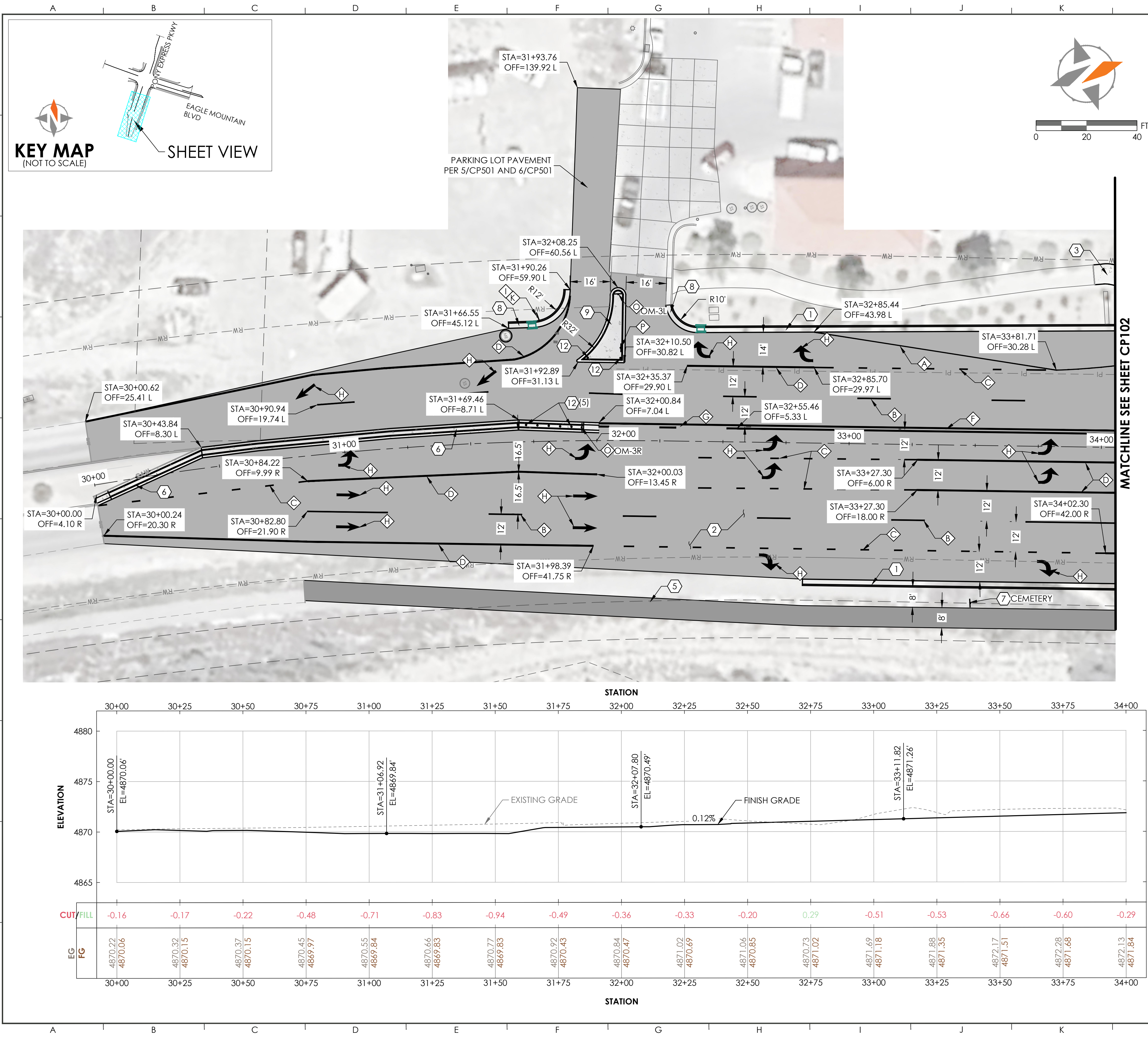
SITE PLAN LEGEND		
EXISTING	PROPOSED	
		GATE, BOLLARD
		PAVEMENT STRIPING (SEE STRIPING & SIGNAGE LEGEND)
		SIGN
		FENCE-BARBED
		COLLECTING CURB & GUTTER
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		PROPERTY LINES
		SECTIONS
		SETBACKS
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		EASEMENT
		SAWCUT
		STRUCTURES
		SLOPE EDGES
		CENTERLINE
		CUT LIMIT
		FILL LIMIT
ROAD STRIPING & SIGNAGE KEYED NOTES		
	6" WHITE PAVEMENT STRIPING	
	6" WHITE SKIPPED LINE PAVEMENT STRIPING	
	6" WHITE DOTTED LINE PAVEMENT STRIPING	
	8" WHITE PAVEMENT STRIPING	
	12" WHITE PAVEMENT STRIPING	
	DOUBLE YELLOW LINE	
	YELLOW SOLID & SKIPPED LINE	
	DIRECTION ARROW WHITE PAVEMENT MARKING	
	R3-2 NO LEFT TURN SIGN WITH FOUNDATION PER 3/CP501	
	R2-1 SPEED LIMIT SIGN WITH FOUNDATION PER 3/CP501	
	R1-1 STOP SIGN W/ FOUNDATION PER 3/CP501	
	R5-1 DO NOT ENTER SIGN W/ FOUNDATION PER 3/CP501	
	CROSS HATCHING 4" 3" O.C. PAINTED YELLOW	
	NOT USED	
	TYPE 3 OBJECT MARKER - SEE PLAN W/ FLEXIBLE BASE FIELD BOLTED INTO THE CONCRETE	
	R3-5 RIGHT TURN ONLY SIGN W/ FOUNDATION 3/CP501	
SITE KEYNOTES		
1	30" COLLECTING CURB & GUTTER TYPE A PER APWA STD. PLAN NO. 205.1 - SEE 2/CP501	
2	ASPHALT PAVEMENT PER EAGLE MOUNTAIN CITY STD. 15.60.020 - SEE DETAIL 1/CP501	
3	CONCRETE SIDEWALK PER APWA PLAN NO. 231	
4	ADA ACCESSIBLE RAMP PER APWA PLAN NO 235.1	
5	RELOCATE TRAIL AS SHOWN PER EAGLE MOUNTAIN CITY STD. 15.65.080	
6	CONCRETE MEDIAN WITH PLOWABLE END SECTIONS PER 7/CP501	
7	RELOCATE SIGN & FOUNDATION PER EAGLE MOUNTAIN CITY STD.	
8	CURB RETURN FOR DRIVE APPROACH - SEE 2/CP501	
9	RAISED ISLAND WITH MODIFIED TYPE S CURB PER 4/CP501	
10	CONCRETE PAVEMENT PER EAGLE MOUNTAIN CITY STD.	
11	MODIFIED TYPE S CURB PER DETAIL 4/CP501	
12	36" YELLOW ROUND DELINEATOR POST W/ REFLECTIVE TAPE AT THE TOP AND W/ FLEXIBLE BASE FIELD BOLTED INTO THE CONCRETE - U-LINE H-4465 OR EQUAL TO	
SHEET NOTES		
1.	THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.	

CONTACT INFORMATION	
 Horrocks. 4246 S RIVERBOAT RD., STE 200 SALT LAKE CITY, UT 84123 P: 801.359.5565	
REVISIONS	
LEGAL NOTICE	
THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF HORROCKS AND IS NOT TO BE REPRODUCED, MODIFIED, OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH HORROCKS.	
DESIGN	
 PRINCIPAL : G.NELSON MANAGER : J.ANDERSON REVIEWER : A.MCFARLAND DRAFTER : T.PORTER	
PROJECT	
UT-10279-24 14 MARCH 2025	
EAGLE MOUNTAIN BLVD-PONY EXPRESS SIGNAL EAGLE MOUNTAIN BLVD & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005	



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SITE PLAN LEGEND					
EXISTING		PROPOSED			
				GATE, BOLLARD	
				PAVEMENT STRIPING (SEE STRIPING & SIGNAGE LEGEND)	
				SIGN	
				FENCE-BARBED	
				COLLECTING CURB & GUTTER	
				ASPHALT PAVEMENT	
				CONCRETE PAVEMENT	
				PROPERTY LINES	
				SECTIONS	
				SETBACKS	
				SUBDIVISION BOUNDARY	
				RIGHT OF WAY	
				EASEMENT	
				SAWCUT	
				STRUCTURES	
				SLOPE EDGES	
				CENTERLINE	
				CUT LIMIT	
				FILL LIMIT	
ROAD STRIPING & SIGNAGE KEYED NOTES					
		6" WHITE PAVEMENT STRIPING			
		6" WHITE SKIPPED LINE PAVEMENT STRIPING			
		6" WHITE DOTTED LINE PAVEMENT STRIPING			
		8" WHITE PAVEMENT STRIPING			
		12" WHITE PAVEMENT STRIPING			
		DOUBLE YELLOW LINE			
		YELLOW SOLID & SKIPPED LINE			
		DIRECTION ARROW WHITE PAVEMENT MARKING			
		R3-2 NO LEFT TURN SIGN WITH FOUNDATION PER 3/CP501			
		R2-1 SPEED LIMIT SIGN WITH FOUNDATION PER 3/CP501			
		R1-1 STOP SIGN W/ FOUNDATION PER 3/CP501			
		R5-1 DO NOT ENTER SIGN W/ FOUNDATION PER 3/CP501			
		CROSS HATCHING 4" 3" O.C. PAINTED YELLOW			
		NOT USED			
		TYPE 3 OBJECT MARKER - SEE PLAN W/ FLEXIBLE BASE FIELD BOLTED INTO THE CONCRETE			
		R3-5 RIGHT TURN ONLY SIGN W/ FOUNDATION 3/CP501			
SITE KEYNOTES					
		30" COLLECTING CURB & GUTTER TYPE A PER APWA STD. PLAN NO. 205.1 - SEE 2/CP501			
		ASPHALT PAVEMENT PER EAGLE MOUNTAIN CITY STD. 15.60.020 - SEE DETAIL 1/CP501			
		CONCRETE SIDEWALK PER APWA PLAN NO. 231			
		ADA ACCESSIBLE RAMP PER APWA PLAN NO 235.1			
		RELOCATE TRAIL AS SHOWN PER EAGLE MOUNTAIN CITY STD. 15.65.080			
		CONCRETE MEDIAN WITH PLOWABLE END SECTIONS PER 7/CP501			
		RELOCATE SIGN & FOUNDATION PER EAGLE MOUNTAIN CITY STD.			
		CURB RETURN FOR DRIVE APPROACH - SEE 2/CP501			
		RAISED ISLAND WITH MODIFIED TYPE S CURB PER 4/CP501			
		CONCRETE PAVEMENT PER EAGLE MOUNTAIN CITY STD.			
		MODIFIED TYPE S CURB PER DETAIL 4/CP501			
		36" YELLOW ROUND DELINEATOR POST W/ REFLECTIVE TAPE AT THE TOP AND W/ FLEXIBLE BASE FIELD BOLTED INTO THE CONCRETE - U-LINE H-4465 OR EQUAL TO			
SHEET NOTES					
THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.					
L		M		N	

CONTACT INFORMATION		P
 Horrocks. 4246 S RIVERBOAT RD., STE 200 SALT LAKE CITY, UT 84123 P: 801.359.5565		
REVISIONS		
LEGAL NOTICE		
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DESIGN		
		SITE PLAN
PRINCIPAL : G.NELSON MANAGER : J.ANDERSON REVIEWER : A.MCFARLAND DRAFTER : T.PORTER		12 OF 40
PROJECT		
UT-10279-24 14 MARCH 2025 EAGLE MOUNTAIN BLVD-PONY EXPRESS SIGNAL EAGLE MOUNTAIN BLVD & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005		CP103
O	O	P



SITE PLAN LEGEND

EXISTING **PROPOSED**

GATE, BOLLARD

PAVEMENT STRIPING (SEE STRIPING & SIGNAGE LEGEND)

SIGN

FENCE-BARBED

COLLECTING CURB & GUTTER

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PROPERTY LINES

SECTIONS

SETBACKS

SUBDIVISION BOUNDARY

RW RIGHT OF WAY

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NOT USED

TYPE 3 OBJECT MARKER - SEE PLAN W/ FLEXIBLE BASE FIELD BOLTED INTO THE CONCRETE

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CURB RETURN FOR DRIVE APPROACH - SEE 2/CP501

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DESIGN

PROJECT

UT-10279-24
14 MARCH 2025

EAGLE MOUNTAIN BLVD-PONY EXPRESS SIGNAL

EAGLE MOUNTAIN BLVD & PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005

13 OF 40

SITE PLAN

CP104



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

MARCH 18, 2025, 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, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Brandon Larsen, Planning Director; Gina Olsen, City Recorder; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Vince Hogge, City Engineer; Brad Hickman, Public Works Director; David Salazar, Assistant City Engineer; Natalie Winterton, Grants Coordinator and Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Mack Straw, Public Utility Manager; Jeff Weber, Fleet and Facilities Director; Zac Hilton, Public Services Manager; John Magness, Management and Policy Analyst; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff, and Lacie Messerly, Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Fionnuala Kofoed, Assistant City Manager (*work session*); Clifford Strachan, Director of Legislative Affairs; Elizabeth Fewkes, Planner; Michele Graves, Library Director; Angela Valenzuela, Human Resources Manager; and Chas Glenn, Administrative 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. PRESENTATION - Long-Term Debt Financing Options

This item was discussed after Item 2.

[The recording of the discussion can be found online here at 00:32:22.](#)

LRB representative Laura Lewis presented the item. During the City Council's Strategic Planning Conference, the Council requested a presentation regarding debt financing options available to cities. LRB Public Finance Advisors was recently selected to serve as the City's Municipal Advisor for debt issuance.

1.B. DISCUSSION - General Plan Part 1 Review

[The recording of the discussion can be found online here at 01:21:10.](#)

General Plan Part 1 Review discussion was postponed until the April 1, 2025 City Council Meeting.

1.C. DISCUSSION - Downtown Plan Implementation, Phase 1

[The recording of the discussion can be found online here at 01:21:39.](#)

Deputy City Manager Steve Mumford presented the item.

The Downtown Plan recommends that Phase 1 of the implementation should focus on the heart of the plan with the development of the Basecamp Plaza and adjacent civic buildings, including a City Hall and Library. According to the plan, these projects have the opportunity of encouraging the rest of the district to further develop and to set the standard for the quality of development that is desired. It states that this project will have a substantial cost; however, its benefits are crucial to realizing the vision for the Downtown Plan. The recommended Phase 1 projects include:

- Construct MidValley Road between Pony Express Parkway and Downtown Drive,
- Construct Downtown Drive,
- City Hall and surface parking,
- Library and
- Basecamp Plaza.

The City Council approved funding in the current budget for an architectural design of City Hall. The recently completed Eagle Mountain Facilities Master Plan recommended that a new City Hall be built very soon to accommodate the growing number of city employees. This is a direct result of the significant and rapid growth of the City. The City currently leases office space for several departments (Finance, Building, Planning, Neighborhood Improvement) and houses other departments in trailers (Water, Special Events, Seniors). The Library is also much too small for a city the size of Eagle Mountain, and much smaller than the recommended size (and materials available) by the State Library Board.

2. AGENDA REVIEW

This item was discussed before Item 1.A.

12.A. MASTER SITE PLAN - Pinnacles B-3

[The recording of the discussion can be found online here at 00:02:34.](#)

Senior Planner Robert Hobbs discussed the Master Site Plan for Pinnacles. Councilmember Gray and Planning Director Brandon Larsen discussed issues with water rights. Councilmember Wood requested 12.A. be removed from the consent agenda and placed on the scheduled items for further discussion.

12.B. PRELIMINARY PLAT - Harmony 13

12.C. PRELIMINARY PLAT - Harmony 14

[The recording of the discussion can be found online here at 00:23:41.](#)

Councilmember Gray requested 12.B. and 12.C. be removed from consent agenda and placed on the scheduled items for further discussion.

13.C RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Quest East Master Development Agreement

[The recording of the discussion can be found online here at 00:24:47.](#)

Councilmember Wood and Councilmember Gray discussed the original Eagle Quest East development agreement. Councilmember Wood requested Resolution 13.C. be removed from the consent agenda and placed on the scheduled items for discussion.

3. ADJOURNMENT OF WORK SESSION

[The recording of the adjournment can be found online here at 02:25:47.](#)

The work session was adjourned at 6:28 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 07:04 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

[The recording of the public comments can be found online here at 02:32:11.](#)

Mayor Westmoreland opened the public comment period at 7:05 PM.

The following individuals spoke during the public comment period: Jill Davisson-Matthews.

Mayor Westmoreland closed the public comment period at 7:10 PM.

8. CITY COUNCIL/MAYOR ITEMS

[The recording of the discussion can be found online here at 02:36:25.](#)

The Mayor and Councilmembers offered comments to the public.

9. PROCLAMATION

9.A. PROCLAMATION - Proclaiming March 2025 as Multiple Sclerosis (MS) Awareness Month

Councilmember Wood read the proclamation.

[The recording of the proclamation can be found online here at 02:43:19.](#)

MOTION: *Councilmember Wood moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming March 2025 as Multiple Sclerosis (MS) Awareness Month. 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.

[The recording of the motion can be found online here at 02:45:20.](#)

CONSENT AGENDA

10. BOND RELEASES

- 10.A. Marketplace at Eagle Mountain Town Center Plat 3 - Into Warranty
- 10.B. Overland Village 2 Phase A, Plat 1 - Out of Warranty

11. MINUTES

- 11.A. January 21, 2025 Minutes - Regular City Council Meeting
- 11.B. March 4, 2025 Minutes - Regular City Council Meeting
- 11.C. March 11, 2025 Minutes - City Council Budget Work Session

12. PRELIMINARY PLATS & SITE PLANS

- 12.A. MASTER SITE PLAN - Pinnacles B-3
- 12.B. PRELIMINARY PLAT - Harmony 13
- 12.C. PRELIMINARY PLAT - Harmony 14

13. RESOLUTIONS

- 13.A. RESOLUTION - A Resolution Approving Amendments to the Eagle Mountain Mortgage Assistance Program Policy
- 13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, approving the Saddle Junction Development Agreement
- 13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Quest East Master Development Agreement

MOTION: *Councilmember Burnham moved to approve the Consent Agenda removing items 12.A., 12.B., 12.C. and 13.C. from the agenda and moving them to the scheduled items. Councilmember Wright 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 02:46:22.](#)

SCHEDULED ITEMS

12.A. MASTER SITE PLAN - Pinnacles B-3

This item was discussed after Item 13.C.

[The recording of the discussion can be found online here at 02:52:26.](#)

Senior Planner, Robert Hobbs presented Master Site Plan – Pinnacles B-3. The Pinnacles project was approved in 2021 in the community's southwest area. It contains 161 acres and comprises a combination of single-family detached and attached housing. RC, R2 and R3 zoning were overlaid on the project property to support and regulate the detached housing, while MF-1 and MF-2 were assigned to the multi-family area at its west end. A concept level Master Site Plan and a Master Development Agreement were recorded to finalize the Pinnacle's entitlement and vestment. This report addresses a current request for approval of a Master Site Plan for 167 townhouse lots and six (6) open space parcels in the multi-family zoned areas.

The Planning Commission, during their regularly scheduled public hearing of March 11, 2025, voted to recommend approval of the Master Site Plan request, contingent on compliance with Staff recommended approval conditions. Notwithstanding water availability concerns, the developer wished to have the application for the project considered.

MOTION: *Councilmember Wright moved to table the Master Site Plan for Pinnacles B-3. 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 03:08:47.](#)

12.B. PRELIMINARY PLAT - Harmony 13

Item 12.C. was discussed concurrently with Item 12.B.

[The recording of the discussion can be found online here at 03:09:31.](#)

Harmony A-13 is proposed with 34 single-family lots with internal access to garages via private driveways. Development in Harmony is governed by a Development Agreement approved in 2018. The location of Harmony A-13 in the Agreement is identified as "Alternative Design Block" (ADB) which allows for varied residential layouts. Unlike other areas of Harmony which are already approved as a preliminary plat, the ADB designation does not have a set density or lot layout. Development density for any portion of the ADB area is to be proposed at the time an application is submitted.

The Agreement shows 38 units maximum and 34 are proposed. However, Section 7 of the Agreement states, "The City makes no guarantee that the density maximum shown on the preliminary plat for these areas can be achieved." Elevations are the same in Harmony A-13 and A-14.

MOTION: *Councilmember Wood moved to deny the Preliminary Plat, Harmony 13.
Councilmember Gray seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 03:21:33.](#)

12.C. PRELIMINARY PLAT - Harmony 14

This item was discussed concurrently with Item 12.B.

[The recording of the discussion can be found online here at 03:09:31.](#)

Harmony A-14 is proposed with 38 single-family lots with internal access to garages via private driveways. Development in Harmony is governed by a Development Agreement approved in 2018. The location of Harmony A-14 in the Agreement is identified as "Alternative Design Block" (ADB) which allows for varied residential layouts. Unlike other areas of Harmony which are already approved as a preliminary plat, the ADB designation does not have a set density or lot layout. Development of these areas is proposed with a density at the time an application is submitted.

The Agreement shows 44 units maximum and 38 are proposed. However, Section 7 of the Agreement states "The City makes no guarantee that the density maximum shown on the preliminary plat for these areas can be achieved." Elevations are the same in Harmony A-13 and A-14.

MOTION: *Councilmember Wood moved to deny the Harmony 14 Preliminary Plat.
Councilmember Gray seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Yes

Rich Wood	Yes
Brett Wright	Yes

The motion passed with a 4:1.

[The recording of the motion can be found online here at 03:23:05.](#)

13.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Quest East Master Development Agreement

This item was discussed before Item 12.A.

[The recording of the discussion can be found online here at 02:47:34.](#)

Applicant David Crockett recapped the Amendment to the Eagle Quest East Master Development Agreement. On April 25, 2023, the Eagle Quest MDA became effective. There have been no final plat applications submitted yet. This is mostly due to the inability to access the site. Now that the Sunset Flats development is going again, this development can begin work.

The First Amendment to the MDA is requested to extend Section 7.1 of the Eagle Quest East MDA currently requiring "the site work for the first final plat or site plan shall occur within thirty (30) months from the Effective Date". The requested extension is for an additional 9 months (extended to 7/24/26). Concurrently, Staff would also be extending the approved preliminary plat.

MOTION: *Councilmember Burnham moved to adopt a Resolution Approving the First Amendment to the Eagle Quest East Master Development Agreement. Councilmember Wright seconded the motion.*

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

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 02:51:29.](#)

DECLARATION OF CONFLICTS OF INTEREST

[The recording of the declarations can be found online here at 03:23:53.](#)

Councilmember Clark noted a conflict of interest with Item 14.A. She recused herself from the meeting during the discussion and vote.

Councilmember Clark left the meeting at 7:57 PM.

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with the Valley Crossroads Chamber of Commerce for the ShopFest™ Utah event

[The recording of the discussion can be found online here at 03:26:25.](#)

This item was presented by Economic Development Director Evan Berrett. Eagle Mountain City began what is now ShopFest™ Utah several years ago. The event has been focused on providing opportunity for local small businesses new growth opportunities and to establish Eagle Mountain City as a premier city for starting a business. Over the past several years, the event has grown substantially, now hosting over 300 small businesses, a Hot Air Balloon Festival, live music, several food trucks, participation from the Farmers Market, a children market, and more. Third-party data sources shows that last year, attendance was approximately 10,000 for the 1-day event.

About 3 years ago, The Valley Crossroads Chamber of Commerce (FKA Eagle Mountain Chamber of Commerce) was asked to manage the event due to its size and complexity. Since that time, the Chamber has managed the ShopFest™ Utah event with cooperation from City staff. That cooperation has been guided only by precedent as up to this point, no agreement had been established between the City and Chamber for this event.

This agreement establishes expectations and commitments as it relates to the partnership between Eagle Mountain City and the Valley Crossroads Chamber of Commerce for the ShopFest™ Utah event, with the understanding there are mutual benefits to seeing this event continue its mission within Eagle Mountain.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, Approving an Agreement with the Valley Crossroads Chamber of Commerce for the ShopFest™ Utah Event with the following changes:*

1. In section five, changing the word “Chamber” to the word “City”,
2. In section ten, changing the term from five years to ten years, ending in 2035,
3. Add a “meet to confer” provision,
4. Change signature from Melissa Clark to Matt Everett, Chamber Treasurer, and
5. All future provisions for amendments to be in writing.

Councilmember Wood seconded the motion.

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

The motion passed with a unanimous vote of 4:0.

[The recording of the motion can be found online here at 03:50:27.](#)

Councilmember Clark returned to the meeting at 8:27 PM.

15. FY 2026 BUDGET DISCUSSION

15.A. Continued from March 11, 2025, Work Session

[The recording of the discussion can be found online here at 03:51:53.](#)

Kimberly Ruesch, Administrative Services Director, continued a discussion from the March 11, 2025, Budget Work Session. The discussions centered around personnel needs/requests and expanded duties of certain roles.

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

17. COMMUNICATION ITEMS

17.A. UPDATE - Legislation from the 2025 General Session

17.B. UPDATE - Legislative Priorities List

17.C. UPDATE - Financial Report

17.D. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 9:31 PM. 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.

[The recording of the motion can be found online here at 04:57:36.](#)

The meeting was adjourned at 9:31 PM.

Approved by the City Council on April 1, 2025.

Gina Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	SITE PLAN - UTA Park and Ride
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Eagle Mountain City Carlie Torres, UTA Ryan Kitchen, Horrocks Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Parks and Open Space Zone: Utility Open Space	9.94 Acres (1.4 being developed)

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council approve the UTA Park and Ride Site Plan application.

BACKGROUND:

The City and Utah Transit Authority are partnering to construct a Park and Ride location along Pony Express Parkway, underneath the power corridor. It will be accessed off of Rock Creek Road, include 56 parking stalls, and feature a signalized (HAWK) crosswalk across Pony Express Parkway.

ITEMS FOR CONSIDERATION:

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 -- n/a
- E. Utilities -- Complies
- F. Grading and Drainage -- Complies
- G. Dedication of Water Shares -- n/a
- H. Protection of Steep Slopes and Natural Drainages -- n/a

EMMC 17.100.060 Architectural requirements.

- A. Mechanical Equipment -- n/a
- B. Windows -- n/a
- C. Building Lighting -- n/a
- D. Trash Enclosures, Storage Areas, and External Structures -- n/a
- E. Exterior Materials -- n/a
- F. Landscape Guidelines -- Complies

- G. Parking Lot and Street Lighting -- Complies
- H. Enclosed Uses -- n/a
- I. Businesses Moving into Existing Buildings -- n/a
- J. Nuisances -- Complies

EMMC 17.72.030 Site design.

- A. Building Location -- n/a
- B. Commercial Parking Location -- n/a

EMMC 17.55 Off-street Parking -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

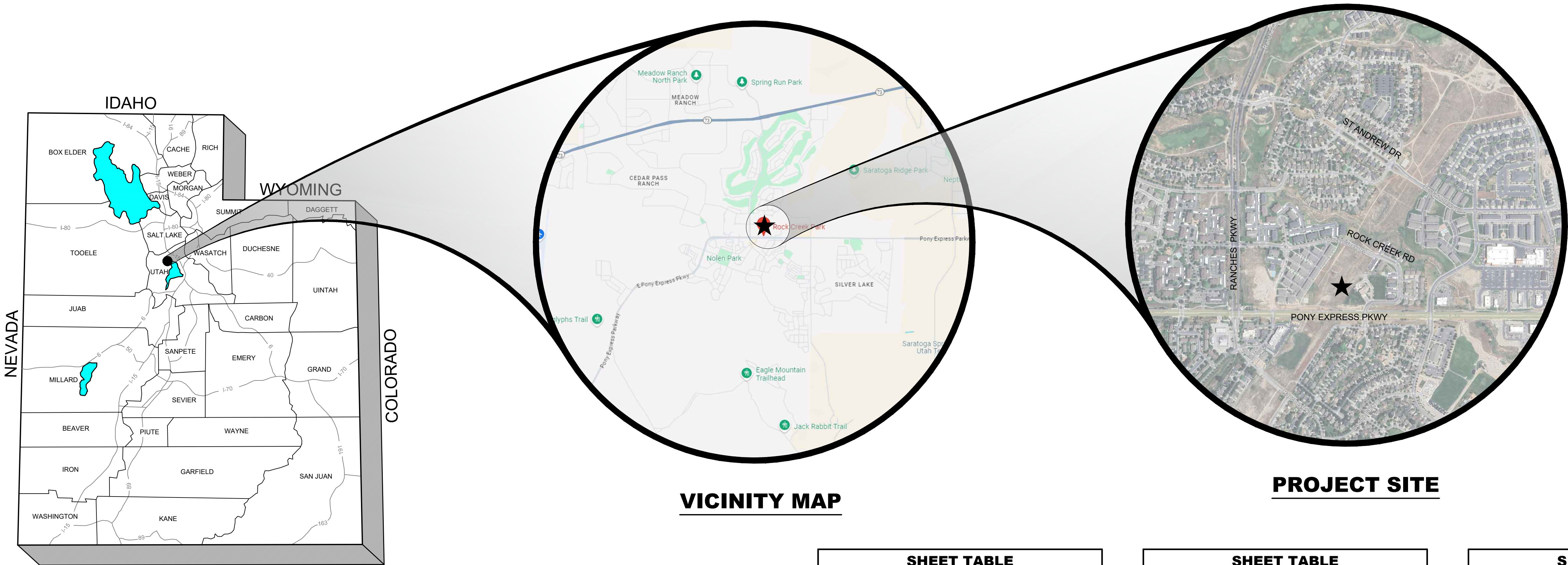
1. Plan Set
2. Parking Study
3. Maps

100% DESIGN PACKAGE

FOR

UTA PARK AND RIDE FACILITIES - EAGLE MOUNTAIN

EAGLE MOUNTAIN, UT



BASIS OF BEARING:
THE BASIS OF BEARINGS IS S 89°02'55"E., BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THE 2023 UTAH COUNTY DEPENDENT RESURVEY MAP OF SAID TOWNSHIP.

BENCHMARK:
BM#205
ELEV: 4829.480
N: 7300923.709'
E: 1508481.472'
FOUND/SET: 3/1/2024

- VERTICAL CONTROL DATUM BASED ON NAVD88 AND GEOID18

STATE MAP

VICINITY MAP

PROJECT SITE

SHEET TABLE	
SHEET ID	SHEET TITLE
C.0.00	COVER - INDEX
C.0.01	NOTES
C.0.02	LEGEND SHEET
C.1.00	EXISTING - DEMO
C.2.00	OVERALL SITE PLAN
C.2.01	SITE PLAN
C.2.02	HORIZONTAL CONTROL
C.2.03	HORIZONTAL CONTROL POINT TABLES
C.3.00	GRADING PLAN
C.3.01	GRADING PLAN
C.4.00	ACCESS ROAD PLAN & PROFILE
C.5.01	DETAILS
C.5.02	DETAILS
L.1.00	LANDSCAPE OVERVIEW

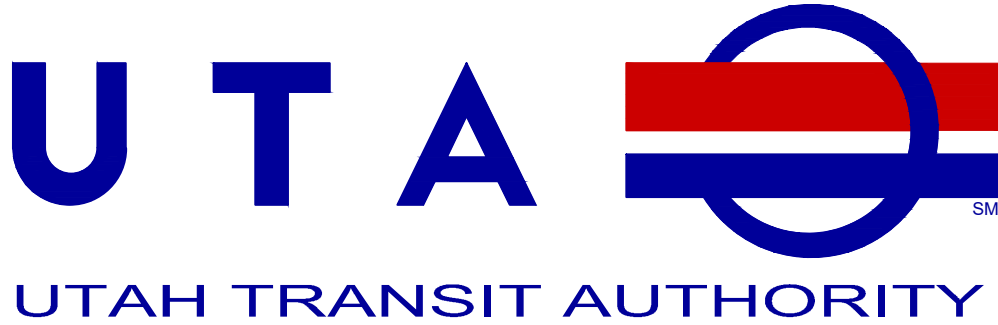
SHEET TABLE	
SHEET ID	SHEET TITLE
L.1.01	LANDSCAPE
L.1.02	LANDSCAPE
L.1.03	LANDSCAPE
L.1.04	LANDSCAPE
L.2.00	LANDSCAPE DETAILS
L.2.01	LANDSCAPE DETAILS
L.3.00	IRRIGATION OVERVIEW
L.3.01	IRRIGATION
L.3.02	IRRIGATION
L.3.03	IRRIGATION
L.3.04	IRRIGATION
L.4.00	IRRIGATION DETAILS
L.4.01	IRRIGATION DETAILS
L.4.02	IRRIGATION DETAILS

SHEET TABLE	
SHEET ID	SHEET TITLE
SG.01	PHB LAYOUT
SG.02	PHB CIRCUITS
SGS.01	PHB SUMMARIES
SGS.02	PHB SUMMARIES
EE001	ELECTRICAL COVER SHEET
EE501	ELECTRICAL DETAILS
ES101	ELECTRICAL SITE PLAN
ES102	ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS
ES501	ELECTRICAL SITE DETAILS
ES502	ELECTRICAL SITE DETAILS

ENGINEER:
HORROCKS ENGINEERS
2162 West Grove Pkwy., Ste 100
Pleasant Grove, UT 84062
RYAN KITCHEN, PE
(801) 870-8814

OWNER:
UTA TRANSIT AUTHORITY
PROJECT MANAGER
CARLIE TORRES, BS, MBA
(385) 518-3738

REV	DATE	Description
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Designed By:	DS
Drawn By:	DS
Checked By:	RK
Approved By:	TP

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
COVER - INDEX
60% DESIGN PACKAGE

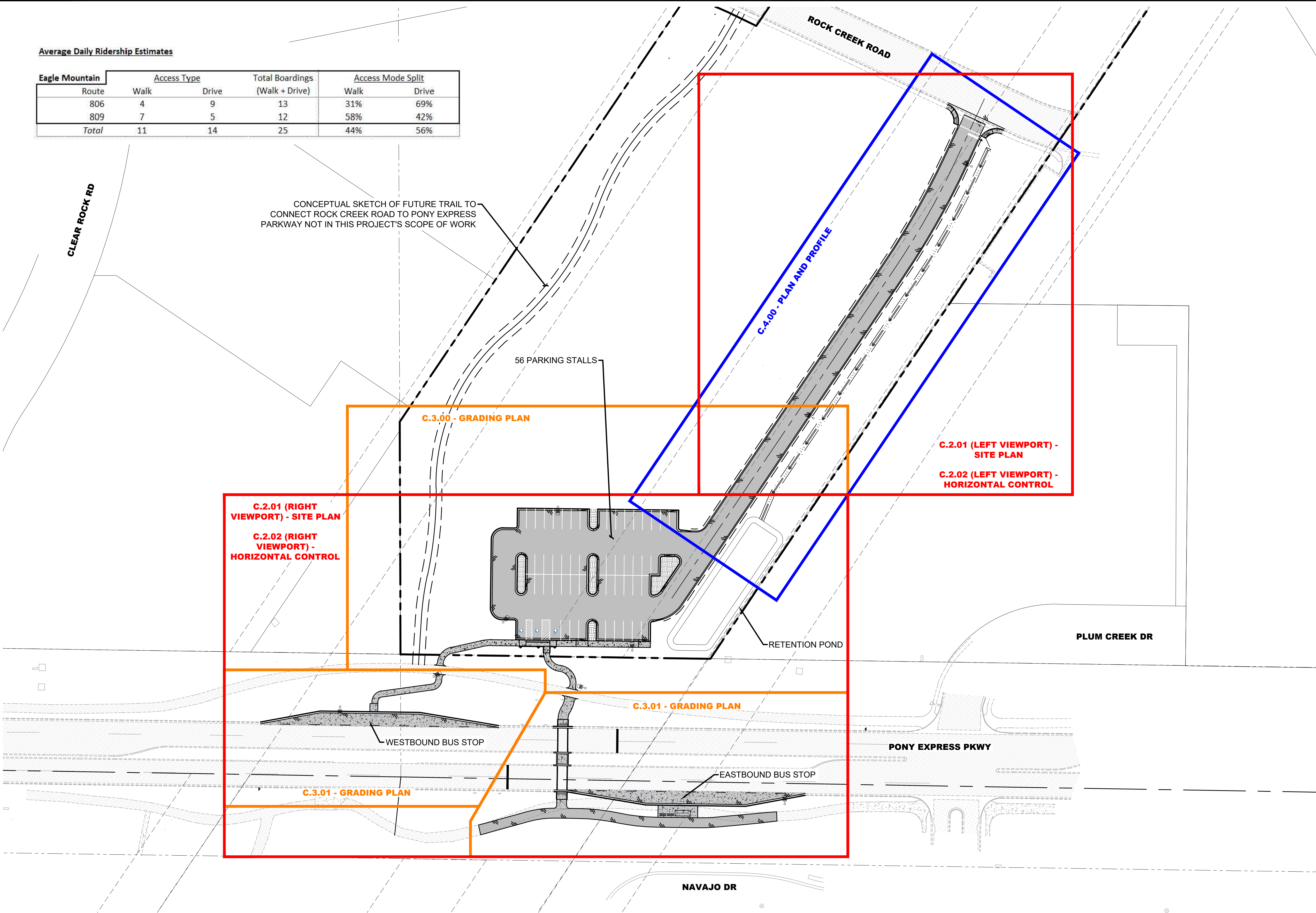
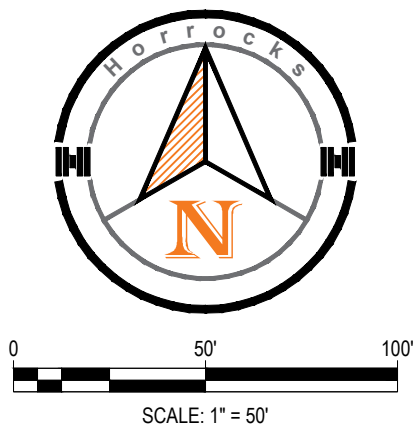


Know what's below.
Call before you dig.

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Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	1
Sheet No.:	C.0.00

Average Daily Ridership Estimates

Eagle Mountain	Access Type		Total Boardings (Walk + Drive)	Access Mode Split	
	Route	Walk	Drive	Walk	Drive
	806	4	9	31%	69%
	809	7	5	58%	42%
	Total	11	14	44%	56%



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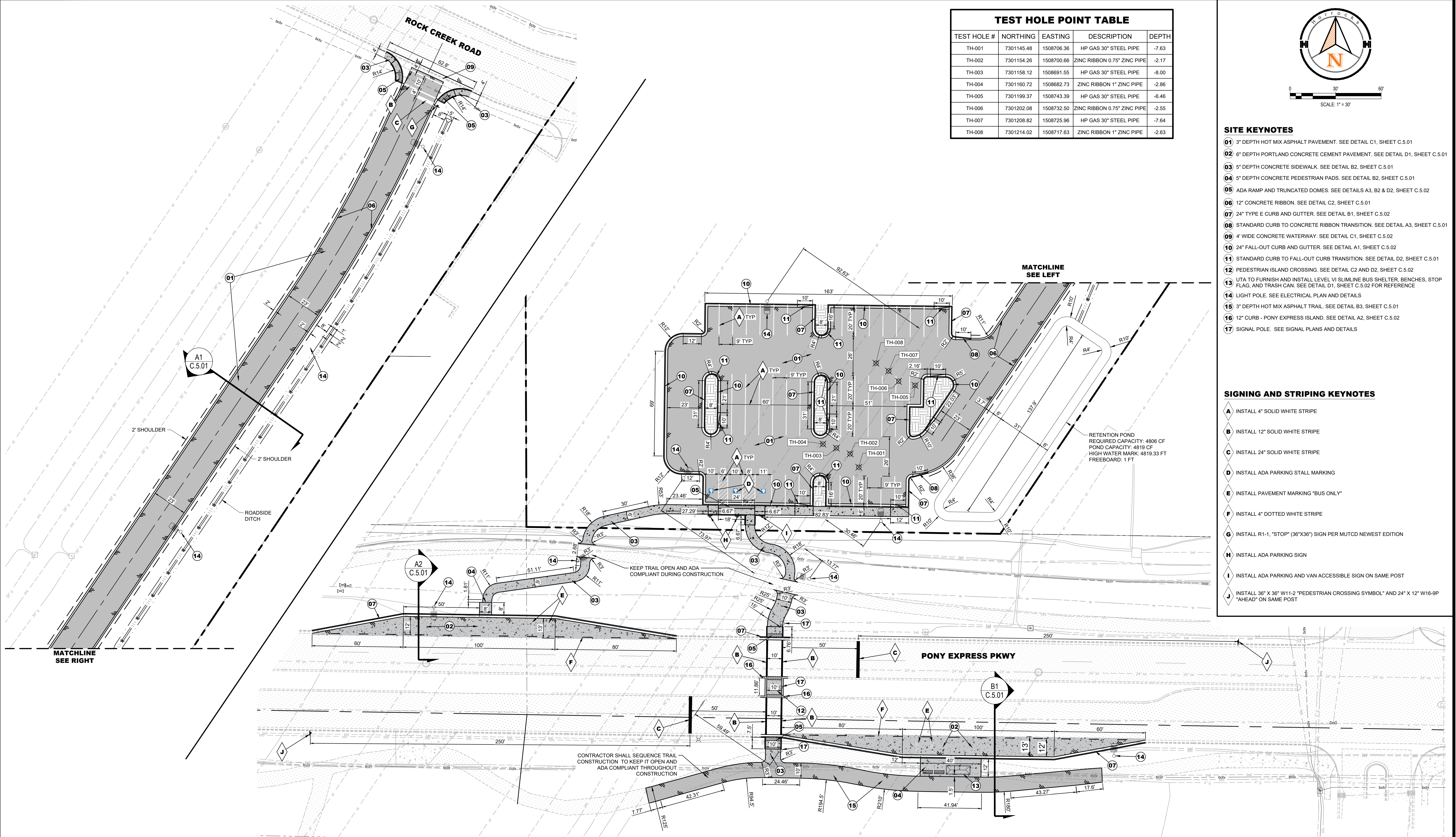


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Checked By:	RK
Approved By:	TP

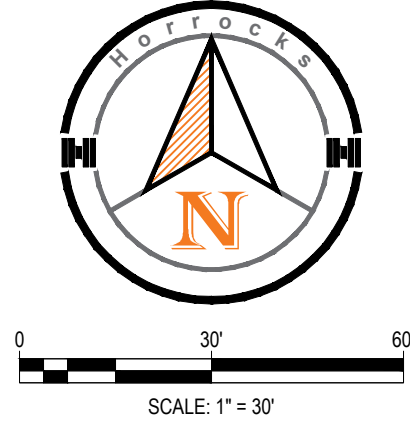
UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
OVERALL SITE PLAN
100% DESIGN PACKAGE

Scale: 1" = 50'	
CADD Filename: C.2.00 SITE & UTIL-EM.dwg	
Submittal Date: 01/24/2025	
UTA Contract No.: 23-03780VW	
Drawing No.: 5	Sheet No.: C.2.00



TEST HOLE POINT TABLE				
TEST HOLE #	NORTHING	EASTING	DESCRIPTION	DEPTH
TH-001	7301145.48	1508706.36	HP GAS 30" STEEL PIPE	-7.63
TH-002	7301154.26	1508700.66	ZINC RIBBON 0.75" ZINC PIPE	-2.17
TH-003	7301158.12	1508691.55	HP GAS 30" STEEL PIPE	-8.00
TH-004	7301160.72	1508682.73	ZINC RIBBON 1" ZINC PIPE	-2.86
TH-005	7301199.37	1508743.39	HP GAS 30" STEEL PIPE	-6.46
TH-006	7301202.08	1508732.50	ZINC RIBBON 0.75" ZINC PIPE	-2.55
TH-007	7301208.82	1508725.96	HP GAS 30" STEEL PIPE	-7.64
TH-008	7301214.02	1508717.63	ZINC RIBBON 1" ZINC PIPE	-2.63



- SITE KEYNOTES**
- 01 3" DEPTH HOT MIX ASPHALT PAVEMENT. SEE DETAIL C1, SHEET C.5.01
 - 02 6" DEPTH PORTLAND CONCRETE CEMENT PAVEMENT. SEE DETAIL D1, SHEET C.5.01
 - 03 5" DEPTH CONCRETE SIDEWALK. SEE DETAIL B2, SHEET C.5.01
 - 04 5" DEPTH CONCRETE PEDESTRIAN PADS. SEE DETAIL B2, SHEET C.5.01
 - 05 ADA RAMP AND TRUNCATED DOMES. SEE DETAILS A3, B2 & D2, SHEET C.5.02
 - 06 12" CONCRETE RIBBON. SEE DETAIL C2, SHEET C.5.01
 - 07 24" TYPE E CURB AND GUTTER. SEE DETAIL B1, SHEET C.5.02
 - 08 STANDARD CURB TO CONCRETE RIBBON TRANSITION. SEE DETAIL A3, SHEET C.5.01
 - 09 4" WIDE CONCRETE WATERWAY. SEE DETAIL C1, SHEET C.5.02
 - 10 24" FALL-OUT CURB AND GUTTER. SEE DETAIL A1, SHEET C.5.02
 - 11 STANDARD CURB TO FALL-OUT CURB TRANSITION. SEE DETAIL D2, SHEET C.5.01
 - 12 PEDESTRIAN ISLAND CROSSING. SEE DETAIL C2 AND D2, SHEET C.5.02
 - 13 UTA TO FURNISH AND INSTALL LEVEL VI SLIMLINE BUS SHELTER, BENCHES, STOP FLAG, AND TRASH CAN. SEE DETAIL D1, SHEET C.5.02 FOR REFERENCE
 - 14 LIGHT POLE. SEE ELECTRICAL PLAN AND DETAILS
 - 15 3" DEPTH HOT MIX ASPHALT TRAIL. SEE DETAIL B3, SHEET C.5.01
 - 16 12" CURB - PONY EXPRESS ISLAND. SEE DETAIL A2, SHEET C.5.02
 - 17 SIGNAL POLE. SEE SIGNAL PLANS AND DETAILS

- SIGNING AND STRIPING KEYNOTES**
- A INSTALL 4" SOLID WHITE STRIPE
 - B INSTALL 12" SOLID WHITE STRIPE
 - C INSTALL 24" SOLID WHITE STRIPE
 - D INSTALL ADA PARKING STALL MARKING
 - E INSTALL PAVEMENT MARKING "BUS ONLY"
 - F INSTALL 4" DOTTED WHITE STRIPE
 - G INSTALL R1-1, "STOP" (36"x36") SIGN PER MUTCD NEWEST EDITION
 - H INSTALL ADA PARKING SIGN
 - I INSTALL ADA PARKING AND VAN ACCESSIBLE SIGN ON SAME POST
 - J INSTALL 36" X 36" W11-2 "PEDESTRIAN CROSSING SYMBOL" AND 24" X 12" W16-9P "AHEAD" ON SAME POST

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Designed By:	DS
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Approved By:	TP

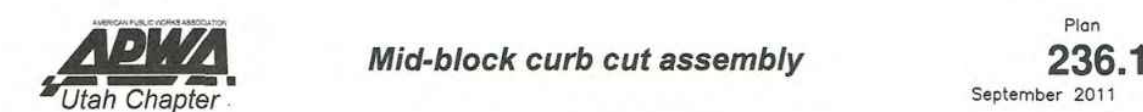
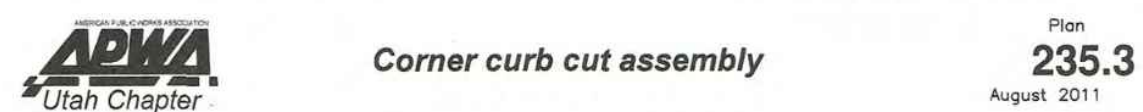
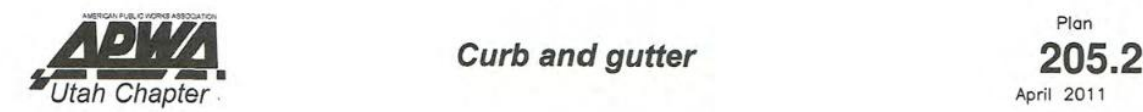
UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT

SITE PLAN

100% DESIGN PACKAGE

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Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	6
Sheet No.:	C.2.01



		
		
		
		
		
		
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Drawn By:	D
Checked By:	R
Approved By:	T

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT

DETAILS

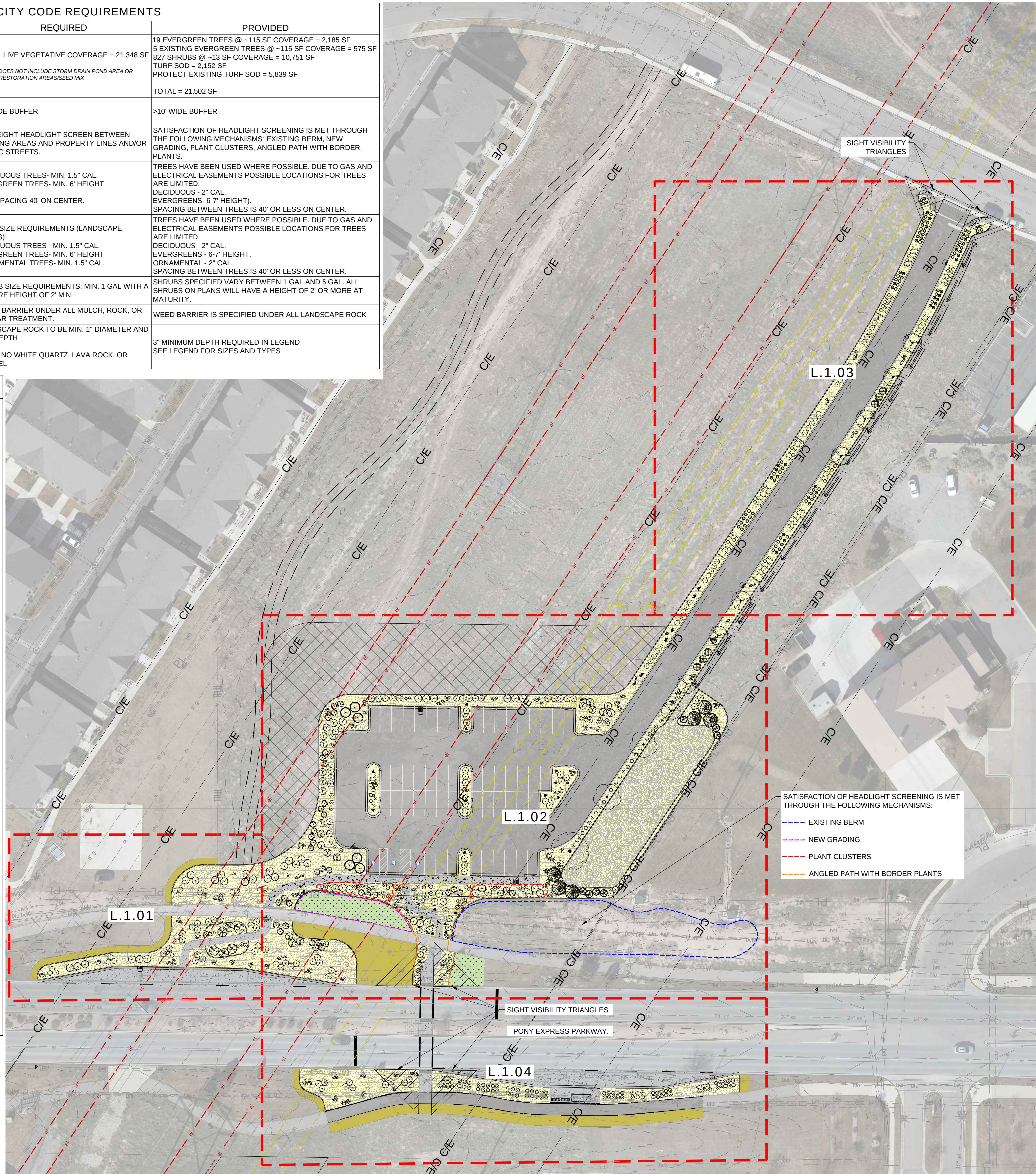
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Submittal Date		01/24/2025
UTA Contract No.:		23-03780VW
Drawing No.:	Sheet No.:	
13	C.5.02	

EAGLE MOUNTAIN CITY CODE REQUIREMENTS			
LANDSCAPE REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
50% LIVE COVERAGE IN LANDSCAPE AREAS (NOT INCLUDING TREE CANOPIES)	TOTAL LANDSCAPE AREA = 42,696 SF *TOTAL DOES NOT INCLUDE STORM DRAIN POND AREA OR NATIVE RESTORATION AREAS/SEED MIX	TOTAL LIVE VEGETATIVE COVERAGE = 21,348 SF *TOTAL DOES NOT INCLUDE STORM DRAIN POND AREA OR NATIVE RESTORATION AREAS/SEED MIX	19 EVERGREEN TREES @ -115 SF COVERAGE = 2,185 SF 5 EXISTING EVERGREEN TREES @ -115 SF COVERAGE = 575 SF 827 SHRUBS @ -13 SF COVERAGE = 10,751 SF TURF SOD = 2,152 SF PROTECT EXISTING TURF SOD = 5,839 SF TOTAL = 21,502 SF
10' WIDE BUFFER BETWEEN PARKING AREAS AND PROPERTY LINES AND/OR PUBLIC STREETS.	NA	10' WIDE BUFFER	>10' WIDE BUFFER
3.5' HEIGHT HEADLIGHT SCREEN REQUIRED IN 10' BUFFER. MAY CONSIST OF A BERM, FENCE, WALL, OR LANDSCAPING.	NA	3.5' HEIGHT HEADLIGHT SCREEN BETWEEN PARKING AREAS AND PROPERTY LINES AND/OR PUBLIC STREETS.	SATISFACTION OF HEADLIGHT SCREENING IS MET THROUGH THE FOLLOWING MECHANISMS: EXISTING BERM, NEW GRADING, PLANT CLUSTERS, ANGLED PATH WITH BORDER PLANTS.
TREE SIZE REQUIREMENTS (BUFFER AREA): DECIDUOUS TREES- MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT MAX SPACING 40' ON CENTER.	NA	DECIDUOUS TREES- MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT MAX SPACING 40' ON CENTER.	TREES HAVE BEEN USED WHERE POSSIBLE. DUE TO GAS AND ELECTRICAL EASEMENTS POSSIBLE LOCATIONS FOR TREES ARE LIMITED. DECIDUOUS - 2" CAL. EVERGREENS - 6-7" HEIGHT). SPACING BETWEEN TREES IS 40' OR LESS ON CENTER.
TREE SIZE REQUIREMENTS (LANDSCAPE AREAS): DECIDUOUS TREES - MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT ORNAMENTAL TREES- MIN. 1.5" CAL.	NA	TREE SIZE REQUIREMENTS (LANDSCAPE AREAS): DECIDUOUS TREES - MIN. 1.5" CAL. EVERGREEN TREES- MIN. 6" HEIGHT ORNAMENTAL TREES- MIN. 1.5" CAL.	TREES HAVE BEEN USED WHERE POSSIBLE. DUE TO GAS AND ELECTRICAL EASEMENTS POSSIBLE LOCATIONS FOR TREES ARE LIMITED. DECIDUOUS - 2" CAL. EVERGREENS - 6-7" HEIGHT. ORNAMENTAL - 2" CAL. SPACING BETWEEN TREES IS 40' OR LESS ON CENTER.
SHRUB SIZE REQUIREMENTS: MIN. 1 GAL WITH A MATURE HEIGHT OF 2' MIN.	NA	SHRUB SIZE REQUIREMENTS: MIN. 1 GAL WITH A MATURE HEIGHT OF 2' MIN.	SHRUBS SPECIFIED VARY BETWEEN 1 GAL AND 5 GAL. ALL SHRUBS ON PLANS WILL HAVE A HEIGHT OF 2' OR MORE AT MATURITY.
WEED BARRIER UNDER ALL MULCH, ROCK, OR SIMILAR TREATMENT.	NA	WEED BARRIER UNDER ALL MULCH, ROCK, OR SIMILAR TREATMENT.	WEED BARRIER IS SPECIFIED UNDER ALL LANDSCAPE ROCK
LANDSCAPE ROCK TO BE MIN. 1" DIAMETER AND A 3" DEPTH. LANDSCAPE ROCK MAY NOT BE THE COLOR OF PAVEMENT- WHITE QUARTZ, LAVA ROCK, AND GRAVEL ARE NOT PERMITTED.	NA	LANDSCAPE ROCK TO BE MIN. 1" DIAMETER AND A 3" DEPTH TYPE- NO WHITE QUARTZ, LAVA ROCK, OR GRAVEL	3" MINIMUM DEPTH REQUIRED IN LEGEND SEE LEGEND FOR SIZES AND TYPES

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
 - PER PLANTING DETAILS IN PLANTER BED AREAS.
 - 4" DEPTH IN ALL TURF SOD AREAS
 - 4" DEPTH IN ALL NEW SEED AREAS.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 6" SLIP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
- LANDSCAPE ROCK COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ROCK MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE DEPTHS SPECIFIED IN LANDSCAPE DETAILS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. FOLLOWING THE FIRST 24 HOURS ALL PLANTS SHALL BE WATERED ROUTINELY TO ENSURE SURVIVABILITY AND PROMOTE ESTABLISHMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WATERING SCHEDULE FOR THE OWNER'S REVIEW AND REFERENCE.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING (CROWN/ROOT) OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION AND START AND COMPLETION DATES.
- DIMENSIONS SHOWN ON LANDSCAPE PLAN ARE SHOWN FOR REFERENCE AND TO AID IN INSTALLATION. SLIGHT DEVIATIONS (+/-1") FROM THE DIMENSIONS SHOWN ARE ACCEPTABLE AS LONG AS THE OVERALL INTENT OF THE DESIGN IS MAINTAINED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF ALL OTHER PROJECT DESIGN DOCUMENTS, UTILITIES, STRUCTURES, OR OTHER ELEMENTS MAY NOT BE DISPLAYED ON THESE SHEETS FOR GRAPHIC CLARITY.
- LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER TRADES TO ENSURE CONFLICTS BETWEEN OTHER ELEMENTS NOT SHOWN ON THESE SHEETS ARE RESOLVED IN THE FIELD.
- LANDSCAPE CONTRACTOR SHALL BE REQUIRED FOR MAINTENANCE AND WARRANTY OF LANDSCAPE AREAS PER THE PROJECT MAINTENANCE SPECIFICATIONS.
- AREAS IMPACTED BY CONSTRUCTION THAT ARE NOT SHOWN ON THIS SHEET SHALL BE RESTORED TO PRE CONSTRUCTION CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - FORMAL LANDSCAPE TO MATCH EXISTING CONDITION
 - NATIVE LANDSCAPE AREAS TO BE RE-VEGETATED WITH SEED MIX AND HECF PER PROJECT SPECIFICATIONS AND DETAILS.



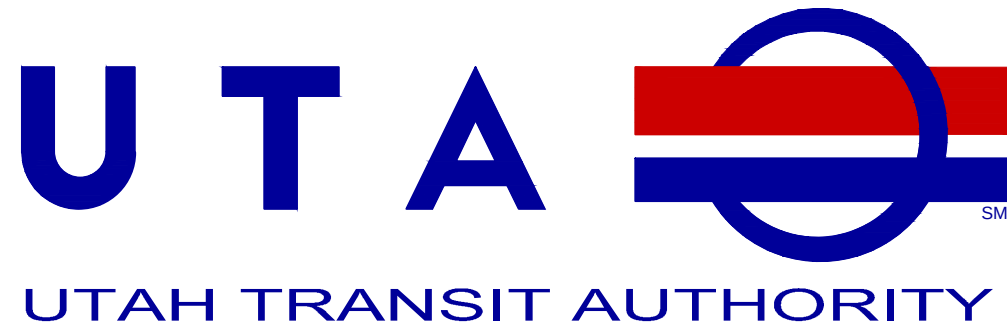
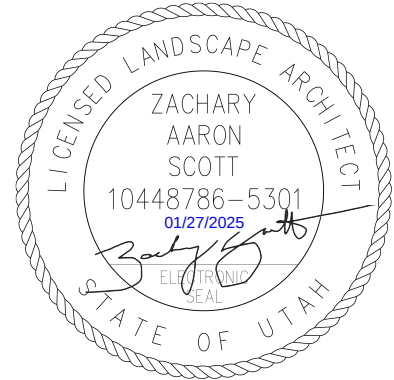
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	L.1.01	L.1.02	L.1.03	L.1.04
	1	LANDSCAPE ROCK TYPE 1	6,509 SF		6,509 SF		
	2	LANDSCAPE ROCK TYPE 2	5,194 SF	585 SF	1,308 SF	3,301 SF	
	3	LANDSCAPE ROCK TYPE 3	29,519 SF	4,967 SF	17,621 SF	2,505 SF	4,425 SF
	4	NATIVE SEED MIX	2,821 SF		438 SF	2,383 SF	
	5	CONCRETE MOWCURB	2,750 LF				
	6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	41,214 SF	5,552 SF	25,431 SF	5,806 SF	4,425 SF
	7	3-5' LANDSCAPE BOULDER	91	11	61	12	7
	8	PROTECT IN PLACE EXISTING TURF SOD	5,839 SF	975 SF	2,197 SF		2,668 SF
	9	PROTECT IN PLACE EXISTING TREE					
	10	REMOVE AND DISPOSE OF EXISTING TREE					
	11	REPAIR EXISTING LANDSCAPE	285 SF				285 SF

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY	L.1.01	L.1.02	L.1.03	L.1.04
TREES								
	CERCIS CANADENSIS 'VANILLA TWIST' VANILLA TWIST WEeping EASTERN REDBUD	B & B	2"	6		6		
	PRUNUS X 'SNOWFOZAM' SNOW FOUNTAINS® WEeping CHERRY	B & B	2"	6	6			
CONIFERS								
	PICEA ABIES 'CUPRESSINA' CUPRESSINA NORWAY SPRUCE	B & B	6'-7" TALL	6		3	3	
	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE	B & B	6'-7" TALL	6		6		
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	B & B	6'-7" TALL	7		7		
ORNAMENTAL TREES								
	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	B & B	2"	8		3	5	
SHADE TREES								
	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET MAPLE	B & B	2"	2		2		
	GYMNOCALADUS DIOICA 'ESPRESSO' KENTUCKY COFFEE TREE	B & B	2"	1		1		
SYMBOL BOTANICAL / COMMON NAME SIZE QTY L.1.01 L.1.02 L.1.03 L.1.04								
SHRUBS								
	BERBERIS THUNBERGII 'MARIA' SUNJOY GOLD PILLAR BARBERRY	5 GAL		63	6	57		
	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY LITTLELEAF BOXWOOD	5 GAL		48	16	9	23	
	CORNUS STOLONIFERA RED TWIG DOGWOOD	5 GAL		44	15	29		
	COTINUS COGUYGRIA 'NCC01' WINECRAFT BLACK® SMOKE TREE	5 GAL		39		39		
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		109	20	77		12
	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	5 GAL		22		22		
ANNUALS/PERENNIALS								
	GAILLARDIA X 'ARIZONA RED SHADES' ARIZONA RED SHADES BLANKET FLOWER	1 GAL		93		83	10	
	SALVIA AZUREA BLUE SAGE	1 GAL		82	9	55		18
ORNAMENTAL GRASSES								
	GALLIARDIA X 'ARIZONA RED SHADES' FOERSTER FEATHER REED GRASS	1 GAL		117		17	100	
	HELIOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL		74		14		60
	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	1 GAL		36		12		24
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL		100			100	
SYMBOL BOTANICAL / COMMON NAME QTY L.1.01 L.1.02 L.1.03 L.1.04								
GROUND COVERS								
	TURF SOD BIOBLUE BIOGRASS			2,152 SF		2,152 SF		

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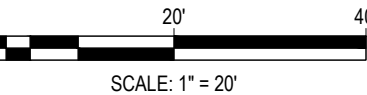
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UTA PARK AND RIDE FACILITIES

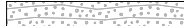
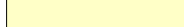
EAGLE MOUNTAIN, UT

LANDSCAPE OVERVIEW

Scale:	1" = 50'
CADD Filename:	LS-EM.dwg
Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	14
Sheet No.:	L.1.00



REFERENCE NOTES SCHEDULE L.1.01			
SYMBOL	CODE	DESCRIPTION	QTY
	2	LANDSCAPE ROCK TYPE 2	585 SF
	3	LANDSCAPE ROCK TYPE 3	4,967 SF
	5	CONCRETE MOWCURB	320 LF
	6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	5,552 SF
	7	3-5" LANDSCAPE BOULDER	11
	8	PROTECT IN PLACE EXISTING TURF SOD	975 SF

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	2	LANDSCAPE ROCK TYPE 2	585 SF
	3	LANDSCAPE ROCK TYPE 3	4,967 SF
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	7	3-5' LANDSCAPE BOULDER	11
	8	PROTECT IN PLACE EXISTING TURF SOD	975 SF

		
		
		
		
		
		
		
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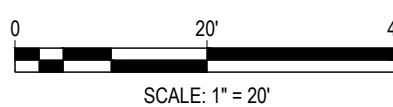


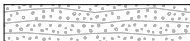
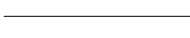
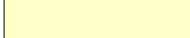
Designed By:	ZS/MH
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Approved By:	ZS

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
LANDSCAPE

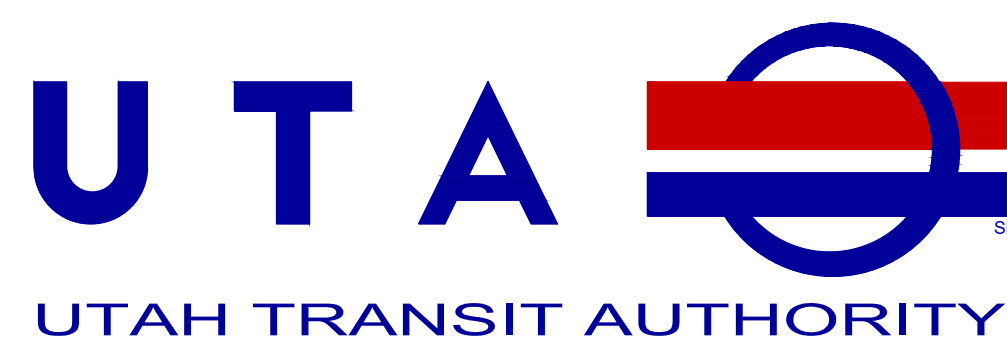
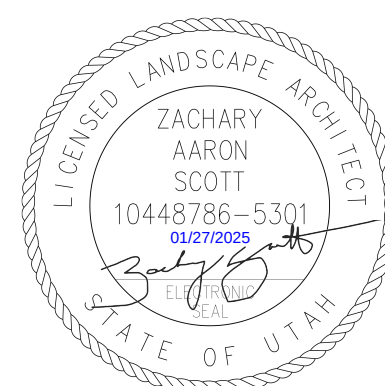
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UTA Contract No.:		23-03780VV
Drawing No.:	Sheet No.:	
16		L.1.01



REFERENCE NOTES SCHEDULE L.1.02			
SYMBOL	CODE	DESCRIPTION	QTY
		LANDSCAPE ROCK TYPE 1	6,509 SF
		LANDSCAPE ROCK TYPE 2	1,308 SF
		LANDSCAPE ROCK TYPE 3	17,621 SF
		NATIVE SEED MIX	438 SF
		CONCRETE MOWCURB	1,568 LF
		WEED BARRIER UNDER ALL LANDSCAPE ROCK	25,431 SF
		3-5' LANDSCAPE BOULDER	61
		PROTECT IN PLACE EXISTING TURF SOD	2,197 SF
		PROTECT IN PLACE EXISTING TREE	
		REMOVE AND DISPOSE OF EXISTING TREE	

AND RIDE FACILITIES EAGLE MOUNTAIN, UT LANDSCAPE ----	Scale:
	CADD Filename:
	Submittal Date
	UTA Contract No.:
	Drawing No.: 17

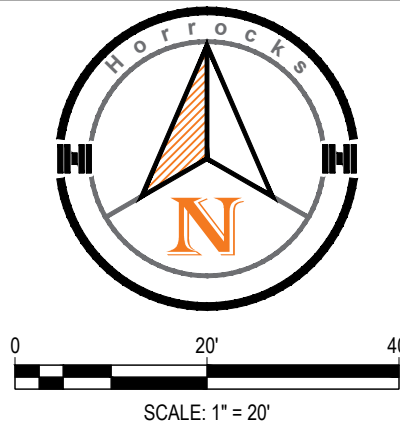
		
		
		
		
		
		
		
REV	DATE	Description



Designed By:	ZS/M
Drawn By:	MF
Checked By:	ZS
Approved By:	ZS

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
LANDSCAPE



PLANT SCHEDULE L.1.03				
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CONIFERS				
	PICEA ABIES 'CUPRESSINA' CUPRESSINA NORWAY SPRUCE	B & B	6'-7' TALL	3
ORNAMENTAL TREES				
	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	B & B	2"	5
SYMBOL	BOTANICAL / COMMON NAME	SIZE		QTY
SHRUBS				
	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY LITTLELEAF BOXWOOD	5 GAL		23
ANNUALS/PERENNIALS				
	GAILLARDIA X 'ARIZONA RED SHADES' ARIZONA RED SHADES BLANKET FLOWER	1 GAL		10
ORNAMENTAL GRASSES				
	CALAMAGROSTIS X ACUTIFLORA 'KARL' FOERSTER' FEATHER REED GRASS	1 GAL		100
	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL		100

REFERENCE NOTES SCHEDULE L.1.03			
SYMBOL	CODE	DESCRIPTION	QTY
	2	LANDSCAPE ROCK TYPE 2	3,301 SF
	3	LANDSCAPE ROCK TYPE 3	2,505 SF
	4	NATIVE SEED MIX	2,383 SF
	5	CONCRETE MOWCURB	805 LF
	6	WEED BARRIER UNDER ALL LANDSCAPE ROCK	5,806 SF
	7	3-5' LANDSCAPE BOULDER	12

REV	DATE	Description



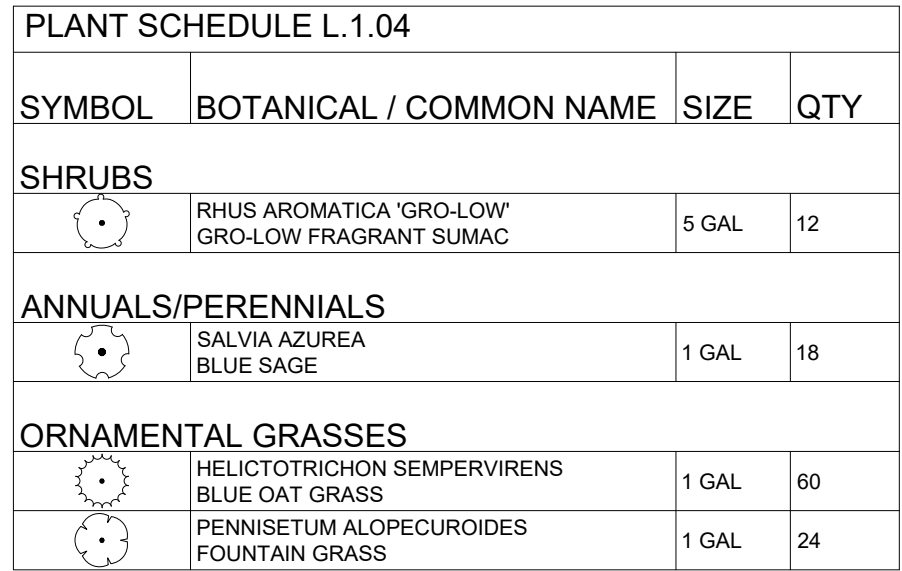
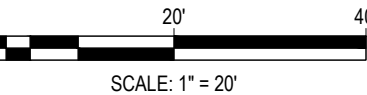
Designed By:	ZS/MH
Drawn By:	MH
Checked By:	ZS
Approved By:	ZS

UTA PARK AND RIDE FACILITIES

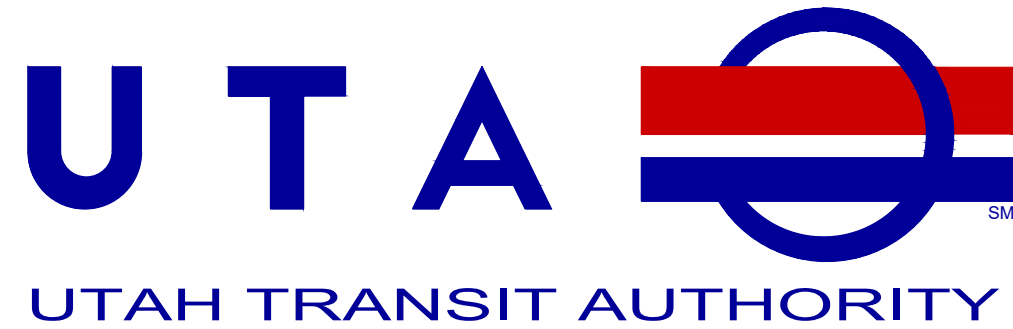
EAGLE MOUNTAIN, UT

LANDSCAPE

Scale:	1" = 20'
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Submittal Date	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	15
Sheet No.:	L.1.03



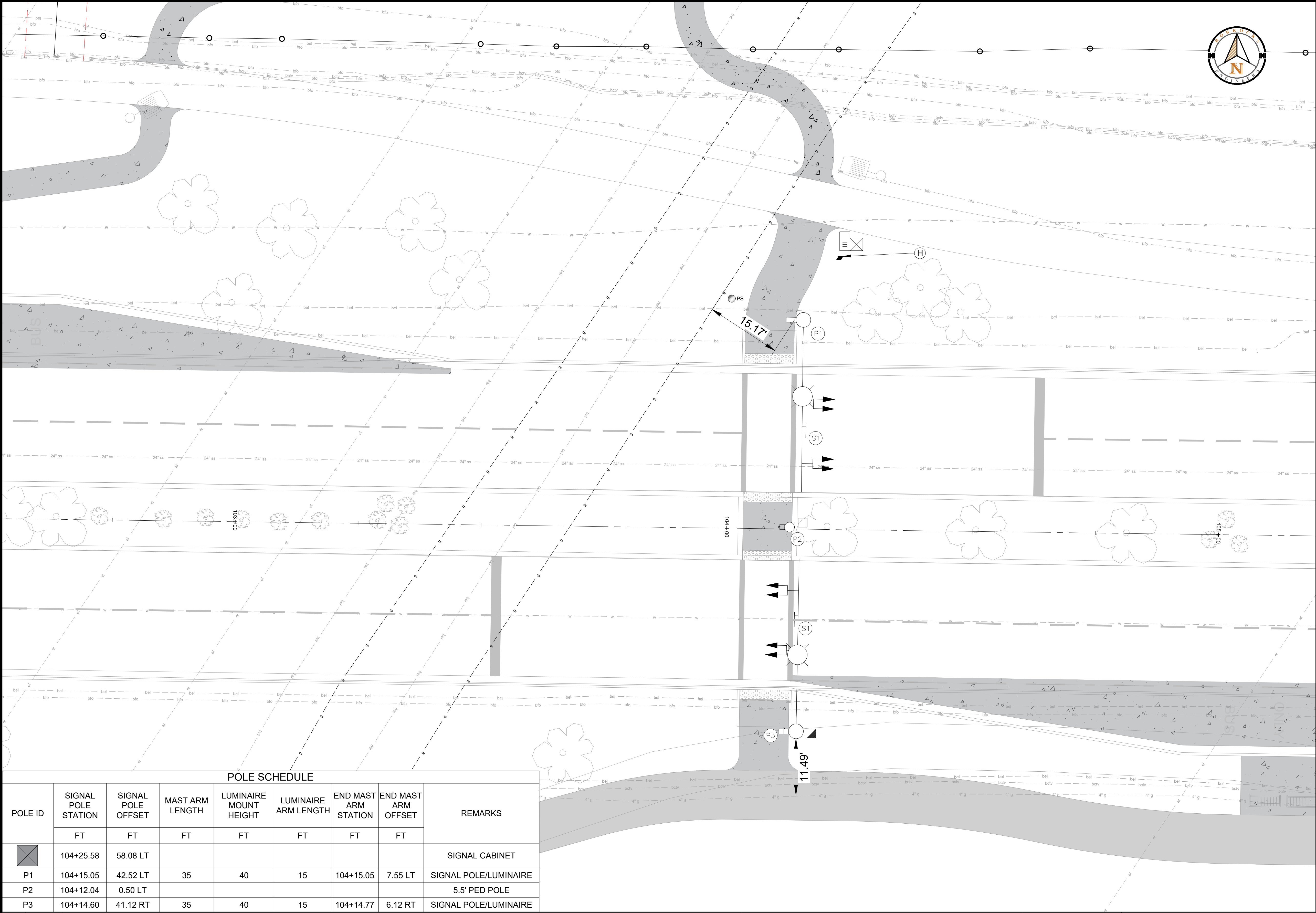
		
		
		
		
		
		
REV	DATE	Description



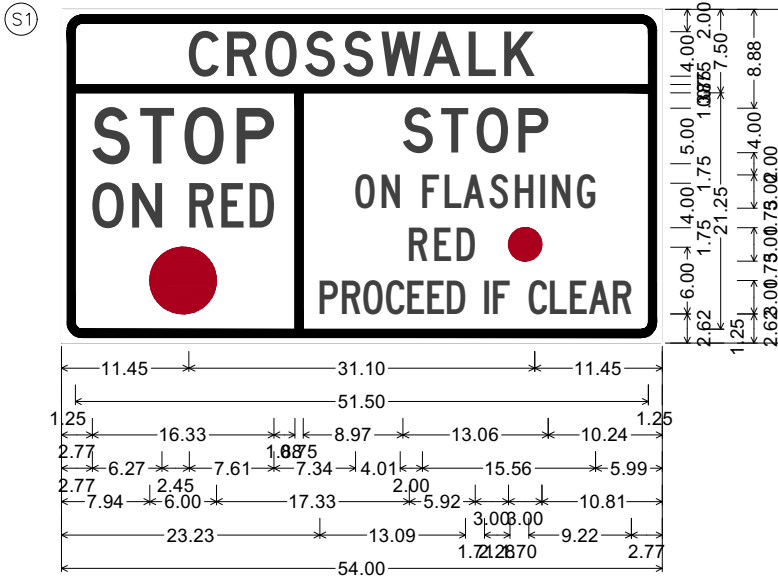
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Drawn By:	MH
Checked By:	ZS
Approved By:	ZS

EAGLE MOUNTAIN, UT
LANDSCAPE

Scale:		1" = 20'
CADD Filename:		LS-EM.dwg
Submittal Date		01/24/2025
UTA Contract No.:		23-03780VW
Drawing No.:	Sheet No.:	
18	L.1.04	



- GENERAL SHEET NOTES**
1. GENERAL
- A. MAINTAIN 12" MINIMUM CLEARANCE TO ALL COMMUNICATIONS UTILITIES, 18" CLEARANCE TO ALL POWER LINES, AND 5' CLEARANCE TO ALL GAS LINES
 - B. PROVIDE FIVE (5) DAYS NOTICE TO ZAC HILTON (ZHLTON@EAGLEMOUNTAIN.GOV) FOR SIGNAL TURN-ON.
 - C. ALL SIGNING AND ROADWAY STRIPING WILL BE PROVIDED BY CONTRACTOR.
 - D. REFER TO UDOT STANDARD DRAWINGS FOR ALL TRAFFIC SIGNAL & LUMINAIRE EXTENSION RELATED DETAILS.
 - E. MAINTAIN 5' HORIZONTAL CLEARANCE FROM WATER AND STORM DRAINS, 5' HORIZONTAL CLEARANCE FROM SANITARY SEWERS, 18" OVER AND 12" UNDER ANY EAGLE MOUNTAIN PUBLIC WORKS PIPE.
 - F. ALL WORK AND MATERIALS TO BE CONDUCTED AND PRODUCED TO MEET CURRENT UDOT STANDARD DRAWINGS AND SPECIFICATIONS.
2. EXECUTION
- A. SET ALL JUNCTION BOXES TO MATCH GRADE OF SURROUNDING TERRAIN.
 - B. REPAIR LANDSCAPING AND IRRIGATION SYSTEMS DAMAGED DURING CONSTRUCTION.
 - C. PLACE CONCRETE FOUNDATION SO BOTTOM OF TRAFFIC SIGNAL HEAD IS 18'-6" TO 19'-4" ABOVE PAVEMENT SURFACE BELOW.
 - D. LASER LEVEL BOTTOM OF TRAFFIC SIGNAL HEADS TO ± 2" ACROSS ANY GIVEN ARM.
 - E. CENTER ALL SIGNAL HEADS OVER RESPECTIVE LANES ± 1 FOOT. ALL DISTANCES ARE TO BE MEASURED OUTSIDE TO OUTSIDE. CENTER SIGNAL HEADS OVER LANES A MINIMUM OF 8' APART.
 - F. INSTALL RADAR DETECTORS PER MANUFACTURER'S STANDARDS. CONTACT ZAC HILTON (ZHLTON@EAGLEMOUNTAIN.GOV) TO COORDINATE FOR PROPER DETECTION.
 - G. CONTRACTOR TO POT HOLE AND LOCATE UTILITIES PRIOR TO EXCAVATION FOR SIGNAL POLE FOUNDATIONS.
 - H. INSTALL SINGLE METER 120/240V UNDERGROUND SERVICE PEDESTAL. INSTALL 3 INCH CONDUIT FROM POWER SOURCE TO UNDERGROUND SERVICE PEDESTAL PER ROCKY MOUNTAIN POWER REQUIREMENTS. CONTACT WYATT HANSEN AT (801) 756-1259 FOR POWER SOURCE/HOOKUP INFORMATION AND TO COORDINATE INSPECTION OF CONDUIT PRIOR TO BACKFILLING TRENCH.

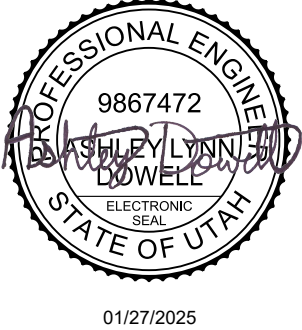


1.88" Radius, 0.75" Border, 0.50" Indent, Black on White;
"CROSSWALK", D, "STOP", D;
"ON" D " RED", C, specified length; "STOP", D;
"ON FLASHING", C, "RED", C;
"PROCEED IF CLEAR", C, specified length;

POLE SCHEDULE

POLE ID	SIGNAL POLE STATION	SIGNAL POLE OFFSET	MAST ARM LENGTH	LUMINAIRE MOUNT HEIGHT	LUMINAIRE ARM LENGTH	END MAST ARM STATION	END MAST ARM OFFSET	REMARKS
	FT	FT	FT	FT	FT	FT	FT	
	104+25.58	58.08 LT						SIGNAL CABINET
P1	104+15.05	42.52 LT	35	40	15	104+15.05	7.55 LT	SIGNAL POLE/LUMINAIRE
P2	104+12.04	0.50 LT						5.5' PED POLE
P3	104+14.60	41.12 RT	35	40	15	104+14.77	6.12 RT	SIGNAL POLE/LUMINAIRE

△								
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△								
REL V	DATE							Description



Designed By:	CG
Drawn By:	CG
Checked By:	ALD
Approved By:	TP

UTA PARK AND RIDE FACILITIES

EAGLE MOUNTAIN, UT
PHB LAYOUT
100% DESIGN PACKAGE

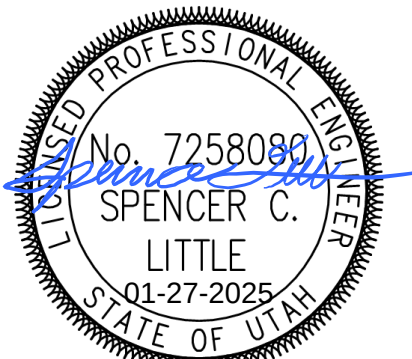
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Submittal Date:	01/24/2025
UTA Contract No.:	23-03780VW
Drawing No.:	29
Sheet No.:	SG.01

Autodesk Docs://240100 - UTA Utah County Park & Ride Facilities/240100-Elec Central-Eagle Mountain(R25).rvt
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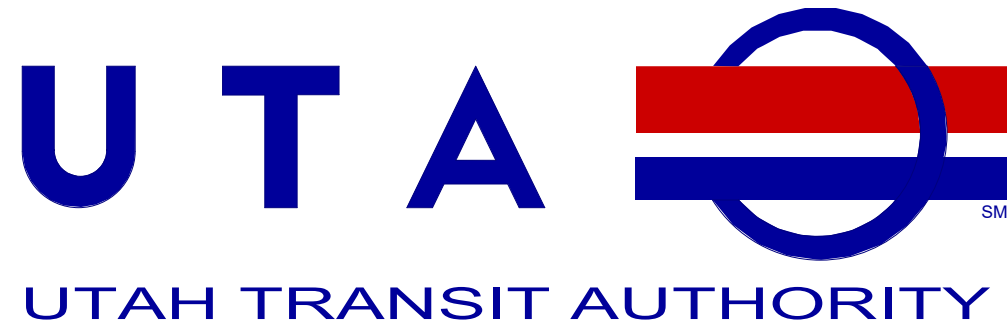
1 ELECTRICAL SITE PLAN

SCALE: 1" = 40'-0"

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△		
△		
REV	DATE	Description



Submitted By: _____



Approved By: _____

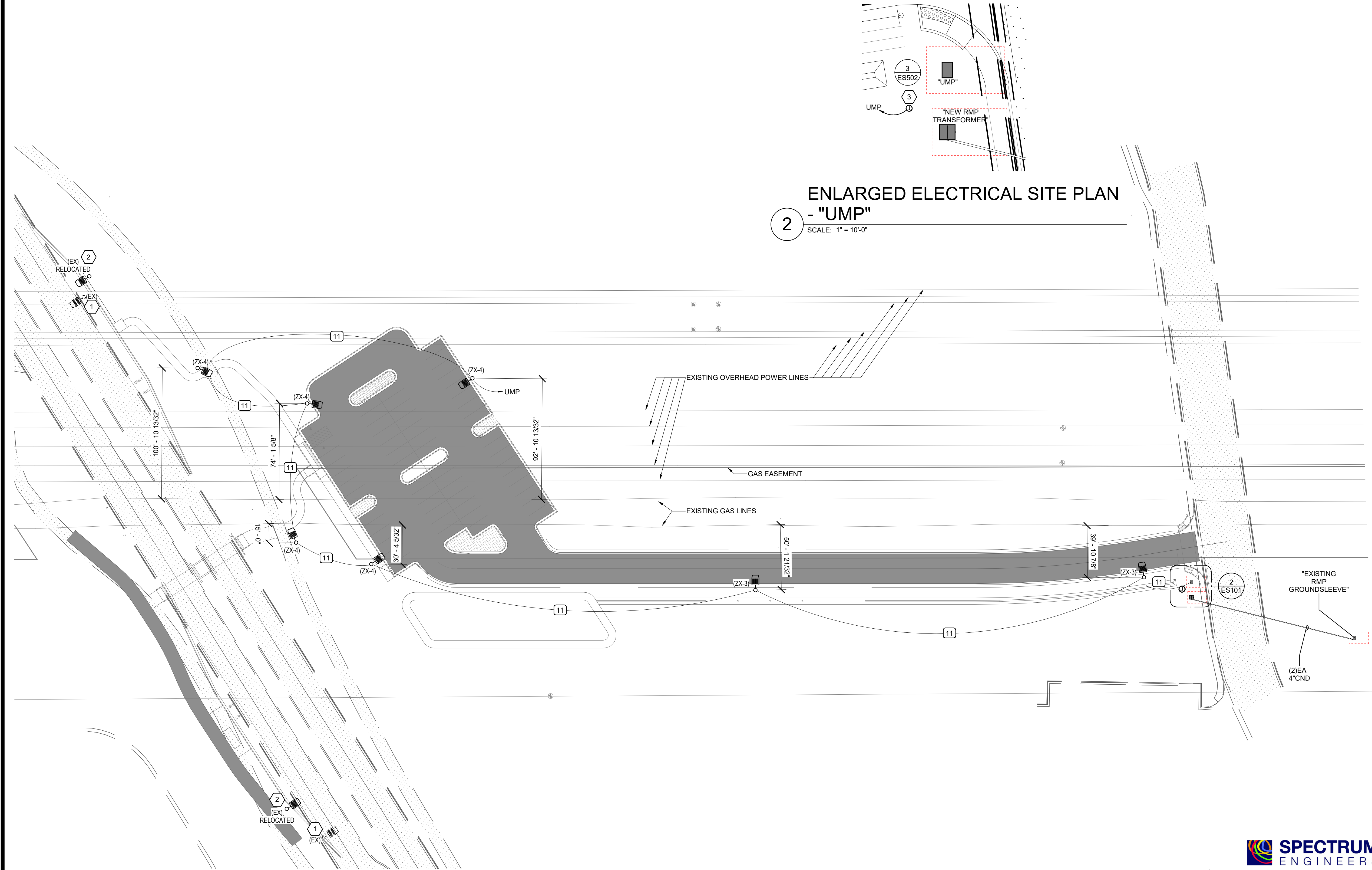
Designed By:	CLS
Drawn By:	SAC
Checked By:	RDW
Approved By:	MCF

UTA PARK AND RIDE FACILITIES

Eagle Mountain, UT

60% Design Package

Scale:	As Indicated
CADD Filename:	ELECTRICAL SITE PLAN
Submittal Date	11/11/2024
UTA Contract No.:	23-03780W
Drawing No.:	Sheet No.:
	ES101



ENLARGED ELECTRICAL SITE PLAN

- "UMP"

SCALE: 1" = 10'-0"

GENERAL SHEET NOTES

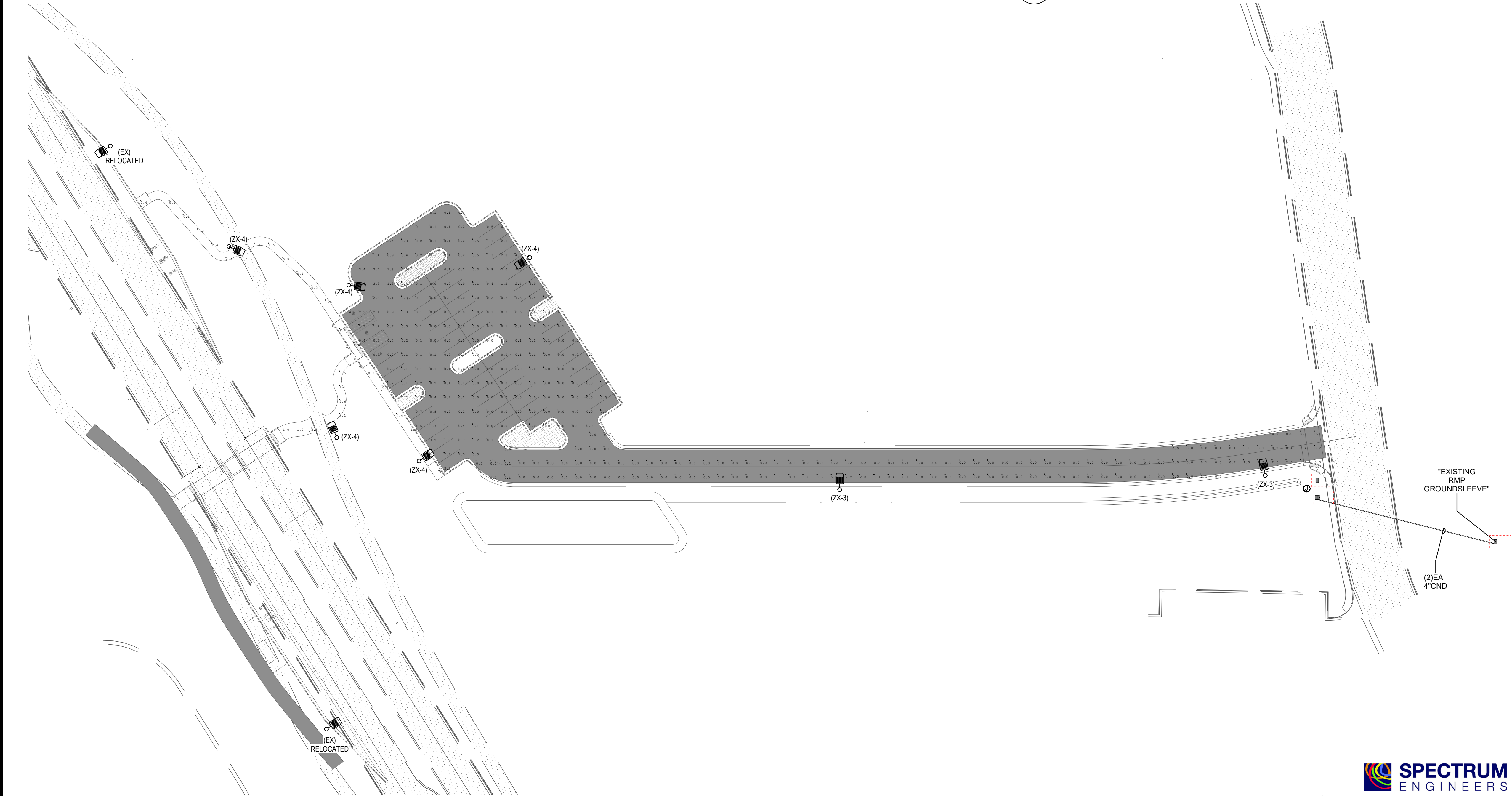
- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) ONSITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER THE EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH PRIME, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES SQUARE, AND PLUMB. COORDINATE WITH CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE PHOTOCELL ON NORTH SIDE OF UTILITY METER PEDESTAL TO CONTROL EXTERIOR LIGHTS.
- 7 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- 8 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 9 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 10 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 11 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
- 12 LUMENS PER NET ACRE = 41,944

SHEET KEYNOTES

- 1 REMOVE AND RELOCATE ENTIRE EXISTING POLE, POLE BASE, POLE FIXTURE, AND ANY AND ALL ELECTRICAL CONNECTIONS. RELOCATE IN NEW LOCATION INDICATED IN PLANS. RECONNECT AND RESTORE POLE TO EXISTING CONDITIONS IN NEW LOCATION.
- 2 APPROXIMATE LOCATION OF RELOCATED EXISTING LIGHT. COORDINATE WITH CITY AND CIVIL FOR EXACT LOCATION.
- 3 PROVIDE 1" CONDUIT WITH PULL STRING STUBBED AT APPROXIMATE LOCATION FOR SPRINKLER CONTROLLER POWER. COORDINATE WITH SPRINKLER CONTROLLER PROVIDER FOR EXACT LOCATION.

SPECTRUM
ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

Autodesk Docs://240100 - UTA Utah County Park & Ride Facilities/240100-Elec Central-Eagle Mountain(R25).rvt
1/27/2025 3:20:01 PM



1 SITE CALCULATION PLAN
SCALE: 1" = 40'-0"

Luminaire Schedule					
Tag	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
Crosswalk	Single	ERLS_250640	0.450	25000	148
ZX3	Single	AUCL3 P20 40K xxxx FC3	0.765	6721	48.16
ZX4	Single	AUCL3 P40 40K xxxx FC4	0.765	7789	69.03

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	0.49	4.6	0.0	N.A.	N.A.
ROAD	Illuminance	Fc	0.20	2.6	0.0	N.A.	N.A.
Walkways	Illuminance	Fc	1.38	4.6	0.1	13.80	46.00

2 SITE LIGHTING CALCULATIONS TABLE
SCALE: NTS

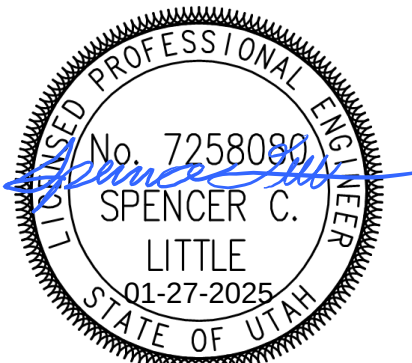
GENERAL SHEET NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) ONSITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER THE EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
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- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
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- 9 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 10 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
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- 12 LUMENS PER NET ACRE = 41,944

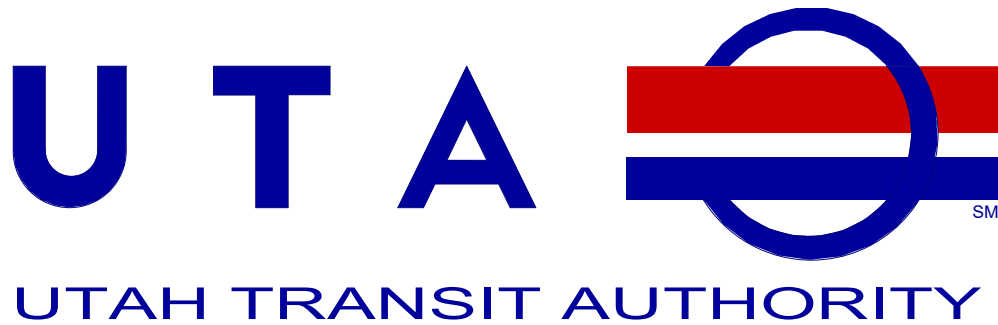
SHEET KEYNOTES

SPECTRUM
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324 S. State St., Suite 400
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fax: 801-328-5155
www.spectrum-engineers.com

REV	DATE	Description



Submitted By: _____



Approved By: _____

Designed By:
CLS
Drawn By:
SAC
Checked By:
RDW
Approved By:
MCF

UTA PARK AND RIDE FACILITIES

Eagle Mountain, UT

60% Design Package

Scale: As Indicated	
CADD Filename: ELECTRICAL SITE PLAN - LIGHTING CALCULATIONS	
Submittal Date 11/11/2024	
UTA Contract No.: 23-03780W	
Drawing No.:	Sheet No.: ES102

SCHEDULE NUMBER										SUBSCRIPT (NOTE 5)										(E.G. 5) IG									
SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1)			IG/HH	SE	NOTES	CONDUCTOR AND CONDUIT SCHEDULE NOTES																			
				QTY	SIZE	G																							
1	20	-	.75	2	12	12	12	8	2	1. CONDUCTORS SHOWN ARE SHOWN FOR EACH CONDUIT WITH MODIFICATIONS AS NOTED IN NOTE 5. ALL CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.																			
2	20	-	.75	3	12	12	12	8	2,3																				
3	20	24	.75	4	12	12	12	8	2,3	2. PROVIDE EQUIPMENT GROUND CONDUCTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.																			
4	30	-	.75	2	10	10	10	8	2																				
5	30	-	.75	3	10	10	10	8	2	3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.																			
6	30	32	.75	4	10	10	10	8	2																				
7	40	-	1	2	8	10	8	6	2	4. GROUND (G) CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.																			
8	40	-	1	3	8	10	8	6	2																				
9	40	44	1	4	8	10	8	6	2	5. SYMBOL SUBSCRIPTS:																			
10	55	-	1	2	6	10	8	4	2																				
11	55	-	1	3	6	10	8	4	2	"2N": INCLUDE TWO NEUTRAL CONDUCTORS SIZED AS SCHEDULED FOR PHASE AND NEUTRAL CONDUCTORS WHERE THE CONDUCTOR IS #1/0 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #1/0 IN SIZE.																			
12	55	60	1.25	4	6	10	8	4	2																				
13	70	-	1	2	4	8	4	2	2	"CI": PROVIDE CIRCUIT INTEGRITY CABLE; TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER ENCASED IN CONCRETE.																			
14	70	-	1.25	3	4	8	4	2	2																				
15	70	76	1.25	4	4	8	4	2	2	"FG" FULL SIZE GROUND, SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.																			
16	85	-	1.25	2	3	8	3	2	2																				
17	85	-	1.25	3	3	8	3	2	2	"HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS. CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE IG/HH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.																			

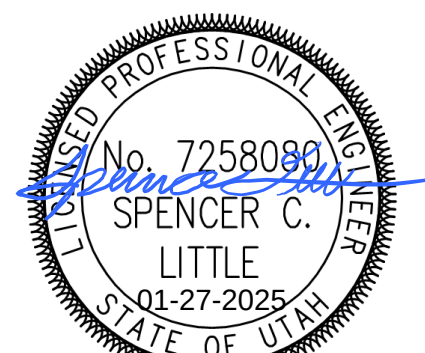
The diagram illustrates two 3D shapes. The top shape is a cylinder with a vertical line on its right side labeled "HEIGHT" and a horizontal line across its base labeled "DIAMETER". The bottom shape is a rectangular prism with a vertical line on its left side labeled "HEIGHT", a line along its top edge labeled "LENGTH", and a line along its bottom edge labeled "WIDTH".

- | ID | DESCRIPTION | SIZE
(NOMINAL) | LUMINAIRE | | | | | DRIVER | | | MANUFACTURER | |
|--------|---|---|------------|----|-------|--------|------------|--------|---------------|---------|--------------|-------------------|
| | | | BUG RATING | UP | GLARE | LUMENS | COLOR TEMP | CRI | TYPE | VOLTAGE | | WATTS |
| (ZX-3) | DESCRIPTION: EAGLE MOUNTAIN CITY STANDARD POLE LIGHT
MOUNTING: CITY STANDARD
FINISH: BLACK FINISH
OPTICS: TYPE III DISTRIBUTION
WIND RATING: - EM: | LENGTH: 32.5"
WIDTH: 17" POLE
HEIGHT: 9' - 6" | 1 | 0 | 2 | 5,721 | 4000K | 80 | 0-10V DIMMING | 240 V | 49 | HOLOPHANE (AULC3) |
| (ZX-4) | DESCRIPTION: EAGLE MOUNTAIN CITY STANDARD POLE LIGHT
MOUNTING: CITY STANDARD
FINISH: BLACK FINISH
OPTICS: TYPE IV DISTRIBUTION
OPTIONS: MOTION SENSOR- REDUCE LIGHT BY 50% WHEN NO MOTION DETETED FOR 30 MINUTES.
WIND RATING: - EM: | LENGTH: 32.5"
WIDTH: 17" POLE
HEIGHT: 9' - 6" | 2 | 0 | 3 | 7,789 | 4000K | 80 | 0-10V DIMMING | 240 V | 70 | HOLOPHANE (AULC3) |

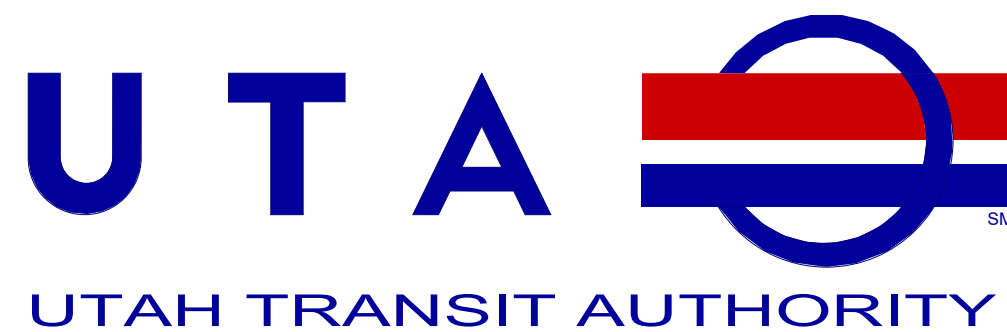
1. PROVIDE NEMA 3R ENCLOSURES FOR EQUIPMENT LOCATED OUTDOORS. REFER TO PLANS FOR EQUIPMENT LOCATIONS.
2. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
3. ALL EQUIPMENT SHALL BE CONSTRUCTED AND BRACED FOR THE SEISMIC CONDITIONS OF THE PROJECT. REFER TO ELECTRICAL SPECIFICATIONS FOR REQUIREMENTS.
4. PROVIDE PERFORMANCE TESTING FOR GROUND-FAULT PROTECTION SYSTEMS ON SITE WITH A WRITTEN RECORD OF THIS TEST SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PER NEC 250.95(C).



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△		
REV	DATE	Description



Submitted By: _____

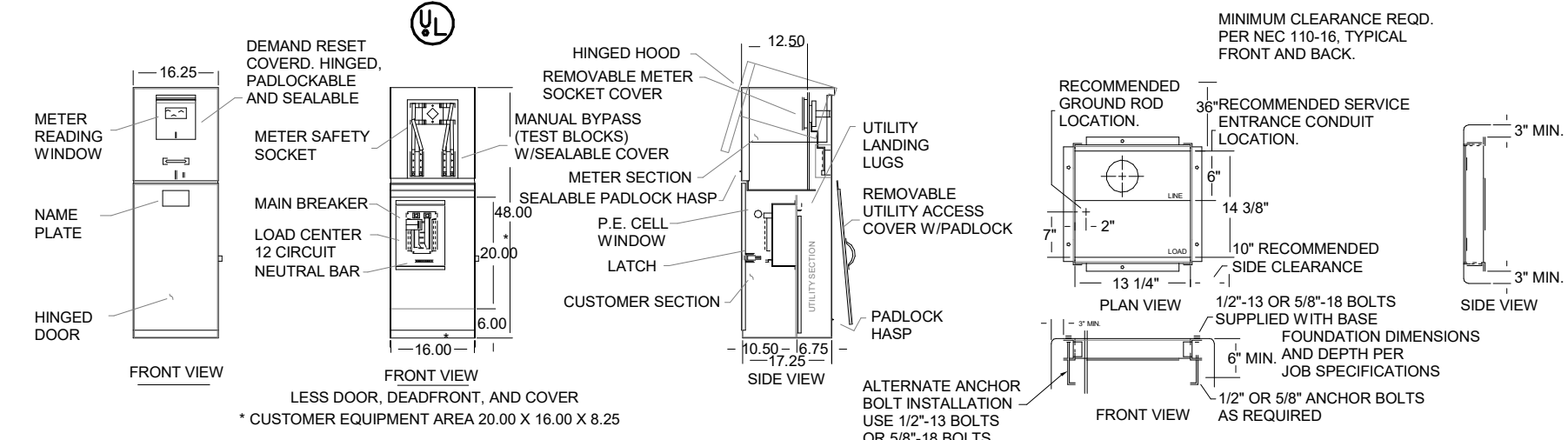


Approved By: _____

MCF

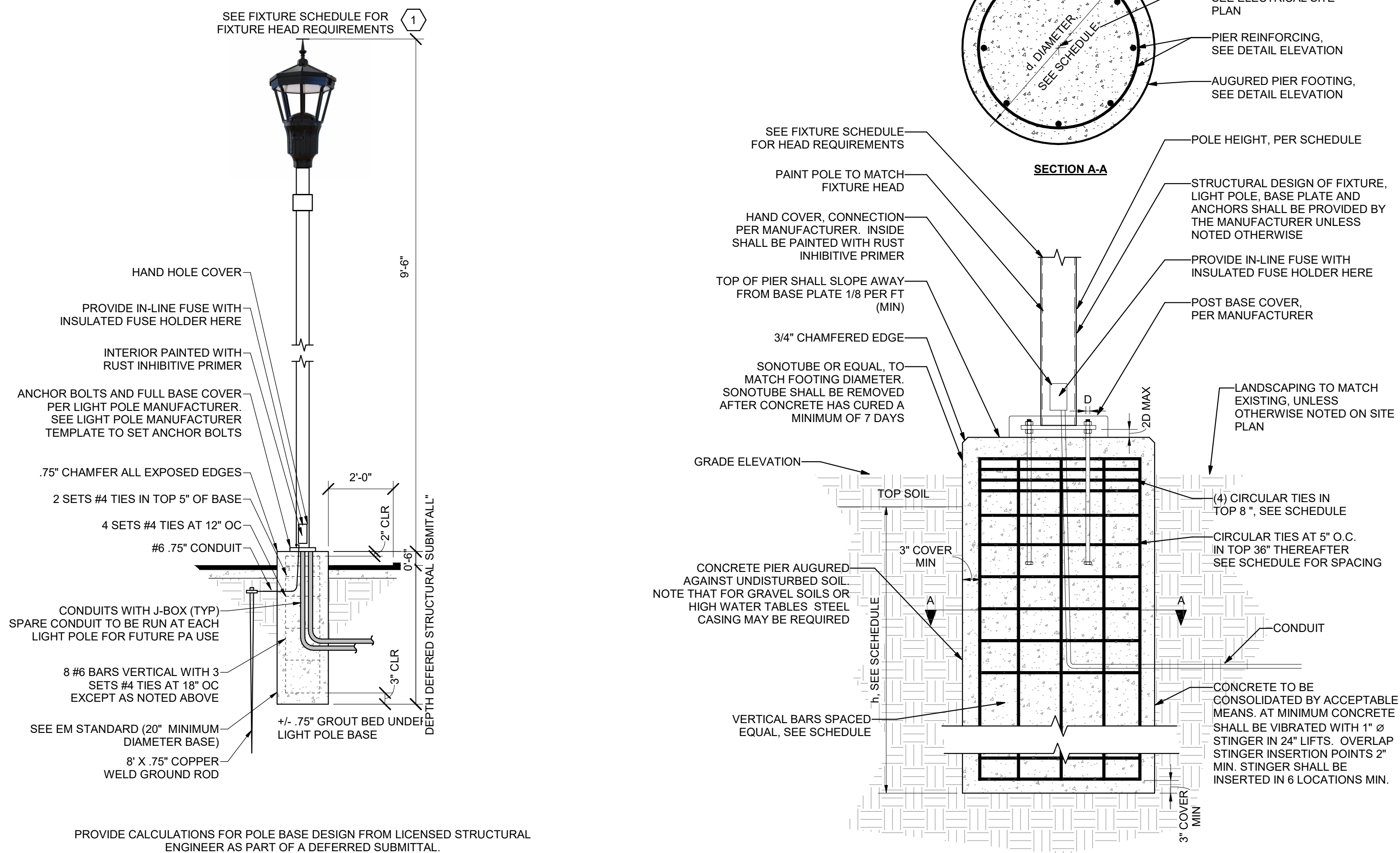
60% Design Package

Scale:	
NTS	
CADD Filename:	
ELECTRICAL SITE DETAILS	
Submittal Date	
11/11/2024	
UTA Contract No.:	
23-03780VW	
Drawing No.:	Sheet No.:
	ES501



3 UTILITY POWER/METER PEDESTAL DETAIL

SCALE: NTS



LIGHT POLE PIER FOOTING SCHEDULE¹

LEGEND  SUPERSCRIPT, SEE CORRESPONDING NOTE									
WIND SPEED (mph)	MAX EPA (FT ²)	LIGHT POLE HEIGHT (ft)	LIGHT POLE DIA (in) max	FOOTING DIAMETER ,d (in)	h=MIN FOUNDATION ² EMBED. (ft)	VERTICAL REINF. BAR SIZE	VERTICAL BAR QUANTITY	CIRC.TIE BAR SIZE	CIRC. TIE SPACING (in)
120	2	30	8	24	7'-6"	#5	8	#4	12" O.C.
120	2	25	8	24	6'-6"	#5	8	#4	12" O.C.
120	2	20	8	24	6'-0	#5	8	#4	12" O.C.
120	2	15	8	24	5'-0"	#5	8	#4	12" O.C.
120	2	10	8	24	4'-6"	#5	8	#4	12" O.C.
120	2	30 ³	8	18	-	-	-	-	-
120	2	25 ³	8	18	-	-	-	-	-
120	2	20	8	18	6'-0"	#5	5	#4	12" O.C.
120	2	15	8	18	5'-0"	#5	5	#4	12" O.C.
120	2	10	8	18	4'-6"	#5	5	#4	12" O.C.
120	2	30 ³	6	16	-	-	-	-	-
120	2	25 ³	6	16	-	-	-	-	-
120	2	20	6	16	6'-6"	#5	4	#4	12" O.C.
120	2	15	6	16	5'-6"	#5	4	#4	12" O.C.
120	2	10	6	16	4'-6"	#5	4	#4	12" O.C.

NOTE:

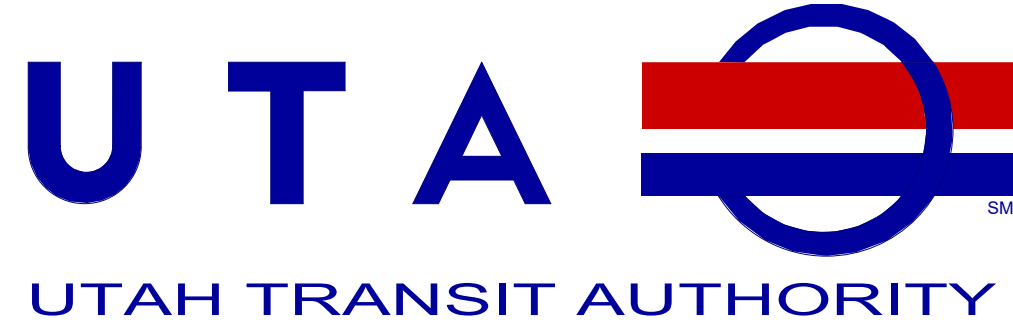
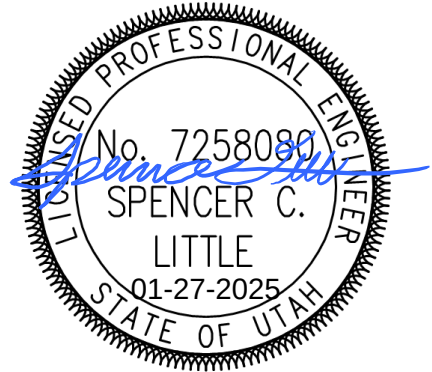
1. CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL FOR LIGHT POST FOOTING TO ENGINEER OF RECORD. SCHEDULE ABOVE IS FOR BIDDING PURPOSES ONLY.
2. SCHEDULE ABOVE ASSUMES CLAY OR SILT SOIL CONDITIONS WITH SEISMIC CLASS D AND DEFAULT SOIL PARAMETERS FROM IBC SECTION 1806.2
3. EXCEEDS THE MAXIMUM BEARING CAPACITY OF 1500 PSF. VERIFY ALLOWABLE SOIL BEARING WITH SOILS REPORT.
4. TOP SOIL SHALL NOT BE USED TO RESIST LATERAL LOAD IN FOOTING. THE EMBED DEPTH IN THE TABLE SHALL BE BEGIN BELOW THE BASE OF THE TOP SOIL AS SHOWN IN THE ELEVATION.
5. SECTION VIEW IS FOR VISUAL REPRESENTATION ONLY. VERIFY BAR QUANTITY WITH SCHEDULE60,000 PSI REBAR YIELD STRENGTH.
6. CONCRETE MIX SHALL BE FOR EXTERIOR CONCRETE SUBJECT TO FREEZE THAW CONATIONS WITH THE MINIMUM PROPERTIES.
 - A. 3000 PSI
 - B. TYPE II PORTLAND CEMENT
 - C. WATER TO CEMENT RATIO = 0.5%
 - D. AIR ENTRAINMENT = 5%
 - E. MAX AGGREGATE SIZE= 1"
 - F. CONCRETE EXPOSURE CLASS= F2, S0, C1
 - G. 4" SLUMP BEFORE ADDITION OF PLASTICIZER

2 PARKING LOT LIGHT POLE BASE DETAIL

SCALE: 1/8" = 1'-0"

1 TYPICAL LIGHT POLE FOOTING SCHEDULE

SCALE: 3/4" = 1'-0"



Designed By:

CLS

Drawn By:

SAC

Checked By:

RDW

Approved By:

 **SPECTRUM**
ENGINEERS

324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

UTA PARK AND RIDE FACILITIES

Eagle Mountain, UT

60% Design Package

Scale:

NTS

ELECTRICAL SITE DETAILS

Submittal Date

ITA Contract No. :

23-03780VW

Sheet No.:

ES502

Ryan Kitchen

From: Wilcox, Nick (Sr Service Planner) <NWilcox@rideuta.com>
Sent: Wednesday, October 2, 2024 12:01 PM
To: Torres, Carlie (Project Manager II)
Cc: Ryan Kitchen; Livingston, Laren (HNTB Contractor)
Subject: RE: UTA Park and Ride Lots in Utah County

Categories: Design Info

This Message is from an external sender.

Carlie:

Below is the study done by Jem Locquiao about a year ago. It should be noted that our plan is to replace both routes 806 & 809 with the new route 860 running 30 minute service all day.

Estimates for utilization of the Eagle Mountain and Saratoga Springs proposed park and ride locations were generated using the latest Wasatch Front Regional Travel Demand Model (version 9.0.0).

The Transportation Improvement Program (TIP) year of 2028 assumed, corresponding with 2028 socio-economic data, and 2028 highway network.

A TIP 2028 transit network was assumed, though the a few modifications were made to the default network:

- Realignment and revised stops configuration of Route 809 based on information Eric provided
- Headways modified to 30 minutes in the peak and off-peak periods
- Eagle Mountain park and ride shared with Route 806 in the model

The following estimates are based on *raw, unadjusted modeled results* of average daily ridership rounded up to the nearest whole number:

Average Daily Ridership Estimates

Eagle Mountain	Access Type		Total Boardings	W
	Route	Walk	(Walk + Drive)	
	806	4	13	31
	809	7	12	58
	<i>Total</i>	11	25	44

Saratoga Springs	Access Type
------------------	-------------

I've provided the walk and drive access types to help provide additional context regarding potential access at the proposed park and ride locations. Results suggest approximately 14 boardings and 3 boardings by drive access at the Eagle Mountain and Saratoga Springs park and ride locations, respectively. Please let me know if I can support further in some way.

I noticed in this process that an LDS church is located approximately 0.3 miles east of the proposed Eagle Mountain park and ride lot. My understanding is that there are agreements which allow park and ride use at some LDS churches. Is it likely that such an agreement could/would be made at this location that could expand opportunities for other land uses at the proposed Eagle Mountain lot?

Thank you,
Jem

From: Torres, Carlie (Project Manager II) <Carlie.Torres@rideuta.com>
Sent: Thursday, September 26, 2024 3:17 PM
To: Wilcox, Nick (Sr Service Planner) <NWilcox@rideuta.com>
Cc: Ryan Kitchen <ryan.kitchen@horrocks.com>; Livingston, Laren (HNTB Contractor) <LLivingston@rideuta.com>
Subject: UTA Park and Ride Lots in Utah County

Hi Nick,

My name is Carlie Torres, I am one of the new project managers with Capital Design & Construction under Jared Scarbrough. I am working on the subject project (MSP286) with Ryan Kitchen and Laren Livingston. I was informed that UTA's Planning group had completed a study for the number of required parking stall needed at each of the Park and Ride sites, Saratoga Springs & Eagle Mountain.

Could you send me over a copy of that study or point me in the right direction as to who would have a copy of that study?

Thank you,

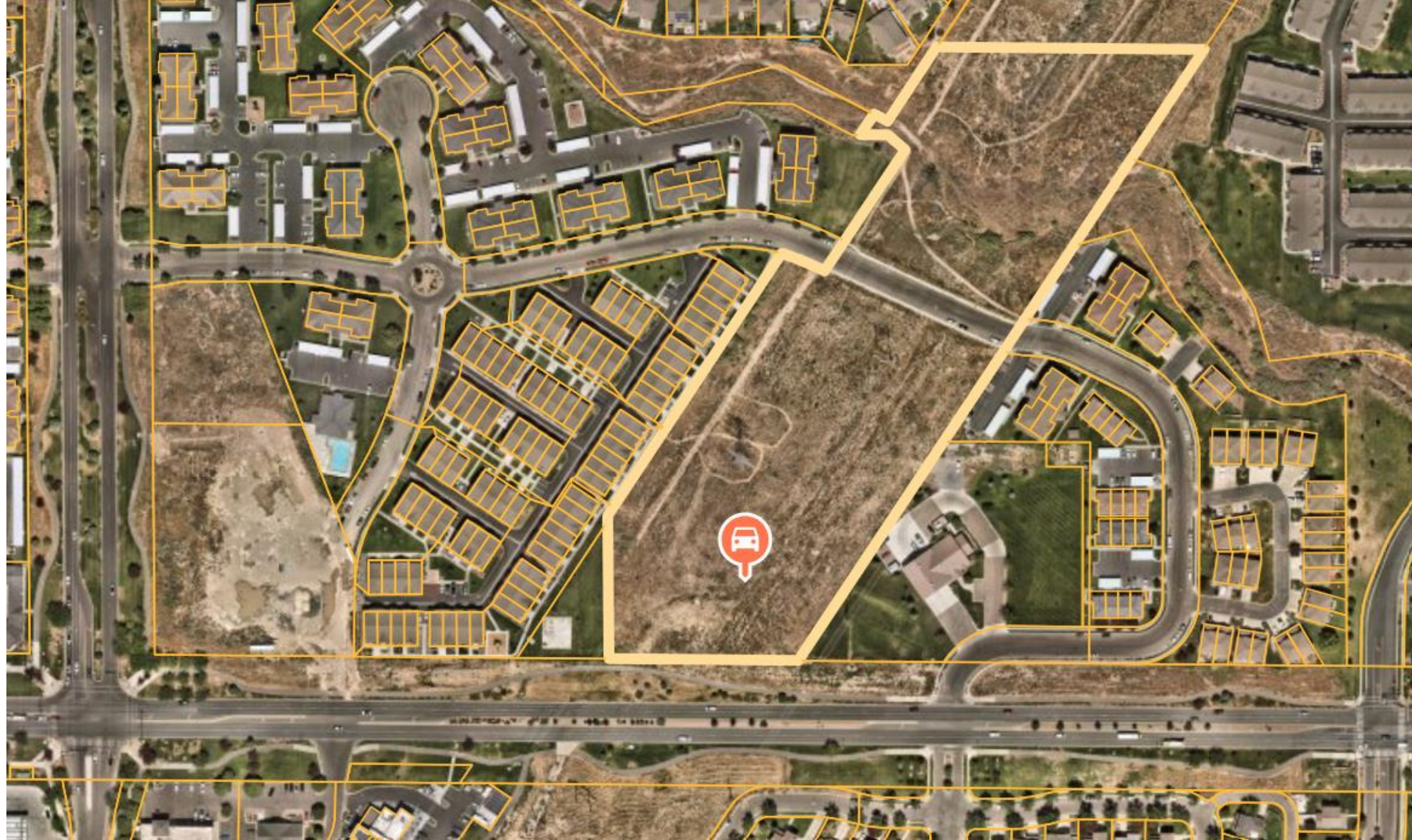
--

Carlie A. Torres, B.S., M.B.A.
Project Manager II

UTA Capital Design & Construction

Email: carlie.torres@rideuta.com

Phone: (385) 518-3738



General Plan Category

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

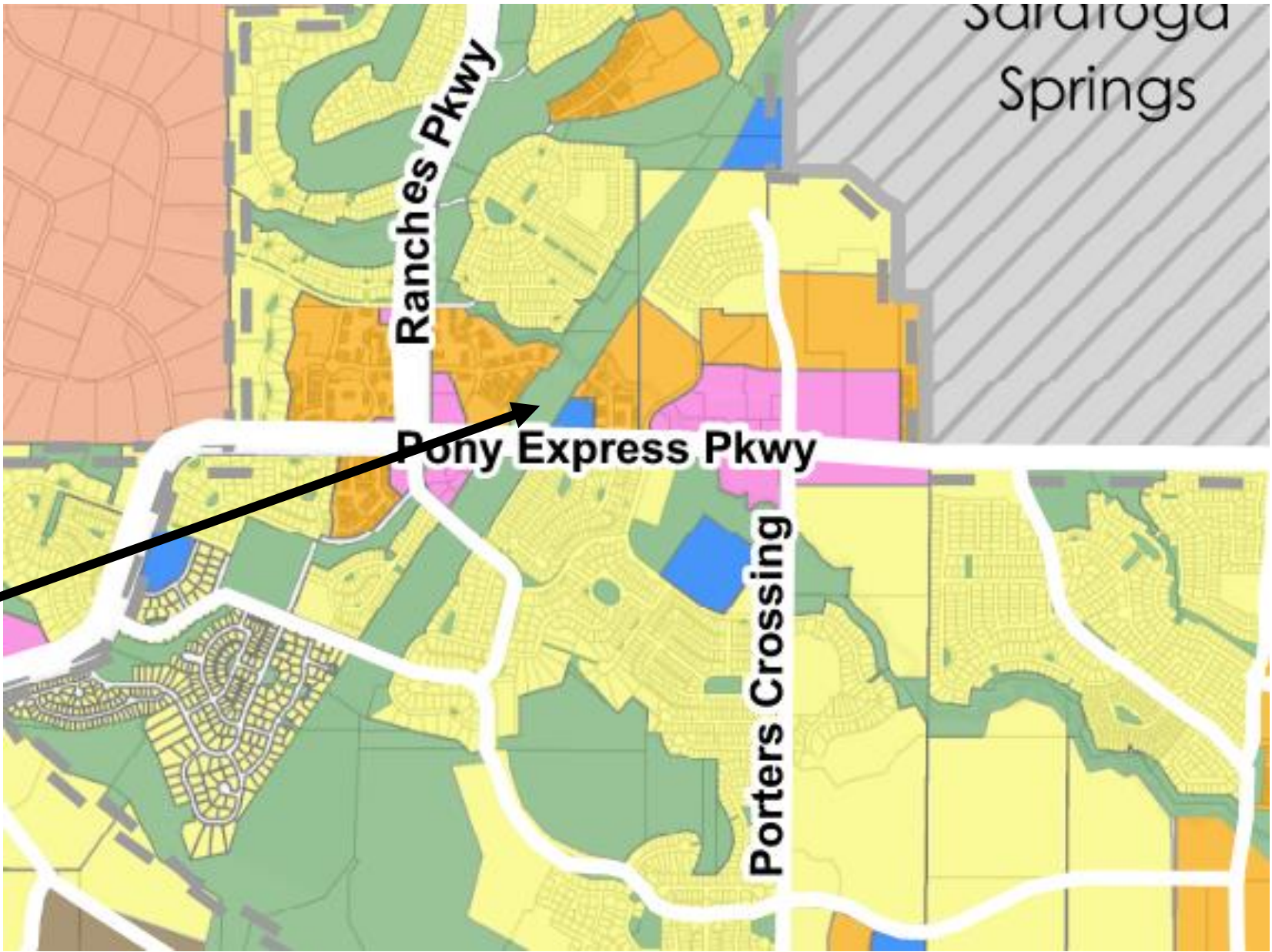
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

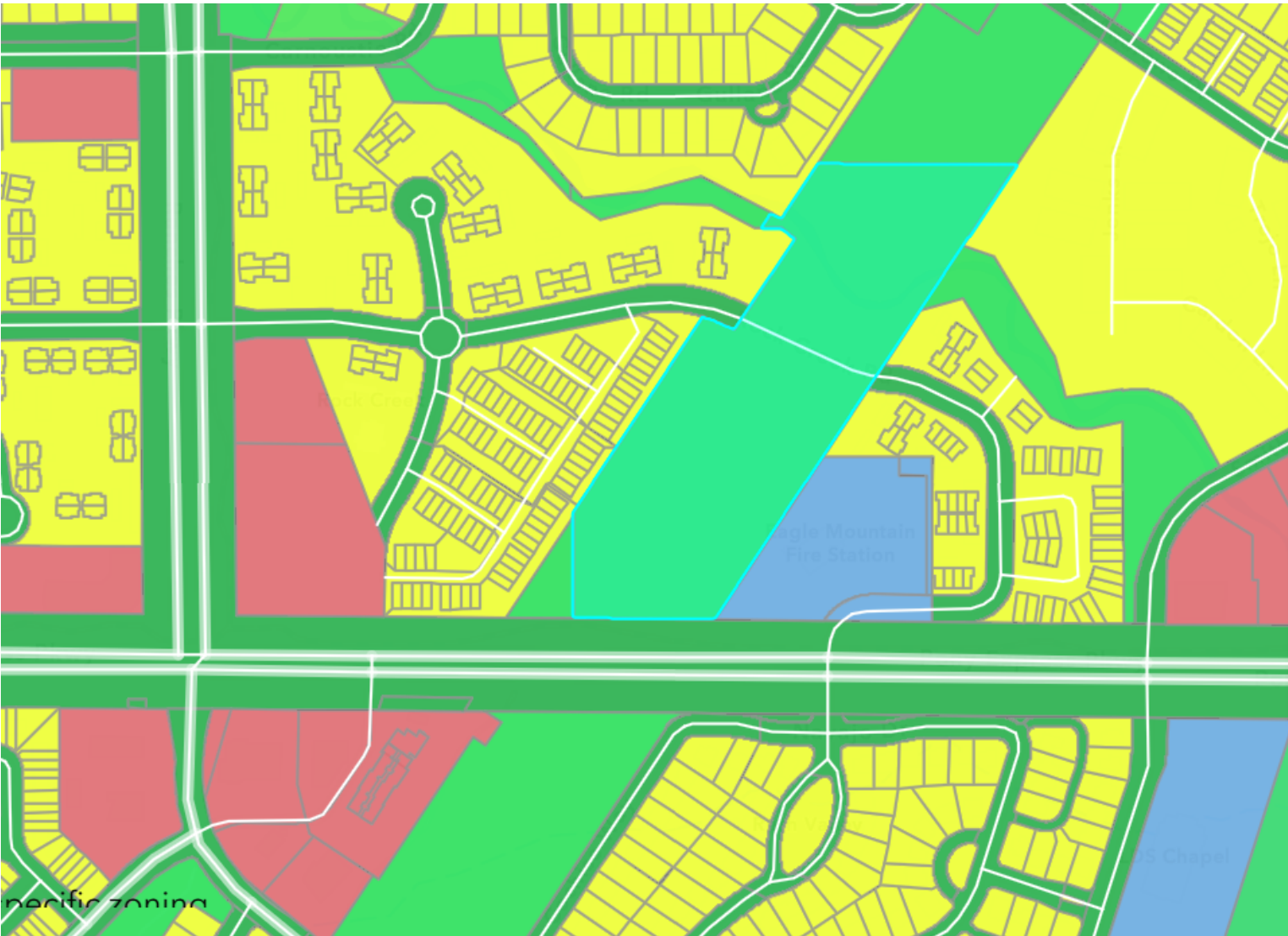
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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



Zoning



🔍 Zoom to

The Ranches Open Space Zone

Current Landuse: Open Space

Specific Zoning: Utility Open Space

Parcel ID: 58:034:0424

Address: 84005

Master Development Agreement: The Ranches

The Ranches master development agreement is expired and no longer applies to the property. Any guarantees included in the agreement, including density or unit types, are not applicable.

The purpose of the open space zones is to preserve and enhance public and private open space, trails, natural areas, and improved park and recreational areas. These areas serve to

📍 Selected features



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election
ITEM TYPE:	Resolution
FISCAL IMPACT:	\$145,068 (not to exceed \$2.75 per voter)
APPLICANT:	Recorder's Office

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Gina Olsen, City Recorder

PRESENTED BY

Gina Olsen

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement for Joint Administration of the 2025 Municipal Election

BACKGROUND:

According to the terms of the interlocal agreement, Utah County will jointly administer a countywide vote-by-mail Primary and General Election for the 2025 Municipal Election for all participating municipalities.

All registered voters will receive a ballot by mail, which may be returned either by mail or by placing it in a secure drop box. Multiple drop box locations will be available throughout the County, including one at Eagle Mountain City Hall, for voter convenience.

Early voting will be available at a designated vote center prior to both the Primary (if needed) and General Elections.

The mailed ballot includes both outbound and return postage. While vote-by-mail elections have a higher base cost than traditional in-person elections, contracting with Utah County results in significant savings, as the County qualifies for reduced, bulk-rate mailing that individual municipalities do not.

The 2025 municipal election will include the 4-year mayoral race and two (2) 4-year city council seats.

- Candidate filing period: June 2–6, 2025 (closes at 5:00 PM on June 6)
- Primary Election (if needed): August 12, 2025
- General Election: November 4, 2025

As of January 1, 2025, Eagle Mountain has 26,376 registered voters, reflecting an increase of 3,544 voters (15.5%) since the 2023 election, when there were 22,832 registered voters.

The per-voter cost has increased from \$2.25 in 2023 (\$102,744 total) to \$2.75 per voter currently, in line with rising material and postage costs.

This agreement will remain in effect through December 31, 2025.

ITEMS FOR CONSIDERATION:

The proposed FY2026 budget will include the increased costs.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Agreement
3. Exhibit A - Scope of Work
4. Exhibit B - Cost Estimate

RESOLUTION NO. R- -2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING AN INTERLOCAL COOPERATION AGREEMENT
WITH UTAH COUNTY FOR THE JOINT ADMINISTRATION
OF THE 2025 MUNICIPAL ELECTION**

PREAMBLE

WHEREAS, the Eagle Mountain City Primary and General Elections will be held on August 12, 2025, and November 4, 2025, respectively; and

WHEREAS, the City desires to have Utah County provide manpower and equipment to count all ballots;

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah, as follows:

1. The Interlocal Cooperation Agreement for Joint Administration of the 2025 General Election, attached hereto as Exhibit A and incorporated herein, is hereby approved.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of April, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 1st day of April, 2025.

Those voting yes:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Exhibit A

**INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY
AND EAGLE MOUNTAIN CITY
FOR THE ADMINISTRATION OF THE 2025 MUNICIPAL ELECTIONS**

This INTERLOCAL COOPERATION AGREEMENT (“Agreement”), made and entered into by and between Utah County, a political subdivision of the State of Utah, and Eagle Mountain City, a municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, under Utah Code Title 20A, the Utah County Clerk is charged with many duties pertaining to conducting fair, accurate, and impartial elections in Utah County;

WHEREAS, Utah County, by and through the Utah County Clerk, regularly conducts countywide elections and has the equipment, experience, and applicable vendor contracts in place to efficiently conduct elections;

WHEREAS, municipalities within Utah County, such as CITY, are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act (“Act”), Utah Code Title 11, Chapter 13, public agencies, including political subdivisions of the State of Utah, are authorized to enter into written agreements with one another for joint or cooperative action;

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY;

WHEREAS, the parties to this Agreement are public agencies as defined in the Act;

WHEREAS, Utah County and CITY desire to successfully conduct the 2025 CITY Municipal Primary Election (to be held on August 12, 2025) and Municipal General Election (to be held on November 4, 2025) (collectively “2025 CITY Municipal Elections”); and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties’ joint efforts to administer the 2025 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

Within the meaning of the Act, the effective date of this Agreement occurs when the Agreement is submitted to, approved by, and formally adopted via resolution by the governing bodies of both parties. The term of the Agreement begins upon its effective date and ends on December 31, 2025, or upon joint written termination by both parties, whichever occurs first. The termination date may be extended if mutually agreed upon in writing by both parties.

Prior to becoming effective, the Agreement must be reviewed and approved for legal form and compatibility with the laws of the State of Utah by both the Utah County Attorney and the CITY Attorney, or their designee. Each party shall file a copy of the Agreement with the respective record-keeping official for each party.

Section 2. ADMINISTRATION OF AGREEMENT

This agreement does not create a separate legal entity and does not require or authorize any organizational changes within the parties. Under Utah Code § 11-13-207, Utah County, by and through the Utah County Clerk, shall act as the administrator responsible for overseeing the implementation of this Agreement. Utah County, by and through the Utah County Clerk, shall maintain all books and records in such form and manner as Utah County sees fit and shall make

all books and records available for examination and inspection by CITY at all reasonable times and in accordance with state and federal law. The parties shall not acquire, hold, nor dispose of real or personal property under this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2025 CITY Municipal Elections in accordance with state and federal laws. This Agreement contemplates basic, traditional primary and general elections for the 2025 CITY Municipal Elections, in accordance with the laws of the State of Utah. All other election-related services, including but not limited to services for special elections, runoff elections, or elections for subsequent years, are not contemplated in this Agreement.

Section 4. RESPONSIBILITIES

The parties agree to fulfill the responsibilities and duties outlined in Exhibit A, which is attached and incorporated by reference, for the 2025 CITY Municipal Elections.

CITY agrees to reimburse Utah County the actual costs incurred in administering the 2025 CITY Municipal Elections. Utah County shall not bill CITY in excess of the estimated cost per active voter specified in Exhibit B, which is attached and incorporated by reference. CITY shall submit payment to Utah County within 30 days of receiving an invoice.

In accordance with the definitions in Utah Code § 20A-1-102, this Agreement relates to a municipal ballot and election, and the election officer is CITY's municipal clerk or recorder. Notwithstanding these definitions, the parties agree to consolidate all elections administration functions and decisions in the office of the Utah County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections taking place throughout Utah County in 2025. In a consolidated election, decisions made by Utah County regarding resources, procedures, and

policies are based upon providing the same scope and level of service to all the participating jurisdictions, and CITY recognizes that such decisions, made for the benefit of the whole, may not be subject to review by CITY.

Section 5. TERMINATION

This Agreement automatically terminates at the end of its term, pursuant to the provisions of Section 1. Prior to the automatic termination, either party may terminate the Agreement early by providing 60 days' written notice to the other party. If the Agreement is terminated prior to the scheduled end date, CITY shall pay its share of any costs incurred up to that point, including any unavoidable and irreversible future costs outlined in the Agreement.

Prior to termination, the parties shall settle all outstanding financial obligations under this Agreement

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. The parties expressly agree that the obligation to indemnify is limited to the dollar amounts set forth in the Utah Code § 63G-7-604 of the Governmental Immunity Act of Utah. None of the parties waive any defenses otherwise available under the Governmental Immunity Act of Utah.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

The parties shall place executed copies of this Agreement on file in the office of the Utah County Clerk and with the official keeper of records of CITY and shall maintain the copies for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

The Agreement takes effect only after the following steps are completed:

- (a) Approval by resolution of each party's governing body,
- (b) Execution by a duly authorized official of each party,
- (c) Review and approval by an authorized attorney of each party, as required by Utah Code § 11-13-202.5, and
- (d) Filing of the Agreement and resolutions in the official records of each party.

Section 9. AMENDMENTS

This Agreement may only be amended, changed, modified, or altered by an instrument in writing that meets the following requirements:

- (a) Approval by resolution of each party's governing body,
- (b) Execution by a duly authorized official of each party,
- (c) Review and approval by an authorized attorney of each party, as required by Utah Code § 11-13-202.5, and
- (d) Filing of the Agreement and resolutions in the official records of each party.

Section 10. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions will remain in effect and be enforced to the extent permitted by law. If possible, the parties shall apply the invalid provision in a way that upholds its intent. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

The parties acknowledge that all terms of this Agreement have been negotiated and

prepared jointly. Neither party is presumed to have a disadvantage due to being the drafter of this Agreement. If any provision of this Agreement requires judicial interpretation, the parties request that no presumption be applied against any party for being the drafting party.

Section 12. HEADINGS

Headings in the Agreement are for convenience of reference only and are not to be considered for any interpretation of the Agreement.

Section 13. BINDING AND ENTIRE AGREEMENT

This Agreement is binding upon the heirs, successors, administrators, and assigns of both parties. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter and supersedes all prior and contemporaneous agreements, negotiations, representations, promises, or understandings of the parties, whether oral or written.

Section 14. NOTICES

All notices, demands, and other communications required or permitted to be given under this Agreement must be in writing. A notice will be considered properly given if delivered by hand or sent via certified mail (return receipt requested, with postage paid) to the Utah County Clerk or the CITY Mayor at their respective addresses. Either party may designate a specific address by providing notice as specified in this section.

Section 15. ASSIGNMENT

Neither party may assign this Agreement or any portion of it without the prior written consent of the other party. An approved assignment does not relieve the original parties of their liabilities under this Agreement.

Section 16. GOVERNING LAW

All questions with respect to the construction and interpretation of this Agreement,

including the rights, obligations, and liabilities of the parties, are to be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2025 - _____, approved and passed on the _____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____
Brandon B. Gordon, Commission Chair

ATTEST: Aaron R. Davidson
Utah County Clerk

By: _____
Deputy Clerk

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
Jeffrey S. Gray, Utah County Attorney

By: _____
Deputy County Attorney

CITY

Authorized by Resolution No. _____, approved and passed on the 1st day of April, 2025.

Tom Westmoreland
Eagle Mountain City Mayor

ATTEST:

Gina L. Olsen, CMC
Eagle Mountain City Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

Marcus Draper
Eagle Mountain City Attorney

Exhibit A

Scope of Work for Services in the 2025 Municipal Elections

Revised February 6, 2025

Services CITY will perform include, but are not limited to:

- Providing the Utah County Clerk with relevant information, decisions, and resolutions and taking appropriate actions required for the conduct of the election in a timely manner.
- Administering all functions related to candidate filings, including conflict of interest disclosures and campaign financial disclosures.
- Publishing public notices as required by law. CITY may work with Utah County to publish notices jointly with other jurisdictions.
- Accepting responsibility for keeping candidates and the public up-to-date and informed on all legal requirements governing candidates, campaigns, deadlines, and recounts.
- Thoroughly examining and proofing all election ballots and providing final approval.
- Hosting on the CITY website a link to or copy of the unofficial reported results as hosted on the Utah County Clerk's elections webpage prior to certification, the official reported results as hosted on the Utah County Clerk's elections webpage after certification, the location of the county-owned ballot drop boxes, the location of vote centers, and a link to the website for voters to opt-in to receive ballot alert texts.
- Submitting annexations or other boundary changes impacting the administration of the 2025 CITY Municipal Elections to the County prior to June 1, 2025. Annexation changes submitted on or after June 1, 2025, will not be incorporated into the 2025 CITY Municipal Elections.
- Canvassing the final election results seven days after Election Day, or on another date in accordance with state law and in coordination with the Utah County Clerk.
- CITY will not change the format or otherwise alter the unofficial or official reported results, only displaying them in the form and format as provided by the Utah County Clerk.

Services Utah County will perform for CITY include, but are not limited to:

- Ballot layout and design.
- Ballot printing.
- Ballot mailings. The outgoing and return by-mail ballot envelope packets sent to each voter will be addressed to the Utah County Clerk.
- Ballot retention and storage.
- Outgoing postage and return postage.
- Ballot processing.
- Signature verification and the curing of ballots returned with inconsistent, mismatched, or missing signatures.
- Printing optical scan ballots.
- Programming and testing voting equipment.

- Maintaining the electronic voter registration database.
- Selection and operation of countywide vote centers.
- Poll worker and ballot center worker recruitment, training, assignment, supervision, and compensation.
- Delivery of supplies and equipment.
- Tabulating and reporting election results on the Utah County website.
- Verifying and processing provisional ballots.
- Updating the voter history database.
- Conducting audits as required by state law and administrative rule.
- Conducting recounts as required by state statute and administrative rule.
- Election Day administrative support.
- Ballot drop box services, including maintaining and securing drop boxes, unlocking and locking drop boxes, collecting ballots, and maintaining security camera footage.
- Providing final canvass report of official election results as required under Utah Code, Title 20A, Chapter 4, Part 3. Upon CITY performing its statutory duties to canvass an election, the final canvass report will constitute the official election results.
- Any other services necessary for the success of the 2025 CITY Municipal Elections.

Exhibit B

Cost Estimate for 2025 Municipal Elections

Eagle Mountain

Election	Active voters as of 1/1/2025	Active voters x \$2.75 per voter per election
Primary	26,376	\$72,534.00
General	26,376	\$72,534.00
Total estimated cost as of 3/17/2025 for 2025 CITY Municipal Elections		\$145,068.00

This exhibit is a good faith cost estimate for budgeting purposes and is not intended to be the final actual cost billed to CITY.

Election costs depend upon the offices scheduled for election, the volume of voters, and the number of participating jurisdictions.

For billing purposes, active voters will be calculated 11 days before each Election Day. Utah County will not invoice CITY more than \$2.75 per active voter per election and will strive to keep costs under that estimated rate.

In the event of a State or County special election being held in conjunction with the 2025 CITY Municipal Elections, the scope of services and associated costs, and the method of calculating those costs, may be altered.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026
ITEM TYPE:	Public Hearing Only
FISCAL IMPACT:	N/A
APPLICANT:	Eagle Mountain City and Mountainland Association of Governments

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Natalie Winterton, Grants
Coordinator/Management
Analyst

PRESENTED BY

Mountainland Association of
Governments

RECOMMENDATION:

No action is recommended for this agenda item. The purpose is to gather information and public comments only.

BACKGROUND:

Eagle Mountain City is in its second year as a Community Development Block Grant (CDBG) entitlement community, receiving funding directly from the U.S. Department of Housing and Urban Development (HUD). For the Fiscal Year 2025-2026, the City anticipates approximately \$200,000 in CDBG funding after accounting for administrative costs. Additionally, funds were reserved from the previous year to supplement this allocation, bringing the total available funding to approximately \$241,445.

CDBG funds can be utilized for a broad range of activities aimed at benefiting low- and moderate-income (LMI) residents, addressing community development needs, and supporting public infrastructure. Eligible activities include, but are not limited to, the construction of public facilities, public service programs, and nonprofit partnerships.

Federal regulations allow up to 15% of the annual CDBG allocation to be used for public service projects, which includes funding for nonprofit organizations that provide essential services to low- and moderate-income Eagle Mountain residents. For this funding cycle, three nonprofit organizations—Utah County Children's Justice Center, Tabitha's Way, and Family Haven—have submitted applications for consideration. Their proposed programs align with the City's objective of supporting vulnerable populations through CDBG funding.

As part of the City's Annual Action Plan development, a public hearing will be held to inform residents about the CDBG program, review eligible activities, and gather community input. The finalized

Annual Action Plan, which will outline the City's planned CDBG expenditures for Fiscal Year 2025-2026, is scheduled for presentation to the City Council on April 15, 2025.

Allocating Money to Nonprofits

Three nonprofits have applied to receive a portion of Eagle Mountain's CDBG funds. It is important to note that given the reporting requirements of the federal government, MAG does not recommend allocating less than \$5,000 to any nonprofit. It is important to note that these nonprofits serve more than just Eagle Mountain residents. However, they can guarantee that the donated funds will directly benefit only Eagle Mountain residents. To read the applications of all three organizations, please see Appendix A.

Staff Recommendations

Public Service Category

The following are Staff's recommendations for Public Service Projects. The maximum amount the City can spend on this category is \$35,292.

- *LMI Cemetery Services Assistance - \$5,000*

This service would provide reduced costs for low-moderate income households to use cemetery services after a loss. CDBG funds would help cover costs of internment, etc. so those families better afford the costs of post-life care.

- *Utility Assistance Program - \$15,000*

This service would give low-moderate income households the ability to apply for partial assistance on their water bill. They would qualify for three months of assistance.

- *Senior Programming - \$3,000*

This service would allow the City to hire professional accounting and law services to advise seniors on Medicare, estate planning, etc.

- *Back to School Drive - \$5,000*

Buying supplies for students to return to school after summer break is a cost burden on many families. This program would help the City provide school supplies for children of low-moderate income households.

- *Tabith's Way - \$7,292*

Staff recommends allocating money to Tabitha's Way because of its high impact on Eagle Mountain residents. Tabitha's Way has created a system to guarantee that any money the City grants will directly benefit only Eagle Mountain residents.

Non-Public Service Category

The following are Staff's recommendations for non-Public Service Projects. After allocating money to public service projects, the City has about \$206,163.20 to spend on these projects.

- *Low-Moderate Income Yard Cleanup*

This project would include the time and supplies needed to bring low-moderate household yards into compliance with City code. Doing so would clean up the neighborhood overall and benefit all who live there.

- *ADA Ramp Installation*

Developers have installed trails along Fiona Street. However, the city portion where the Fiona crosses Airport Road is incomplete and not ADA Compliant. This project would connect those trails and allow disabled persons the ability to cross the road accessibly and safely.

- *Senior Parking Lot*

With a new building being installed for the senior center, the need for a better parking lot will likely increase. This money would help the City construct a better, safer parking lot for the seniors who visit the center.

- *Small Business Grants*

Eagle Mountain has many small business owners who are ready to take the next step to grow their business. However, the costs of doing so are often high. This grant program would allow the city to grant money to these low-moderate income business owners, enabling them to grow with a little less risk.

ITEMS FOR CONSIDERATION:

Expected funding allocations along with applications for the use of CDBG funds.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Executive Summary
2. Application - Children's Justice Center
3. Application - Family Haven
4. Application - Tabitha's Way



CDBG: The Basics

CDBG Context:

Dollars to spend this year: **\$241,445**

Max amount we can spend on public services (15%): **\$35,292**

We can contribute to nonprofit organizations that have applied. This comes out of the public service budget above.

Nonprofit Applicants:

Friends of UT Co. Children's Justice Ctr.

Tabitha's Way

Family Haven

See next page for nonprofit summary

Staff Recommendations

Public Service Projects

Cemetery Services Assistance

LMI households receive cemetery services at no cost. **\$5,000**

Utility Assistance

LMI Households get help on their water bill for a max of 3 mo./yr. **\$15,000**

Senior Assistance Program

Seniors get legal and financial advice. **\$3,000**

Back-to-School Drive

Kids of LMI households receive school supplies. **\$5,000**

Tabitha's Way - nonprofit

Local food pantry **\$7,292**

Total: \$35,292

Other Projects

LMI Yard Cleanup

LMI Household yard cleanup **\$36,163.20**

ADA Ramp Installation

Connect paths along Fiona St across Airport Rd. with ADA crosswalks **\$20,000**

Senior Parking Lot

Finish paving and repave rough areas **\$50,000**

Small Business Grants

LMI business owners receive grant from city for expansion **\$100,000**

Total: \$206,163.20

Action Required:

No official action. The vote for the allocation of these funds is April 15. The purpose of this item is to give you all the information and then time to think about it. Please feel free to reach out to Natalie Winterton if you have any questions.
nwinterton@eaglemountain.gov | work cell: 385-229-0976

Nonprofit Applicants

Family Haven

Brief Project Description

Clinical mental health services for North Utah County's low-income households, specifically victims of abuse and domestic violence and families in crisis. Our agency focuses on client-focused therapy modalities and our specialties include play therapy, cognitive therapy, sand tray therapy, EMDR, and more. We provide weekly individual and family therapy as well as crisis services and other functional support services needed for families in crisis.

Amount requested

\$25,000

Anticipated # of Beneficiaries

50

Friends of Utah County Children's Justice Center

Brief Project Description

The project will provide evidence-based, age-appropriate, and trauma-informed mental health treatment to children and families in Eagle Mountain affected by the sexual or severe physical abuse of a child. By removing financial barriers, the project will ensure child victims and their families can access timely and essential therapeutic services.

Amount requested

\$5,000

Anticipated # of Beneficiaries

50

Tabitha's Way

Brief Project Description

Tabitha's Way operates two full-time pantries, a satellite and mobile location in Utah County. These pantries all offer a Pantry Feeding Program service that provides food assistance to individuals facing food insecurity. Our food pantries are a critical element to fighting food insecurity in our communities by providing access to free, nutritious food. We seek funding for our pantry feeding program which encompasses: purchasing and gathering food donations; properly processing, storing and distributing food; and serving clients. Client services include conducting intakes, providing food and essential supplies, and recommending self-reliance resources. To keep pace with the increase in need we are seeking funds to support this program.

Amount requested

\$30,000

Anticipated # of Beneficiaries

4,016

A. Pre-Application

Completed by heathera@utahcounty.gov on 11/26/2024 4:20 PM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

A. Pre-Application

Please provide the following information.



EAGLE MOUNTAIN
CDBG PUBLIC
SERVICES

MAG
586 E 800 N
Orem, UT 84097
cdbg@magutah.gov

AGENCY INFORMATION

A.1. Agency Name

Friends of Utah County Children's Justice Center

A.2. Address

315 South 100 East Provo, UT 84606

CONTACT PERSON INFORMATION

A.3. First Name

Heather

A.4. Last Name

Allen

A.5. Address

315 south 100 east Provo, UT 84606

A.6. Email

HeatherA@utahcounty.gov

A.7. Phone Number

(801) 851-8554

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project.

The project will provide evidence-based, age-appropriate, and trauma-informed mental health treatment to children and families in Eagle Mountain affected by the sexual or severe physical abuse of a child. By removing financial barriers, the project will ensure child victims and their families can access timely and essential therapeutic services.

A.9. What will the approximate total cost of the project be?

\$60,000.00

A.10 What is the CDBG amount requested ?

\$5,000.00

A.11 What is the project service area?

This project will serve child victims residing in Eagle Mountain. The victimization may include child victims of sexual abuse, severe physical abuse, child sex abuse material, trafficking, stalking, domestic violence, and other violent crimes against children. Our programs also serve family members who have been traumatized as secondary victims. Child victims (0 to 18 years of age) and their families are referred to the Children's Justice Center by local law enforcement agencies, the Division of Child and Family Services, medical providers, victim advocates, probation and parole agencies, community therapists, clergy, and other community professionals.

A.12. Approximately how many clients will be served from the following communities with this project?

Location of CDBG Recipients	Number of CDBG Recipients
Orem	150
Provo	150
Lehi	50
Eagle Mountain	50
Utah County (excluding Orem Provo Lehi and Eagle Mountain)	350
Areas Outside of Utah County	50
Total	800

Pre-Application Assessment

Completed by tdraney@mountainland.org on 1/16/2025 3:22 PM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

Pre-Application Assessment

If the applicant is not eligible, do not click "Complete & Submit". Please change status to "Application Denied" and add a note to Audit Log as to why the application is deemed Denied.

☒ I certify that based on the Pre-Application, the applicant meets preliminary eligibility requirements for the Eagle Mountain CDBG.

Signature

Taylor Draney

Electronically signed by tdraney@mountainland.org on 1/16/2025 3:22 PM

B. Agency Information

Completed by heathera@utahcounty.gov on 1/30/2025 8:52 AM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION

FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number

GPR4F9VBWMC7

B.2. Federal Tax or Employer Identification Number (EIN):

87-0491594

B.3. Legal Status of Applying Organization:

501c3

B.4. Project Type:

Public Service

FINANCE DIRECTOR

B.5. First Name

Susan

B.6. Last Name

Chasson

B.7. Mailing Address

315 S. 100 E. Provo, UT 84606--1834

B.8. Email Address

susanch@utahcounty.gov

B.9. Phone Number

(801) 851-8554

C. Proposed Project

Completed by heathera@utahcounty.gov on 1/30/2025 1:21 PM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

C. Proposed Project

Please provide the following information.

Legal Status:

501c3

PROJECT DESCRIPTION

C.1. Provide a brief description of the project and targeted clients/beneficiaries.

The requested funding is to facilitate timely access to evidence-based, age-appropriate, trauma-specific mental health treatment for child abuse victims and their families residing in Eagle Mountain. These children and families have experienced severe sexual or physical abuse and lack the financial means to access the crucial therapy they urgently need. The Children's Justice Center works within a multidisciplinary team which includes child protective services, law enforcement, county attorneys, and victim advocates. Members of the multidisciplinary team ensure that the child victims they assist are referred to the therapy services provided by the CJC.

C.2. What is the approximate total project cost?

\$60,000.00

C.3. What is the requested grant amount?

\$5,000.00

C.4. Describe the geographic area/address of the area being served, or describe the beneficiaries being served (ex: senior center serving residents from Springville and Spanish Fork).

The requested funding is to facilitate access to evidence-based, age-appropriate, trauma specific mental health treatment for child victims of abuse and their family members who reside in Eagle Mountain. The children and families served have experienced the trauma of sexual or severe physical abuse and do not otherwise have the means to access the mental health treatment they urgently need.

PROJECT NEED

C.5. Describe the need for your project. What problem(s) will this address? How will residents, the community, and/or clients benefit if your project is funded?

Research indicates that when a child undergoes an Adverse Childhood Experience (ACE), such as severe physical or sexual abuse, they are at a heightened risk of developing long-term complications. According to the ACE study, untreated childhood abuse can lead to various long-term risks, including substance abuse, health issues, academic struggles, suicide, mental illness, criminal behavior, vocational instability, marital problems, promiscuity, unintended pregnancies, and an elevated likelihood of perpetuating abuse in future generations. The untreated trauma experienced during childhood imposes significant costs on our communities, estimated to be in the billions, as we grapple with the physical health, mental health, and criminal justice burdens it imposes on society. The enduring effects of childhood trauma profoundly impact our communities, making it imperative for victims to receive timely and specialized treatment to mitigate potential long-term repercussions. This approach is not only in the best interest

of the individual child and their family but also serves the greater good of the community. Source: National Center for Injury Prevention and Control, Division of Violence Prevention

C.6. What supporting evidence and/or data do you have to substantiate this need?

In cases of child sexual abuse, the physical harm inflicted upon the child may appear minimal at first glance, yet the ensuing psychological toll can be profound if adequate support and understanding are not provided. The CDC-Kaiser Permanente Adverse Childhood Experience (ACE) study, among the most extensive investigations into the long-term repercussions of childhood abuse, underscores how exposure to ACEs detrimentally affects both short-term and enduring mental and physical health. Timely intervention, through trauma-informed therapeutic treatments tailored to the unique needs of the child and their family, holds the key to mitigating the symptoms of PTSD, depression, anxiety, and other behavioral issues. By addressing these challenges early on, the long-term health and behavioral risks associated with childhood abuse can be significantly reduced. The CDC emphasizes the wealth of evidence underscoring the critical importance of intervening in cases of abuse and neglect, both for survivors and those at risk of perpetrating harm. It is imperative that we do not wait until childhood victims reach adulthood to address the ramifications of their trauma. Instead, we must take proactive steps to prevent harm by providing immediate support and intervention. Source: National Center for Injury Prevention and Control, Division of Violence Prevention

PROJECT BENEFICIARIES

C.7. ELIGIBLE BENEFICIARIES MUST LIVE IN THE AREA(S) LISTED BELOW. Approximately how many clients will be served from the following communities with this project?

Organization/Nonprofits

Location of CDBG Recipients	Number of CDBG Recipients
Orem	150
Provo	150
Lehi	50
Eagle Mountain	50
Utah County (excluding Orem Provo Lehi and Eagle Mountain)	350
Areas Outside of Utah County	50
Total	800

Cost per beneficiary (CDBG request amount divided by the number of beneficiaries)

\$75.00

C.8. LOW-MODERATE INCOME BREAKDOWN: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. The percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the total number of persons served and multiplying by 100.

AMI	Number to be Served	Percentage
81%+ AMI	0	0.00%
51-80% AMI	12	25.00%
31-50% AMI	22	45.00%
0-30% AMI	16	30.00%
Total	50	

C.9. Describe how beneficiary figures were obtained or data sources used.

Child abuse victims are presumed eligible LMI. Income verification forms are collected at the time of assessment.

Printed By: Taylor Draney on 3/26/2025

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PROJECT OBJECTIVES AND OUTCOMES

C.10. Please select the performance objective from the drop down menu:

- **Create Suitable Living Environments:** Activities that benefit communities/families/individuals by addressing issues in their living environments.
- **Create Economic Opportunities:** Activities related to economic development, job creation, or commercial revitalization.
- **Provide Decent Affordable Housing:** Activities that increase supply of available, accessible, and affordable housing.

Create Suitable Living Environments

C.11. Please select the project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity from the drop down menu:

- **Availability/Accessibility:** Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to physical barriers.
- **Affordability:** Activities that improve, create, or provide decent, safe, and sanitary housing to limited/low-mod clientele.
- **Sustainability:** Activities that provide, create, or retain longevity or sustainability.

Availability/Accessibility: Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to physical barriers

C.12. Describe your project outcomes and how you will measure them?

The funding will be allocated to facilitate access to essential mental health treatment for child victims and families who lack alternative means of accessing appropriate therapy for the psychological trauma they have endured. Evidence-based, age-appropriate therapy will be provided to nearly 60 child victims and secondary victims through trauma-trained community therapists. As new child victims reach out to the Children's Justice Center for assistance with trauma therapy services, we will assess their families and make suitable treatment referrals. For families lacking other resources, we will require them to complete the CDBG Income Verification Statements and connect them with trauma-trained therapists in the community who have agreed to offer services at a 50% reduced rate. Therapists will then submit quarterly bills for services rendered. The success of the program will be measured by the number of victims served and the total therapy hours provided to those victims.

C.13. Does receiving funding from one CDBG entitlement (example: Provo) allow you to provide a benefit to clients in some or all entitlement communities (Provo, Orem, Lehi, Eagle Mountain and Utah County)?

No

D. Project Scope

Completed by heathera@utahcounty.gov on 1/30/2025 9:17 AM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

D. Project Scope

Please provide the following information.

PROJECT BUDGET & TIMELINE

Please Note: The total in table D.1 should match the total in table D.2

D.1. Budget - Indicate your estimated project budget and funding sources. Please include this CDBG request in your budget and provide specific details about other funding sources, including the name of the agency or program (sources may include: other HUD, non-HUD federal, state, local, private, other) Total project cost should equal the sum of all listed sources of funds:

Funding Source	Committed	Non-Committed
Eagle Mountain CDBG	\$0.00	\$5,000.00
Other HUD (Lehi)	\$0.00	\$5,000.00
Joint CDBG	\$0.00	\$48,000.00
Watkins Foundation	\$0.00	\$2,000.00
TOTAL	\$0.00	\$60,000.00

D.2 Please enter a specific and detailed line-item budget for this proposed project.

Item Description	CDBG Funds	Other Funds	Total
Payment of direct therapy services for child abuse victims.	\$58,000.00	\$0.00	\$58,000.00
Therapy services donated at 50% of cost (\$60,000)	\$0.00	\$0.00	\$0.00
CJC Admin & support staff (\$1000 in-kind)	\$0.00	\$0.00	\$0.00
CJC Facility and specialized treatment (\$1,000)	\$0.00	\$0.00	\$0.00
Other private donations for this project.	\$0.00	\$2,000.00	\$2,000.00
TOTAL	\$58,000.00	\$2,000.00	\$60,000.00

D.3. Describe how project cost figures were obtained and the data source used.

Project cost figures are obtained from the therapy expenditures of previous years. The Friends of the Utah County CJC maintains accounting records detailing funds allocated towards therapeutic services for child victims and their families.

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D.4. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2025	06/30/2026	Treatment Assessments	Complete/Comply with CDBG requirements and child/family assessed for treatment needs.
07/01/2025	06/30/2026	Treatment Referrals	Treatment referrals for timely therapy as needed per individual victim.
07/01/2025	06/30/2026	Families Request Help	Families request grant funds for therapy and individuals approved.
07/01/2025	06/30/2026	Pay Billings	Will receive and pay billing requests from therapist and process payment.
07/01/2025	06/30/2026	Reports/Reimbursements	Will prepare and submit quarterly reports/requests for reimbursement.

D.5 Outreach: Please describe outreach and marketing efforts for the proposed service/activity/project. Please include any outreach efforts to the marginalized communities CDBG funds strive to assist.

The Children's Justice Center works within a multidisciplinary team which includes child protective services, law enforcement, county attorneys, and victim advocates. Members of the multidisciplinary team ensure that the victims they assist are referred to the therapy services provided by the CJC. The multidisciplinary team receives training, including new hire orientation and ongoing agency updates, on the therapeutic services available through our center.

E. Program Sustainability and Past Performance

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

Completed by heathera@utahcounty.gov on 1/30/2025 12:56 PM

E. Program Sustainability and Past Performance

Please provide the following information.

PROGRAM SUSTAINABILITY

E.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years. Enter N/A for one-time projects.

The Children's Justice Center continuously seeks opportunities to diversify funding by consistently applying for grants and soliciting donations. Although we actively seek new sources for financial support, the CJC also needs the ongoing backing from CDBG to ensure the provision of therapy services to the child victims and their families who need assistance from the CJC. We have been fortunate to receive additional support from other private foundations, such as the In-N-Out Foundation and Watkins Foundation, in recent years. Moving forward, we are committed to continuing our efforts to identify and secure additional funding sources. Our goal is to ensure that every child has immediate access to specialized trauma treatment, putting them on the best path to begin their journey toward healing.

E.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.

If granted at \$5,000 (with a \$2,500 private match), this funding would enable 50 child victims of abuse in Eagle Mountain to receive over 142 hours of critically needed, age-appropriate specialized treatment to aid in their healing from the trauma they have endured. The requested funding would be dedicated solely to covering therapy costs for individuals in need. If not fully funded, the Friends of the Utah County CJC would actively pursue additional funding sources to sustain the therapy program for victims and families in need. However, securing this funding is of the utmost urgency to ensure that each individual child abuse victim and their family can access the essential therapy required to address the trauma of child abuse. We are not seeking funding for a program; rather, we are advocating for funding to support low-income children and families who are unable to access necessary therapy without external assistance. As the requested funding will be solely allocated to directly cover therapy costs for individuals in need, we will strive to serve as many as possible with the resources available to us. It's crucial to acknowledge that a reduction in funding directly translates to fewer children and families receiving essential therapy.

E.3. What is the minimum feasible grant award amount needed to complete this project?

\$5,000.00

PAST AWARDS AND PERFORMANCE

E.4. Please list prior funding in the table below. For the "Project" column, please describe all CDBG-funded projects for that year. Enter "N/A" if you did not receive funding that year.

Funding Year	Award Amount	Project
FY2020	\$64,997.00	\$59,997 Utah County and Provo Joint CDBG \$5,000 Lehi CDBG Funding to provide evidence based, age-appropriate trauma specific mental

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		health treatment access for child abuse victims and families.
FY2021	\$55,000.00	\$50,000 Utah County Joint CDBG \$5,000 Lehi CDBG Funding to provide evidence based, age-appropriate trauma specific mental health treatment access for child abuse victims and families.
FY2022	\$49,295.00	\$44,295 Utah County Joint CDBG \$5,000 Lehi CDBG Funding to provide evidence based, age-appropriate trauma specific mental health treatment access for child abuse victims and families.
FY2023	\$62,000.00	\$57,000 Utah County Joint CDBG \$5,000 Lehi CDBG Funding to provide evidence based, age-appropriate trauma specific mental health treatment access for child abuse victims and families.
FY2024	\$57,272.00	\$52,272 Utah County Joint CDBG \$5,000 Lehi CDBG Funding to provide evidence based, age-appropriate trauma specific mental health treatment access for child abuse victims and families.
	\$288,564.00	

E.5. If your organization has received a past CDBG award please assess your project accomplishments and your grant management performance.

FY 2020 Utah County and Provo Joint CDBG awarded \$59,997, 238 victims provided with 930 therapy services. Lehi CDBG awarded \$5,000, 34 victims provided with over 142 therapy services. FY2021 Utah County Joint CDBG awarded \$50,000, 373 victims served with 1,285 therapy services. Lehi CDBG awarded \$5,000, 64 victims provided with over 142 therapy services. FY2022 Utah County Joint CDBG awarded \$44,295, 318 victims served with 1,265 therapy services. Lehi CDBG awarded \$5,000, 25 victims provided with over 142 therapy services. FY2023 Utah County Joint CDBG awarded \$57,000 and spent down \$41,054.48, 442 victims served with 557 therapy services. Lehi CDBG awarded \$5,000, 33 victims served with 57 therapy services. FY2024 Utah County Joint CDBG awarded \$52,272, the 262 victims served will be provided 1,493 hours of therapy services. Lehi CDBG awarded \$5,000, 12 victims served will be provided 142 hours of therapy services. The Utah County CJC has demonstrated a consistent history of submitting reports on time with proper documentation and data.

E.6. Describe your organizational capabilities. How experienced are your staff with managing federal grants? Do you have financial systems and controls in place to comply with federal financial management requirements at 2 CFR 200? How are people and resources brought together to accomplish the project?

The proposed mental health project is dedicated to improving availability and accessibility of appropriate mental health treatment for child victims, aiding in their recovery from trauma. Specially trained and experienced mental health providers are invited to contribute to the project by donating at least 50% of the fees typically charged for this specialized therapy. The Children's Justice Center (CJC) has established partnerships with community mental health professionals, enabling the delivery of these essential services to our clients. Throughout the investigative process, the Utah County CJC staff will offer crisis intervention and emotional support to child victims and their affected family

members. The project will assess the need for therapeutic intervention, and treatment referrals will be made for individual and/or group therapy tailored to the specific needs and age of the child. In cases where families encounter financial barriers hindering their access to necessary therapy for their child, the funding provided by this project will address this gap.

F. Required Documentation

Completed by rebeccam@utahcounty.gov on 1/31/2025 4:51 PM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

F. Required Documentation

Please provide the following information.

Legal Status:

501c3



Agency brochure

CJCBrochure.pdf



Articles of incorporation (non-profits) *Required

Articles of Incorporation.pdf



Bylaws (non-profits) *Required

By-Laws.pdf



Engineer's cost estimate (construction/capital projects) *Required

Not a capital project.pdf



Federal tax exemption determination letter (non-profits) *Required

State and Federal Tax Exemption Determination Letter.pdf



Financial statement and most recent audit *Required

Balance Sheet.pdf

Friends of Utah County Children's Justice Center Audit.pdf



Income, residency, and race surveys and methodology or data with source

Printed By: Taylor Draney on 3/26/2025

***No files uploaded*



Letter(s) of Support from Board of Directors, OR Mayor, OR City Council (This letter confirms that the board/mayor/city council is aware that this application is being submitted and supports the project request.)

***Required**

Letter of support for CDBG 2025.pdf



List of Board of Directors (non-profits) *Required

Board Members.pdf



Photographs, maps, or other documentation

***No files uploaded*



Program policies and procedures (Required if changes/updates since last application) *Required

NO Update to P&P.pdf



W-9 *Required

W-9 2025.pdf

W-9 Jill Smart.pdf

Submit

Completed by rebeccam@utahcounty.gov on 1/31/2025 4:51 PM

Case Id: 30450

Name: Friends of Utah County Children's Justice Center

Address: 315 South 100 East, Provo, UT 84606

Submit

Once an application is submitted, it can only be "Re-opened" by an Administrator.

The applicant acknowledges and understands that the Grantor is relying on the information provided herein in deciding to award a grant. The applicant represents, warrants, and certifies that the information provided herein is true, correct, and complete. The applicant agrees to notify the Grantor immediately and in writing of any material adverse change (1) in any of the information contained in the application, (2) in the financial condition of any of the undersigned, or (3) in the ability of the undersigned to perform its (or the) obligations to the Grantor. In the absence of such notice or a new and full written statement, this should be considered as a continuing statement and substantially correct. Misrepresentations in the application or in communication with program staff may result in forfeiture of the award.

☒ I/We understand that Title 18, Section 1001 of the U.S. Code makes it a criminal offense to knowingly and willingly make fraudulent statements or misrepresentations of any material fact in the use of or obtaining the use of federal funds. If you knowingly and willingly make fraudulent statements or misrepresentations of any material fact in the use of or obtaining the use of federal funds you may be fined under this title or imprisoned not more than 5 years, or both.

Signature

Rebecca Martell

Electronically signed by rebeccam@utahcounty.gov on 1/31/2025 4:51 PM

Date

01/31/2025

A. Pre-Application

Completed by crosas@utahvalleyfamilysupport.org on 12/5/2024
5:00 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

A. Pre-Application

Please provide the following information.



EAGLE MOUNTAIN
CDBG PUBLIC
SERVICES

MAG
586 E 800 N
Orem, UT 84097
cdbg@magutah.gov

AGENCY INFORMATION

A.1. Agency Name

Utah Valley Family Support Center dba Family Haven

A.2. Address

1255 N 1200 W Orem, UT 84057

CONTACT PERSON INFORMATION

A.3. First Name

Camila

A.4. Last Name

Rosas

A.5. Address

1255 N 1200 W Orem, UT 84057

A.6. Email

crosas@family-haven.org

A.7. Phone Number

(801) 229-1181

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project.

Clinical mental health services for North Utah County's low income households, specifically victims of abuse and domestic violence and families in crisis. Our agency focuses on client-focused therapy modalities and our specialties include play therapy, cognitive therapy, sand tray therapy, EMDR, and more. We provide weekly individual and family therapy as well as crisis services and other functional support services needed for families in crisis.

A.9. What will the approximate total cost of the project be?

Printed By: Taylor Draney on 3/26/2025

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\$160,000.00

A.10 What is the CDBG amount requested ?

\$25,000.00

A.11 What is the project service area?

North Utah County (Lehi, Saratoga Springs, Eagle Mountain), within range of our new Lehi facility.

A.12. Approximately how many clients will be served from the following communities with this project?

Location of CDBG Recipients	Number of CDBG Recipients
Orem	0
Provo	0
Lehi	50
Eagle Mountain	50
Utah County (excluding Orem Provo Lehi and Eagle Mountain)	50
Areas Outside of Utah County	0
Total	150

Pre-Application Assessment

Completed by tdraney@mountainland.org on 1/16/2025 3:27 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

Pre-Application Assessment

If the applicant is not eligible, do not click "Complete & Submit". Please change status to "Application Denied" and add a note to Audit Log as to why the application is deemed Denied.

☒ I certify that based on the Pre-Application, the applicant meets preliminary eligibility requirements for the Eagle Mountain CDBG.

Signature

Taylor Draney

Electronically signed by tdraney@mountainland.org on 1/16/2025 3:27 PM

B. Agency Information

Completed by crosas@utahvalleyfamilysupport.org on 2/7/2025
3:32 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION

FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number

H77GE4TN4YM4

B.2. Federal Tax or Employer Identification Number (EIN):

870410605

B.3. Legal Status of Applying Organization:

501c3

B.4. Project Type:

Public Service

FINANCE DIRECTOR

B.5. First Name

Camila

B.6. Last Name

Rosas

B.7. Mailing Address

1255 N 1200 W Orem, UT 84057

B.8. Email Address

crosas@family-haven.org

B.9. Phone Number

(801) 229-1181

C. Proposed Project

Completed by croasas@utahvalleyfamilysupport.org on 2/7/2025
4:07 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

C. Proposed Project

Please provide the following information.

Legal Status:

501c3

PROJECT DESCRIPTION

C.1. Provide a brief description of the project and targeted clients/beneficiaries.

This is a 12 week clinical treatment and psychoeducation program for victims of child abuse and their parents or caregivers. The child will receive weekly individual therapy with a clinician at one of our facilities where, depending on their age and their treatment plan, they can receive play therapy, art therapy or sand tray therapy as needed and determined by the provider or clinical supervisor. The same provider will meet weekly with the victim's parents or caregivers to review parenting skills, establish tools for creating healthy family dynamics, and to discuss specific concerns about their child. Working with both parents and child simultaneously allows the clinician to guide the entire family unit through the transition and ensure better outcomes for the victim, their parents, and for the rest of the family, as well as to prevent future instances of abuse. The provider will use play therapy and other experiential techniques such as art and sand tray therapy provide the buffer that allows children to engage with their trauma without becoming re-traumatized by being forced to talk about it. Children, and even adults, who experience some type of trauma do so through their senses rather than through the cognitive parts of their brain. Using experiential methods helps the individual, regardless of their age, to confront the trauma, learn from the experience, and move forward with their lives. Parent child relationship methods including Filial Therapy and Relationship Enhancement (based upon Theraplay) help to improve the relationship between parents and children and give parents the skills needed to assist children throughout the growing up years with emotion regulation, cognitive distortions, and behavioral difficulties.

C.2. What is the approximate total project cost?

\$72,000.00

C.3. What is the requested grant amount?

\$2,000.00

C.4. Describe the geographic area/address of the area being served, or describe the beneficiaries being served (ex: senior center serving residents from Springville and Spanish Fork).

The project will be housed at the new Family Haven building in Lehi, which will serve North Utah County families in Eagle Mountain, Saratoga Springs and surrounding cities. We will also have these services available in our Orem facility, with easy access for Springville, Provo, Orem and surrounding cities.

PROJECT NEED

C.5. Describe the need for your project. What problem(s) will this address? How will residents, the community,

and/or clients benefit if your project is funded?

Many social issues facing residents of our community stem from, or can be linked to, adverse childhood experiences (ACEs), or childhood trauma and abuse. These issues include lack of school readiness or engagement, substance use or drug addiction, and depression and suicide. However, children are resilient. When given opportunities to heal from trauma and tools to protect themselves from abuse happening in the first place, they begin to flourish and find ways to move forward with their lives. Family Haven has been providing clinical and family support services to Utah County families for decades, and this program is a more comprehensive clinical and educational approach to assisting victims and parents to prevent further behavioral, cognitive, emotional, and physical effects to themselves, the rest of the family, and future generations. This leads to a healthier, happier community and society overall. Many social issues facing residents of our community stem from, or can be linked to, adverse childhood experiences (ACEs), or childhood trauma and abuse. These issues include lack of school readiness or engagement, substance use or drug addiction, and depression and suicide. However, children are resilient. When given opportunities to heal from trauma and tools to protect themselves from abuse happening in the first place, they begin to flourish and find ways to move forward with their lives. Family Haven has been providing clinical and family support services to Utah County families for decades, and this program is a more comprehensive clinical and educational approach to assisting victims and parents to prevent further behavioral, cognitive, emotional, and physical effects to themselves, the rest of the family, and future generations. This leads to a healthier, happier community and society overall.

C.6. What supporting evidence and/or data do you have to substantiate this need?

Utah statistics also continue to indicate an alarming number of child abuse and neglect cases with 8,791 confirmed child victims of abuse or neglect last year. An estimated 20% of the state's total abuse victims (1,758), or approximately 5 children each day, reside in our agency's purported service area. The 2022 United Way Community Needs Assessment found, "The percentage of grade 6 students who reported seriously considering suicide has increased from 8.2 percent in 2017 to 12.6 percent in 2021; this is the group with the largest increase." Abuse continues to increase and the state of adolescent mental health is correspondingly getting poorer and poorer.

PROJECT BENEFICIARIES

C.7. ELIGIBLE BENEFICIARIES MUST LIVE IN THE AREA(S) LISTED BELOW. Approximately how many clients will be served from the following communities with this project?

Organization/Nonprofits

Location of CDBG Recipients	Number of CDBG Recipients
Orem	50
Provo	62
Lehi	20
Eagle Mountain	8
Utah County (excluding Orem Provo Lehi and Eagle Mountain)	60
Areas Outside of Utah County	0
Total	200

Cost per beneficiary (CDBG request amount divided by the number of beneficiaries)

\$193.80

C.8. LOW-MODERATE INCOME BREAKDOWN: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. The percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the total number of persons served and multiplying by 100.

AMI	Number to be Served	Percentage
81%+ AMI	65	32.56%
51-80% AMI	64	31.94%
31-50% AMI	27	13.82%
0-30% AMI	44	21.68%
Total	200	

C.9. Describe how beneficiary figures were obtained or data sources used.

These figures were obtained by analyzing data collected through self-reporting of clients that were served at our agency in similar programs over the last eight months. Special attention was given to families who expressed interest in a more comprehensive program with additional supports and to those for whom transportation is a barrier to services.

PROJECT OBJECTIVES AND OUTCOMES

C.10. Please select the performance objective from the drop down menu:

- **Create Suitable Living Environments:** Activities that benefit communities/families/individuals by addressing issues in their living environments.
- **Create Economic Opportunities:** Activities related to economic development, job creation, or commercial revitalization.
- **Provide Decent Affordable Housing:** Activities that increase supply of available, accessible, and affordable housing.

Create Suitable Living Environments

C.11. Please select the project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity from the drop down menu:

- **Availability/Accessibility:** Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to physical barriers.
- **Affordability:** Activities that improve, create, or provide decent, safe, and sanitary housing to limited/low-mod clientele.
- **Sustainability:** Activities that provide, create, or retain longevity or sustainability.

Availability/Accessibility: Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to physical barriers

C.12. Describe your project outcomes and how you will measure them?

Individual and family treatment plans specifying measurable goals and the method(s) by which treatment objectives may be addressed will be developed for each client participating in the program. Progress is documented after each session, and goals are reviewed, at minimum, on a quarterly basis. Progress notes (DAP format--Data, Assessment, Plan) documenting services provided and results obtained will be kept in an individual file to be kept at the agency for at least five years. Also, clients' progress will be monitored through a behavior check list (linked to DSM-V diagnoses), or directly from the DSM-V manual, particularly as those behaviors and other symptoms related to the traumatic experience. As the criteria decrease, it is assumed that the client is working toward resolution of the difficulties created by the traumatic event.

C.13. Does receiving funding from one CDBG entitlement (example: Provo) allow you to provide a benefit to clients

Printed By: Taylor Draney on 3/26/2025

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in some or all entitlement communities (Provo, Orem, Lehi, Eagle Mountain and Utah County)?

Yes

If so, please explain:

All funding for this program will contribute to establishing a higher standard of care for Utah County clients. However, this program design and success is reliant on the geographical location and accessibility of the services, which would be affected by the funding received from different entitlement areas. The program design and budget as presented would allow for maximum benefit to all Provo, Orem, Lehi, Eagle Mountain and Utah County communities.

D. Project Scope

Completed by crosas@utahvalleyfamilysupport.org on 2/7/2025
4:00 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

D. Project Scope

Please provide the following information.

PROJECT BUDGET & TIMELINE

Please Note: The total in table D.1 should match the total in table D.2

D.1. Budget - Indicate your estimated project budget and funding sources. Please include this CDBG request in your budget and provide specific details about other funding sources, including the name of the agency or program (sources may include: other HUD, non-HUD federal, state, local, private, other) Total project cost should equal the sum of all listed sources of funds:

Funding Source	Committed	Non-Committed
Behavioral Health Network	\$12,000.00	\$0.00
DHHS	\$5,000.00	\$0.00
Unrestricted donations	\$5,000.00	\$0.00
CDBG- Eagle Mountain	\$0.00	\$2,000.00
CDBG- other requests	\$0.00	\$48,000.00
TOTAL	\$22,000.00	\$50,000.00

D.2 Please enter a specific and detailed line-item budget for this proposed project.

Item Description	CDBG Funds	Other Funds	Total
Provider Wages	\$2,000.00	\$48,880.00	\$50,880.00
Administrative Support wages	\$0.00	\$7,000.00	\$7,000.00
Payroll costs	\$0.00	\$5,220.00	\$5,220.00
Software	\$0.00	\$2,400.00	\$2,400.00
Space Cost	\$0.00	\$3,500.00	\$3,500.00
Equipment & Supplies	\$0.00	\$3,000.00	\$3,000.00
TOTAL	\$2,000.00	\$70,000.00	\$72,000.00

D.3. Describe how project cost figures were obtained and the data source used.

The cost of this program was determined based on current and potential staff wages, as well as current resources available for redeployment to this project. This project was created as an enhancement of current programs and services provided at Family Haven so all costs are known to the organization and all compliance, supervisory and licensing requirements are already in place. Leveraging current staff and resources was instrumental in keeping the

program cost low and maximizing impact per dollar amount spent.

D.4. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2025	09/16/2025	Identify program participants, establish eligibility and administer pre-tests. Train new providers and administrative support as needed.	
09/17/2025	12/10/2025	First cohort receiving services. Ongoing recruiting for future providers and outreach for future participants.	
01/07/2026	04/01/2026	Second cohort receiving services, evaluation of the first cohort's experience and follow up with participants with post-tests. Ongoing recruiting for future providers and outreach to future participants.	
04/08/2026	06/30/2026	Third cohort receiving services, evaluation of the first cohort's experience and follow up with participants with post-tests. Ongoing recruiting for future providers and outreach to future participants.	

D.5 Outreach: Please describe outreach and marketing efforts for the proposed service/activity/project. Please include any outreach efforts to the marginalized communities CDBG funds strive to assist.

Family Haven participates in health fairs and community resource events as well as connecting with other agencies in the area to secure referrals to our programs. We have a growing social media presence and will use all of those mediums to market this new program. We are planning outreach to local school community resource managers as

well as featuring this program offer in our lobby and to clients of our other family support programs.

E. Program Sustainability and Past Performance

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

Completed by crosas@utahvalleyfamilysupport.org on 2/7/2025
4:01 PM

E. Program Sustainability and Past Performance

Please provide the following information.

PROGRAM SUSTAINABILITY

E.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years. Enter N/A for one-time projects.

As a nonprofit, the agency constantly seeks a variety of funding sources to assist as many as possible with limited resources. Unfortunately, because the number of families whose lives have been negatively affected by abuse, neglect, and trauma continues to rise, priority must be given to those with the most critical needs. While the agency works to creatively find funding and provide services to as many as possible, an unfortunate reality is that some requests must go unmet, or, at least for a time, be held on a waiting list until funding opportunities become available. During this waiting period, other agency services are offered to assist the individual and family in other appropriate ways.

E.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.

The project will be implemented if not fully funded, through the support from other sources. However, ease of access will be dependent on the award amount. While any award amount will be applied toward program cost, priority will be given to the funder's target demographic.

E.3. What is the minimum feasible grant award amount needed to complete this project?

\$2,000.00

PAST AWARDS AND PERFORMANCE

E.4. Please list prior funding in the table below. For the "Project" column, please describe all CDBG-funded projects for that year. Enter "N/A" if you did not receive funding that year.

Funding Year	Award Amount	Project
FY2020	\$19,670.00	individual and family therapy services
FY2021	\$20,000.00	individual and family therapy services.
FY2022	\$24,905.00	individual and family therapy services.
FY2023	\$23,000.00	individual and family therapy services.
FY2024	\$23,208.09	individual and family therapy services.
	\$110,783.09	

E.5. If your organization has received a past CDBG award please assess your project accomplishments and your grant management performance.

Family Haven has received support from CDBG to ensure accessibility to our individual therapy services for victims of child abuse. Over time, we have noticed downward trends in our project accomplishments and we designed this

Printed By: Taylor Draney on 3/26/2025

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program as a more efficient and effective plan to address the same issue, with a much higher impact per dollar than individual therapy with the child only, and with a 12 week structure, which gives the program clear evaluation standards and scalability options.

E.6. Describe your organizational capabilities. How experienced are your staff with managing federal grants? Do you have financial systems and controls in place to comply with federal financial management requirements at 2 CFR 200? How are people and resources brought together to accomplish the project?

Family Haven has long standing relationships with many grantors and payers that require cyclical reporting and reimbursement requests as well as compliance with 2 CFR 200. Our programs are implemented by licensed, experienced clinicians in full compliance with Utah law and they are administered by staff trained in the processes of each grant and contract as well as the reporting required by each funding source. The provider and administrative staff management collaborate in the creation and evaluation of all programs as well as the training of new staff.

F. Required Documentation

Completed by crosas@utahvalleyfamilysupport.org on 2/7/2025
4:01 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

F. Required Documentation

Please provide the following information.

Legal Status:

501c3

☐ Agency brochure

***No files uploaded*

☒ Articles of incorporation (non-profits) ***Required**

UVFSC Articles of Incorporation.pdf

☒ Bylaws (non-profits) ***Required**

2023 Bylaws of UVFSC.pdf

☒ Engineer's cost estimate (construction/capital projects) ***Required**

NA.pdf

☒ Federal tax exemption determination letter (non-profits) ***Required**

2024 IRS 501c3 Determination Letter.pdf

☒ Financial statement and most recent audit ***Required**

2023 Family Haven Audited Financial Statements and Single Audit.pdf

☐ Income, residency, and race surveys and methodology or data with source

***No files uploaded*

☒ Letter(s) of Support from Board of Directors, OR Mayor, OR City Council (This letter confirms that the board/mayor/city council is aware that this application is being submitted and supports the project request.)

***Required**

2022.02.10 Board Meeting Minutes.pdf

☒ List of Board of Directors (non-profits) ***Required**

2024.09 Family Haven Board Roster.pdf

☐ Photographs, maps, or other documentation

***No files uploaded*

☒ Program policies and procedures (Required if changes/updates since last application) ***Required**

NA.pdf

☒ W-9 ***Required**

2025 W9 Family Haven.pdf

Submit

Completed by crosas@utahvalleyfamilysupport.org on 2/7/2025
4:09 PM

Case Id: 30494

Name: Family Haven - 2025

Address: 1255 N 1200 W, Orem, UT 84057

Submit

Once an application is submitted, it can only be "Re-opened" by an Administrator.

The applicant acknowledges and understands that the Grantor is relying on the information provided herein in deciding to award a grant. The applicant represents, warrants, and certifies that the information provided herein is true, correct, and complete. The applicant agrees to notify the Grantor immediately and in writing of any material adverse change (1) in any of the information contained in the application, (2) in the financial condition of any of the undersigned, or (3) in the ability of the undersigned to perform its (or the) obligations to the Grantor. In the absence of such notice or a new and full written statement, this should be considered as a continuing statement and substantially correct. Misrepresentations in the application or in communication with program staff may result in forfeiture of the award.

☒ I/We understand that Title 18, Section 1001 of the U.S. Code makes it a criminal offense to knowingly and willingly make fraudulent statements or misrepresentations of any material fact in the use of or obtaining the use of federal funds. If you knowingly and willingly make fraudulent statements or misrepresentations of any material fact in the use of or obtaining the use of federal funds you may be fined under this title or imprisoned not more than 5 years, or both.

Signature

Camila Rosas

Electronically signed by crosas@utahvalleyfamilysupport.org on 2/7/2025 4:08 PM

Date

02/07/2025

A. Pre-Application

Completed by wendy@tabithasway.org on 12/1/2024 8:40 PM

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

A. Pre-Application

Please provide the following information.



EAGLE MOUNTAIN
CDBG PUBLIC
SERVICES

MAG
586 E 800 N
Orem, UT 84097
cdbg@magutah.gov

AGENCY INFORMATION

A.1. Agency Name

Tabitha's Way Local Food Pantry

A.2. Address

45 E 100 N P.O. Box 254 Spanish Fork, UT 84660

CONTACT PERSON INFORMATION

A.3. First Name

Josh

A.4. Last Name

Osborne

A.5. Address

3570 W Grassland Drive Lehi, UT 84043

A.6. Email

josh@tabithasway.org

A.7. Phone Number

(801) 856-7377

PRE-APPLICATION QUESTIONS

A.8. Please provide a brief description of the project.

Tabitha's Way operates two full-time pantries, a satellite and mobile location in Utah County. These pantries all offer a Pantry Feeding Program service that provides food assistance to individuals facing food insecurity. Our food pantries are a critical element to fighting food insecurity in our communities by providing access to free, nutritious food. We seek funding for our pantry feeding program which encompasses: purchasing and gathering food donations; properly processing, storing and distributing food; and serving clients. Client services include conducting intakes, providing food and essential supplies, and recommending self-reliance resources. To keep pace with the increase in need we are

seeking funds to support this program.

A.9. What will the approximate total cost of the project be?

\$1,722,622.88

A.10 What is the CDBG amount requested ?

\$30,000.00

A.11 What is the project service area?

Tabitha's Way service area is primarily Utah County, with our pantries located throughout the county. The Pleasant Grove Pantry's service area encompasses American fork, Highland, Alpine, Cedar Hills, Pleasant Grove, Lindon, Vineyard, and Orem. The Spanish Fork Pantry's service area includes Provo, Springville, Spanish Fork, Mapleton, Palmyra, Lake Shore, Benjamin, Leland, Salem. The satellite location in Saratoga Springs covers Lehi, Eagle Mountain, Saratoga Springs, Silver Lake and Cedar Fort. The soon-to-be pantry (currently a mobile pantry) in Payson will then cover Payson, West Mountain, Spring Lake, Genola, Santaquin, Goshen and Woodland Hills.

A.12. Approximately how many clients will be served from the following communities with this project?

Location of CDBG Recipients	Number of CDBG Recipients
Orem	4003
Provo	2322
Lehi	1583
Eagle Mountain	4016
Utah County (excluding Orem Provo Lehi and Eagle Mountain)	11467
Areas Outside of Utah County	308
Total	23,699

Pre-Application Assessment

Completed by tdraney@mountainland.org on 1/16/2025 3:26 PM

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

Pre-Application Assessment

If the applicant is not eligible, do not click "Complete & Submit". Please change status to "Application Denied" and add a note to Audit Log as to why the application is deemed Denied.

☒ I certify that based on the Pre-Application, the applicant meets preliminary eligibility requirements for the Eagle Mountain CDBG.

Signature

Taylor Draney

Electronically signed by tdraney@mountainland.org on 1/16/2025 3:25 PM

B. Agency Information

Completed by wendy@tabithasway.org on 2/3/2025 11:32 AM

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION

FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. UEI Number

N26WSL3R4L25

B.2. Federal Tax or Employer Identification Number (EIN):

27-3402820

B.3. Legal Status of Applying Organization:

501c3

B.4. Project Type:

Public Service

FINANCE DIRECTOR

B.5. First Name

Wendy

B.6. Last Name

Osborne

B.7. Mailing Address

45 E 100 N P.O. Box 254 Spanish Fork, UT 84660

B.8. Email Address

Wendy@tabithasway.org

B.9. Phone Number

(180) 183-0395

C. Proposed Project

Completed by wendy@tabithasway.org on 2/4/2025 11:19 PM

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

C. Proposed Project

Please provide the following information.

Legal Status:

501c3

PROJECT DESCRIPTION

C.1. Provide a brief description of the project and targeted clients/beneficiaries.

The purpose of this grant request is to seek funding for our Pantry Feeding Program (PFP) which provides a solution to the growing epidemic of food insecurity in Utah County. The PFP includes providing temporary food assistance to families facing food insecurity. To ensure greater resiliency among our clients, we evaluate their needs by performing individual assessments and recommend resources to help prevent future food insecurity. Additionally, we seek to combat the adverse health effects of food insecurity by providing nutritious foods. Under the PFP, Grocery Rescue (GR) plays an essential role and represents 61% of all the food donations we received in 2024. Grocery Rescue encompasses regularly gathering food from 31 different sources, such as grocery stores, restaurants, and other food producers. A benefit to using this approach is that it significantly decreases the cost of providing a meal. Due to efficient food rescue efforts, we are able to provide a meal for ~\$0.20. When necessary, we purchase dairy, meat, and produce. Our method for food disbursement consists of providing food via client choice similar to a typical grocery store experience. Facilitating all this requires proper transport, storage, documentation, and management of food. With the current economy and growth in our county, we anticipate serving a minimum of 17,600 individuals in Eagle Mountain and 220,000 individuals across all three of our pantries in 2025.

C.2. What is the approximate total project cost?

\$161,740.00

C.3. What is the requested grant amount?

\$16,174.00

C.4. Describe the geographic area/address of the area being served, or describe the beneficiaries being served (ex: senior center serving residents from Springville and Spanish Fork).

The Tabitha's Way Pantry Feeding Program provides temporary food assistance to residents from numerous cities throughout Utah County. For this application specifically, we are seeking funding to support our satellite location in Saratoga Springs. This pantry primarily serves individuals from Northern Utah County which includes many families from Eagle Mountain. Tabitha's Way also currently operates two full sized pantries in Spanish Fork and Pleasant Grove and another satellite location near Payson is in progress. These locations were chosen to address food deserts throughout Utah County and all residents within this service area are welcome to receive assistance at these pantries. Note: Our corporate office is located in Spanish Fork and thus listed as our primary mailing address for this application although funds are being requested solely for our Saratoga Springs pantry.

PROJECT NEED

Printed By: Taylor Draney on 3/26/2025

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C.5. Describe the need for your project. What problem(s) will this address? How will residents, the community, and/or clients benefit if your project is funded?

Food insecurity is a persistent and critical issue in Utah County, impacting thousands of individuals and families. Tabitha's Way Local Food Pantries provide a vital solution by ensuring equitable access to nutritious food, helping to alleviate the immediate and long-term effects of hunger. Although food insecurity is often temporary, its root causes—such as economic instability, unemployment, and rising living costs—mean the need for robust food pantries will continue to exist. This project addresses multiple interconnected problems. Eliminating food insecurity enables families to lead healthier lives by reducing the risk of chronic illnesses like diabetes and malnutrition. It also has a profound impact on mental health, contributing to lower rates of anxiety, depression, and suicide, especially among adolescents. Children are particularly vulnerable to the effects of food insecurity, which can hinder brain development, emotional stability, and physical growth. Ensuring children have access to well-balanced meals promotes cognitive development, better performance in school, and higher retention rates, setting the foundation for lifelong success. Food security also directly impacts economic prosperity in adults by improving workforce productivity, reducing healthcare costs, and fostering financial stability. When individuals have consistent access to nutritious food, they are healthier, more focused, and better equipped to work, leading to higher job performance and earnings. Additionally, food-secure households are less likely to experience financial strain from medical expenses related to diet-related illnesses, allowing for greater economic mobility and long-term stability. If funded, this project will benefit residents and the broader community by fostering healthier, more resilient individuals and families. Families who no longer have to worry about their next meal can focus on employment, education, and other opportunities to improve their quality of life. Moreover, healthier children with greater academic success contribute to a stronger community and future workforce. Addressing food insecurity benefits not only the individuals served but also strengthens the overall well-being and productivity of the community. By funding Tabitha's Way, this project will continue to provide essential nutrition to the most vulnerable populations, ensuring that families in need have the resources required to live healthy, stable, and productive lives.

C.6. What supporting evidence and/or data do you have to substantiate this need?

Food insecurity remains a significant concern in Utah County, with 9% of households experiencing food insecurity, mirroring the state average, and 8.1% of children under 18 being directly affected (Utah State University Extension). The rising demand for food assistance further underscores the growing need in our community. Since 2023, Tabitha's Way has observed a 58.4% increase in individuals seeking food assistance within the same geographic area. This increase is likely linked to a 17.2% higher cost of living in Utah County compared to the national average and a nearly 6% population increase between 2020 and 2022 (BestPlaces.net; USAFacts.org). Additionally, Utah's home price index saw a 3.4% increase from 2023 to 2024, contributing to higher housing costs in the region. Stated another way, although Utah County families earn more income, basic living expenses have outpaced any income increases. Addressing food insecurity has clear benefits. Research demonstrates that increasing food security leads to reduced rates of obesity, diabetes, and malnutrition, as well as lower rates of depression and suicide among adolescents (Colorado Blueprint to End Hunger; NIMHD). Additionally, ensuring children have access to nutritious meals fosters cognitive development, academic success, and long-term community productivity (No Kid Hungry). These data points highlight the critical need for continued support of food assistance programs like Tabitha's Way. Addressing food insecurity can promote healthier lives, support academic and economic success, and build a stronger, more resilient community.

PROJECT BENEFICIARIES

C.7. ELIGIBLE BENEFICIARIES MUST LIVE IN THE AREA(S) LISTED BELOW. Approximately how many clients will be served from the following communities with this project?

Organization/Nonprofits

Location of CDBG Recipients	Number of CDBG Recipients
Orem	0
Provo	0
Lehi	0
Eagle Mountain	17600
Utah County (excluding Orem Provo Lehi and Eagle Mountain)	0
Areas Outside of Utah County	0
Total	17,600

Cost per beneficiary (CDBG request amount divided by the number of beneficiaries)
\$0.92

C.8. LOW-MODERATE INCOME BREAKDOWN: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. The percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the total number of persons served and multiplying by 100.

AMI	Number to be Served	Percentage
81%+ AMI	176	1.00%
51-80% AMI	704	4.00%
31-50% AMI	1408	8.00%
0-30% AMI	15312	87.00%
Total	17,600	

C.9. Describe how beneficiary figures were obtained or data sources used.

Our food pantries utilize a software program called Food Bank Manager which captures client data in real time. The program is extremely dynamic and allows us to track each time a client visits our pantry, food donations based on source and type, and volunteer data. All of the figures gathered can be filtered by specific data points which allows us to track, analyze and report statistical information accurately. Using the estimated number of clients we anticipate serving this year along with historical data collected on LMI breakdowns, we can project the percentage of clients served in each AMI category. Tabitha's Way allows for the stated income of our clients as State and Federal law prohibits us from requiring income verification for our services. We use data from client statements to provide LMI and AMI estimates.

PROJECT OBJECTIVES AND OUTCOMES

C.10. Please select the performance objective from the drop down menu:

- **Create Suitable Living Environments:** Activities that benefit communities/families/individuals by addressing issues in their living environments.
- **Create Economic Opportunities:** Activities related to economic development, job creation, or commercial revitalization.
- **Provide Decent Affordable Housing:** Activities that increase supply of available, accessible, and affordable housing.

Create Suitable Living Environments

C.11. Please select the project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity from the drop down menu:

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- **Availability/Accessibility:** Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to physical barriers.
- **Affordability:** Activities that improve, create, or provide decent, safe, and sanitary housing to limited/low-mod clientele.
- **Sustainability:** Activities that provide, create, or retain longevity or sustainability.

Availability/Accessibility: Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to physical barriers

C.12. Describe your project outcomes and how you will measure them?

The primary goal of Tabitha's Way Local Food Pantry is to reduce hunger and food insecurity in our communities by providing close access to temporary food assistance. By ensuring access to nutritious food, we anticipate improved health outcomes, enhanced social behaviors, increased economic productivity, and greater opportunities for achievement for the individuals and families we serve. Project Outcomes: 1. Improved Health and Well-Being: Providing healthy, nutrient-dense foods to children, seniors, and families will contribute to reduced rates of chronic illnesses such as diabetes and malnutrition, and promote mental well-being by lowering rates of depression and suicide. 2. Enhanced Development and Achievement: Access to nutritious meals for children supports brain development, cognitive growth, and academic success, increasing their likelihood of staying in school and achieving long-term goals. 3. Community Impact: By alleviating food insecurity, families can focus on improving their financial stability, fostering a healthier and more resilient community overall. Measurement of Outcomes: Our outcomes will be measured through a combination of quantitative and qualitative metrics: 1. Number of Individuals Served: We track how many individuals and households receive assistance through our pantry. During the grant period, we anticipate serving approximately 17,600 individuals from Eagle Mountain alone. 2. Number of Meals Provided: We measure the total meals distributed, with a projected 9.9 million meals served during the grant period. 3. Nutritional Value of Food Provided: We monitor the types of food distributed, ensuring that nutrient-dense items such as dairy, meats, and fresh produce are available to meet the needs of vulnerable populations like children and seniors. 4. Resources Recommended: We track the number of first-time clients receiving referrals to additional resources, expecting to recommend resources to approximately 565 individuals from Eagle Mountain. 5. Pounds of Food Distributed: We evaluate the total pounds of shelf-stable and fresh foods made available, including specific monitoring of fresh produce, dairy, and proteins. Data Collection Tools: To ensure accurate tracking, we use FoodBank Manager, a software system that provides real-time data on client demographics, food donations, sources, and volunteer hours. This tool helps us analyze trends, anticipate daily and seasonal needs, and assess the effectiveness of our services. By regularly evaluating these metrics on both a quarterly and annual basis, we can ensure that the funding directly addresses food insecurity and promotes health and stability in the lives of those we serve. These measurable outcomes allow us to remain responsive to the needs of our clients while demonstrating the impact of the project to our funders and community stakeholders.

C.13. Does receiving funding from one CDBG entitlement (example: Provo) allow you to provide a benefit to clients in some or all entitlement communities (Provo, Orem, Lehi, Eagle Mountain and Utah County)?

No

D. Project Scope

Completed by wendy@tabithasway.org on 2/4/2025 11:23 PM

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

D. Project Scope

Please provide the following information.

PROJECT BUDGET & TIMELINE

Please Note: The total in table D.1 should match the total in table D.2

D.1. Budget - Indicate your estimated project budget and funding sources. Please include this CDBG request in your budget and provide specific details about other funding sources, including the name of the agency or program (sources may include: other HUD, non-HUD federal, state, local, private, other) Total project cost should equal the sum of all listed sources of funds:

Funding Source	Committed	Non-Committed
CDBG Request	\$0.00	\$16,174.00
Other HUD Source	\$0.00	\$0.00
Other State/Local Sources	\$7,560.00	\$0.00
Individual/Private Donors	\$6,602.62	\$36,500.00
Foundation and Corporate Grants/Donations	\$4,757.00	\$72,906.00
TOTAL	\$18,919.62	\$125,580.00

D.2 Please enter a specific and detailed line-item budget for this proposed project.

Item Description	CDBG Funds	Other Funds	Total
Pantry Labor	\$9,704.00	\$70,296.00	\$80,000.00
Rent/Utilities	\$6,470.00	\$58,030.00	\$64,500.00
TOTAL	\$16,174.00	\$128,326.00	\$144,500.00

D.3. Describe how project cost figures were obtained and the data source used.

The program budget is established based on actual program income and expenses from the year prior. Likewise, the estimated number of clients we anticipate serving along with their associated demographic is based on data obtained during the prior year's activity. Our food pantries utilize a software program called Food Bank Manager which captures client data in real time. The program is extremely dynamic and allows us to track each time a client visits our pantry, food donations based on source and type, and volunteer data. All of the figures gathered can be filtered by specific data points which allows us to track, analyze and report statistical information accurately.

D.4. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2025	06/30/2026	Collecting/Gathering	Metrics:

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		Food - Grocery Rescue, Food Drives, Purchasing Foods Tracked daily and analyzed and reported quarterly	1. Total pounds of food collected 2. Pounds of nutritious foods collected by type (Dairy, Meats, Produce)
07/01/2025	06/30/2026	Organize, Store & Distribute Food Properly	Metrics: 1. Number of meals provided 2. Number of client shoppers served
07/01/2025	06/30/2026	Serve Clients	Metrics: 1. Number of individuals served 2. Number of children served
07/01/2025	06/30/2026	Offer Resources	Metrics: 1. Number of individuals/household receiving resources i.e. flyers, social media posts, etc.

D.5 Outreach: Please describe outreach and marketing efforts for the proposed service/activity/project. Please include any outreach efforts to the marginalized communities CDBG funds strive to assist.

Tabitha's Way Local Food Pantries actively collaborates with nonprofit organizations, government agencies, school districts, and other entities that serve similar populations in our community. Through these partnerships, we share resources, provide information, and make client referrals to ensure individuals and families receive the comprehensive support they need. Additionally, we leverage both digital and print media to amplify our mission, raising awareness and expanding our reach to connect with those in need more effectively. These efforts enable us to foster a strong support network and address food insecurity on multiple levels within our community.

E. Program Sustainability and Past Performance

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

Completed by wendy@tabithasway.org on 2/4/2025 11:25 PM

E. Program Sustainability and Past Performance

Please provide the following information.

PROGRAM SUSTAINABILITY

E.1. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years. Enter N/A for one-time projects.

Tabitha's Way Local Food Pantry has built a solid foundation of financial sustainability through fundraising, diversified income streams, and strategic financial planning. In 2025, we project that 77% of our program expenses will be covered by fundraising and earned income. Our earned income comes from two key strategies. First, we own commercial properties with space available for subleasing, generating reliable monthly rental income. Second, we partner with a private fundraising company that manages 170 clothing recycling bins throughout Utah County. Tabitha's Way is the sole beneficiary of the funds generated by this program, which has provided consistent revenue for over nine years. The remaining 23% of our expenses are funded by grants from various sources such as corporations, government agencies, and foundations. This funding model has been stable, with consistent percentages over the past five years. Our dedicated grant-writing program enhances our ability to secure funding to meet program needs and expand services as necessary. These diversified funding sources, combined with prudent financial planning, ensure that Tabitha's Way can continue providing uninterrupted services to the community. By leveraging these funding strategies, we can maximize the impact of any funds received from the CDBG grant to enhance our pantry feeding program's effectiveness. We are committed to maintaining strong relationships with donors and partners while seeking new funding opportuni

E.2. In the event that your request is not fully funded, please prioritize your needs including amounts and address if the project will go forward if funds are not awarded.

If this request is not fully funded, Tabitha's Way will prioritize its needs as follows: 1. Personnel Costs (60%): With demand for food assistance increasing by at least 20% annually over the past four years, maintaining trained and experienced staff is our top priority. Staff are pivotal to ensuring smooth operations, particularly as we serve an ever-growing number of individuals. 2. Rent and Utilities (40%): Operating this pantry location year-round requires consistent funding for rent and utilities. Covering these costs ensures our facilities can remain open and continue providing essential services to our clients. While the project will move forward due to other funding sources and sustainability strategies, a lack of sufficient funding will impact our capacity to serve all those in need. Without full funding, we may face challenges in fully staffing our pantries, meeting rent and utility obligations, and maintaining an adequate supply of balanced, nutritious food for our clients. These limitations could reduce our ability to meet the growing demand and provide the level of service our community relies on.

E.3. What is the minimum feasible grant award amount needed to complete this project?

\$10,000.00

PAST AWARDS AND PERFORMANCE

E.4. Please list prior funding in the table below. For the "Project" column, please describe all CDBG-funded projects

Printed By: Taylor Draney on 3/26/2025

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for that year. Enter "N/A" if you did not receive funding that year.

Funding Year	Award Amount	Project
FY2020	\$7,326.00	COVID Relief Funds Labor & Supplies
FY2021	\$19,763.13	COVID Relief Funds Parking Lot Improvements
FY2022	\$67,035.00	Regional CDBG Public Service Pantry Feeding Program Funds (Labor, Rent, Materials)
FY2023	\$569,365.00	Regional CDBG Public Service New building Funds and Pantry Feeding Program Funds (Labor, Rent, Materials)
FY2024	\$67,035.00	Regional CDBG Public Service Pantry Feeding Program Funds (Labor, Rent, Materials)
	\$730,524.13	

E.5. If your organization has received a past CDBG award please assess your project accomplishments and your grant management performance.

Tabitha's Way has been fortunate and grateful to have received aid via CDBG funds over the past several years. Various projects and day to day operations have been made possible with these funds. During 2020/2021, the awarded CDBG grant funds were specific to pandemic relief efforts. These funds helped us pay for personal protective equipment (PPE) and supplies, other additional equipment, food, and a portion of our labor cost. In order to meet regulatory requirements set by the health department and other agencies, we needed to purchase equipment that would make it possible to change our processes. Investments were made in the purchase of computers, tablets, and networking equipment. Having these measures in place minimized close contact during the pandemic. In 2022, funds were awarded to help offset labor/rent expenses. As we served a record number of families last year, CDBG funds allowed us to have sufficient staff available. This and the previous years' grant funds made it possible to keep our doors open. In 2023, CDBG funds helped support a new pantry location, allowing Tabitha's Way to expand capacity and operations. This project is still underway but CDBG aid will play a significant role in Tabitha's Way efforts to keep pace the need and demand for food assistance. Last year, funds were also given to support labor and rent expenses. While some of the grants are still in process, all of the reporting requirements and grant objectives have been met for

the completed projects.

E.6. Describe your organizational capabilities. How experienced are your staff with managing federal grants? Do you have financial systems and controls in place to comply with federal financial management requirements at 2 CFR 200? How are people and resources brought together to accomplish the project?

Tabitha's Way Local Food Pantries has extensive experience managing state and federal grant funds, with over eight years of success administering grants such as CDBG, TEAP, EFA, and, most recently, an award from the Governor's Office of Economic Development. Our organization has robust financial systems and controls in place to ensure full compliance with federal financial management requirements outlined in 2 CFR 200. This is achieved through the expertise of our dedicated financial team, who meticulously manage budgets, reporting, and audits to uphold transparency and accountability. By combining the skills of our experienced staff with well-established operational processes, we effectively align people and resources to accomplish our mission-driven projects, ensuring maximum impact in serving our community.

F. Required Documentation

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Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

F. Required Documentation

Please provide the following information.

Legal Status:

501c3

☐ Agency brochure

***No files uploaded*

☒ Articles of incorporation (non-profits) ***Required**

Tabithas Way Articles of Incorporation 2010 (2).pdf

☒ Bylaws (non-profits) ***Required**

By-Laws of Tabitha's Way Amended Aug 21, 2023.pdf

☒ Engineer's cost estimate (construction/capital projects) ***Required**

Engineer's cost estimate (BLANK).pdf

☒ Federal tax exemption determination letter (non-profits) ***Required**

Copy of IRS 501c3 Letter.pdf

☒ Financial statement and most recent audit ***Required**

Tabitha's Way 2023 Financial Statements.pdf

☐ Income, residency, and race surveys and methodology or data with source

***No files uploaded*

☒ Letter(s) of Support from Board of Directors, OR Mayor, OR City Council (This letter confirms that the board/mayor/city council is aware that this application is being submitted and supports the project request.)

***Required**

CDBG FY25-25 Board Approval Letter (1).pdf

☒ List of Board of Directors (non-profits) ***Required**

Tabitha's Way Board of Directors 2024.pdf

☐ Photographs, maps, or other documentation

***No files uploaded*

☒ Program policies and procedures (Required if changes/updates since last application) ***Required**

PFP Policies and Procedures (1).pdf

☒ W-9 ***Required**

Tabitha's Way W9 - Signed 2024.pdf

Submit

Completed by wendy@tabithasway.org on 2/4/2025 11:28 PM

Case Id: 30467

Name: Tabatha's Way Local Food Pantry - 2025

Address: 45 E 100 N, P.O. Box 254, Spanish Fork, UT

Submit

Once an application is submitted, it can only be "Re-opened" by an Administrator.

The applicant acknowledges and understands that the Grantor is relying on the information provided herein in deciding to award a grant. The applicant represents, warrants, and certifies that the information provided herein is true, correct, and complete. The applicant agrees to notify the Grantor immediately and in writing of any material adverse change (1) in any of the information contained in the application, (2) in the financial condition of any of the undersigned, or (3) in the ability of the undersigned to perform its (or the) obligations to the Grantor. In the absence of such notice or a new and full written statement, this should be considered as a continuing statement and substantially correct. Misrepresentations in the application or in communication with program staff may result in forfeiture of the award.

☒ I/We understand that Title 18, Section 1001 of the U.S. Code makes it a criminal offense to knowingly and willingly make fraudulent statements or misrepresentations of any material fact in the use of or obtaining the use of federal funds. If you knowingly and willingly make fraudulent statements or misrepresentations of any material fact in the use of or obtaining the use of federal funds you may be fined under this title or imprisoned not more than 5 years, or both.

Signature

Wendy Osborne

Electronically signed by wendy@tabithasway.org on 2/4/2025 11:27 PM

Date

02/04/2025



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Oquirrh Wood Ranch LLC

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper, Chase Andrizzi

RECOMMENDATION:

City staff recommends that the City Council hold a public hearing, and then adopt a Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

BACKGROUND:

In 2021, Oquirrh Wood Ranch LLC ("OWR") granted the City a permanent Sanitary Sewer Easement from the Tyson plant across its property to a sewer lift station. That easement is located on property that OWR now intends to sell to Tract.

As part of the Firefly development, OWR intends to construct a sewer line in the Pole Canyon Blvd right-of-way that would gravity feed to the City's sewer treatment plant. The expected completion date is within the next 9 months or so. This would eliminate the need for the lift station and its associated costs. The Public Works department is supportive of this plan.

OWR has asked the City to release its permanent easement in favor of a temporary easement that would terminate when the sewer line that is currently there is "removed, no longer needed, or if sanitary sewer is diverted to alternative permanent facilities."

Under the City's land disposal ordinance (EMMC Chapter 3.30), the release of an easement is considered a land disposal. Because the easement is currently in use, it is considered disposal of a significant parcel and requires a public hearing prior to disposal.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Release of Easement

RESOLUTION NO. R- -2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
RELEASING A PERMANENT SANITARY SEWER EASEMENT AND
RETAINING A TEMPORARY SANITARY SEWER EASEMENT**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Release of a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement, 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 Release of a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement, as set forth in Exhibit A.
2. The Release of a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement 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 1st day of April, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 1st day of April, 2025.

Those voting yes:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Exhibit A

WHEN RECORDED, RETURN TO:

Eagle Mountain City
Att: Gina Olsen
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

PARTIAL RELEASE OF EASEMENT

On February 19th, 2021, Oquirrh Wood Ranch, LLC, a Utah limited liability company (originally the “Grantor” or “OWR”), conveyed a “Sanitary Sewer Easement” to Eagle Mountain City, a municipal corporation (originally the “Grantee” or “City”). The Sanitary Sewer Easement was recorded on August 2, 2021 as Entry Number 134344:2021, in the records of the Utah County Recorder. A recorded copy of the Sanitary Sewer Easement is attached hereto, and incorporated herein by this reference, as Exhibit 1.

The Sanitary Sewer Easement includes: (i) a twenty-foot (20’) wide *permanent* easement (as more thoroughly described in Exhibit A to the Sanitary Sewer Easement); and (ii) a *temporary* easement (as more thoroughly described in Exhibit B to the Sanitary Sewer Easement). In conjunction with the ongoing and future development of real property adjacent to the permanent and temporary easements, OWR and the City have coordinated changes to the utilities constructed within the *permanent* easement and, as such, desire to amend the Sanitary Sewer Easement as follows:

The City hereby disclaims and releases the twenty-foot (20’) *permanent* easement described in Exhibit A of the Sanitary Sewer Easement and retains a twenty-foot (20’) *temporary* easement (the “New 20’ Temporary Easement” in the location described in the attached Exhibit 2, and for the purposes originally set forth in the Sanitary Sewer Easement. The New 20’ Temporary Easement will take effect upon the City’s signature below and will thereafter terminate at such time as the temporary sewer infrastructure constructed therein is removed, no longer needed, or if sanitary sewer is diverted to alternative permanent facilities. Within fourteen (14) days of termination of this Easement as set forth herein, OWR and the City will execute a notice of termination, which will be in recordable form, and recorded with Utah County.

DATED the ____ day of April, 2025.

GRANTEE / CITY
Eagle Mountain City

TOM WESTMORELAND, Mayor

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this ____ day of April, 2025, before me, a Notary Public, personally appeared Tom Westmoreland, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity on behalf of Eagle Mountain City and that by his signature the City executed the same.

NOTARY PUBLIC

EXHIBIT 1
TO PARTIAL RELEASE OF EASEMENT
(Recorded Copy of Original Sanitary Sewer Easement)

[see following pages]

When Recorded, Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 East Stagecoach Run
Eagle Mountain, Utah 84005



ENT 134344:2021 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 02 11:23 am FEE 0.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

Parcel Nos.: 59:048:0090, 59:048:0032, 59:048:0035, 59:048:0038, & 59:048:0039)

SANITARY SEWER EASEMENT

Oquirrh Wood Ranch, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to **Eagle Mountain City**, a municipal corporation of the State of Utah (the "City" or Grantee"), for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged. A permanent easement and right-of-way for the purpose of constructing, operating, maintaining and replacing a public sewer collection trunk line, including all collection facilities, pipes, structures, systems, manholes, and facilities comprising the sewer system within the easement granted herein for the use of the City over, across, through and under the certain premises of the grantors situated in Utah County, Utah being 20.00 feet in width which is described in **Exhibit 'A'** attached hereto and made apart hereof by this reference.

Also granting to the City a temporary right of ingress and egress and right-of-way for the purpose of constructing, operating, maintaining a sewer lift station, overflow detention pond, and associated facilities comprising the sewer system with the right to, repair, replace, augment and/ or remove sewer facilities within the temporary easement area. Said temporary easement to be abandoned at such time that the sewer facilities within the temporary easement area are no longer in operation and/or removed, whichever comes first, which temporary easement area is described in **EXHIBIT 'B'** attached hereto and made apart hereof by this reference.

The grantor covenants to the City that it will not construct or erect or allow cause to the construction or erection of any permanent structure of any kind which may or could interfere with the use by the City of the facilities within the easements areas granted herein, and Grantor agrees that the City may enter on the premises subject to this easement and remove all such structures. The Grantor specifically waives and releases the City from any and all liability and claims for the removal of plants, trees and other improvements removed by the City under the provisions of this easement.

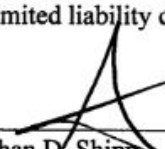
Notwithstanding anything herein to the contrary, Grantor reserves the right to grant additional easement to third parties within or across the premises not inconsistent with the easement granted herein, and to place improvements on and to utilize the surface of the easement for the uses not inconsistent with the easement granted herein, including, without limitation, the installation, use, maintenance and replacement of roadways, landscaping, and/or similar surface improvements. Grantee shall conduct its activities within the premises in a manner which, to the extent reasonably practical, avoids interference with (i) other utilities located with the premises, if any, and (ii) the use and enjoyment of the surface by Grantor, in the manner set forth in this paragraph. To the extent reasonably practical, Grantee shall promptly repair and restore any damage to roadways, landscaping, and other surface improvements, of any, caused by Grantee's activities of the surface improvements, roadway, landscaping or improvements were constructed with the prior written approval of the Grantee.

The easement granted herein is subject to the conditions that the City shall indemnify and hold harmless the Grantor, its hires and successors, against any and all liability cause by the acts of the City, its contractors or agents, during the operation or maintenance of the facilities provided for in this easement;

the right of the Grantor to indemnification or to be held harmless by the City under terms of this paragraph are expressly conditioned upon prompt notice to the City of every claim or demand which may cause a claim against the City and upon the exclusive right of the City to defend against any claim against Grantor which would cause a claim of indemnification against City to the Grantor.

WITNESS the hand of said grantor this 19th day of February, 2021

OQUIRRH WOOD RANCH, LLC,
a Utah limited liability company

BY: 
ITS: Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 19th day of February, 2021, before me, the undersigned Notary Public, personally appeared before me Nathan D. Ship, personally known to me (or provided to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity on behalf of Oquirrh Wood Ranch LLC, a Utah limited liability company and said corporation executed the same.


Notary Public.
Commission# 699947
My commission Expires: 4/12/2022

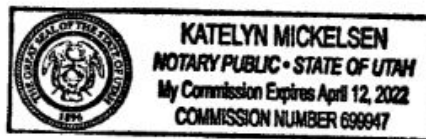


EXHIBIT 'A'
(20.00 foot wide permanent easement)

Two (2) strips of land 20.00 feet in width, situate in the South Half (S1/2) of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah. The sidelines of which are to be shortened or extended to begin and terminate at the bounds of the grantors land and are 10.00 feet perpendicularly distant to and parallel with the following described centerline:

Strip one (1):

Beginning at a point of intersection with the East line of Tyson Parkway, per Tyson Subdivision Plat recorded as Entry No.: 95910:2019, Map NO.: 16725, of official Utah County Records and the centerline of a 24" sewer line, said point being North 89°23'00" West, along the South line of the Southwest Quarter, a distance of 650.74 feet and North 0°24'02" East, along the East line of Tyson Parkway, and the southerly projection thereof, a distance of 1963.65 feet, from the Utah County brass cap monument marking the South Quarter Corner of said Section 16, said South Quarter Corner being South 89°23'00" East, a distance of 2568.92 feet from the Utah County brass cap monument marking the Southwest Corner of said Section 16; and running thence South 89°25'09" East, more or less, along the centerline of said 24" sewer line, a distance of 34.64 feet, to the east line of the grantors land and a point of termination for this description, said terminus point being North 16°59'56" West, a distance of 2060.27 feet, from aforesaid South Quarter Corner.

Contains: 693 Sq. Ft., or 0.015 of an Acre

Strip Two (2)

Beginning at a point of intersection with the North Line of proposed Pole Canyon Boulevard and the centerline of a 24" sewer line, said point being South 89°40'33" East, along the South line of the Southeast Quarter, and the centerline of said proposed Pole Canyon Boulevard, a distance of 2626.26 feet and North 0°19'27" East, perpendicular to said section line, a distance of 76.00 feet, from the Utah County brass cap monument marking the South Quarter Corner of said Section 16, said Quarter Corner being North 89°40'33" West, a distance of 2766.19 feet from the Utah County brass cap monument marking the Southeast Corner of said Section 16; and running thence North 0°22'23" East, more or less, along the centerline of said 24" sewer line, a distance of 1876.30 feet, to an angle point in said sewer line; thence North 89°25'09" West, continuing along the centerline of said 24" sewer line, a distance of 1907.39 feet, to a point of termination for this description, said terminus point being North 20°29'59" East, a distance of 2089.02 feet, from aforesaid South Quarter Corner.

Contains: 75,676 Sq. Ft., or 1.737 Acres

Exhibit 'B'
(Temporary Easement)

A parcel of land situate within the Southeast Quarter of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point of intersections with the North line of proposed Pole Canyon Boulevard and the East line of the Southeast Quarter of said Section 16, said point being North 0°22'24" East, along said East line of the Southeast Quarter, a distance of 76.00 feet, from the Utah County brass cap monument marking the Southeast Corner of said Section 16, said Southeast Corner of Section 16 being South 89°40'33" East, a distance of 2766.19 feet, from the Utah County brass cap monument marking the South Quarter Corner of said Section 16; and running thence North 0°22'24" East, continuing along the east line of the Southeast Quarter, a distance of 127.66 feet; thence North 89°40'33" West, parallel with the South line of said Section 16, a distance of 105.83 feet; thence South 0°22'24" West, parallel with the aforesaid East line of the Southeast Quarter, a distance of 127.66 feet, to the north line of aforesaid proposed Pole Canyon Boulevard; thence South 89°40'33" East, parallel with and 76.00 feet perpendicularly distant northerly of the South line of the Southeast Quarter, a distance of 105.83 feet, to the point of beginning.

Contains: 13,511 Sq. Ft., or 0.310 of an Acre

EXHIBIT 2
TO PARTIAL RELEASE OF EASEMENT
(Legal Description of New 20' Temporary Easement)

Two (2) strips of land 20.00 feet in width, situate in the South Half (S1/2) of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah. The sidelines of which are to be shortened or extended to begin and terminate at the bounds of the grantors land and are 10.00 feet perpendicularly distant to and parallel with the following described centerline:

Strip One:

Beginning at a point of intersection with the East line of Tyson Parkway, per Tyson Subdivision Plat recorded as Entry No.: 95910:2019, Map NO.: 16725, of official Utah County Records and the centerline of a 24" sewer line, said point being North 89°23'00" West, along the South line of the Southwest Quarter, a distance of 650.74 feet and North 0°24'02" East, along the East line of Tyson Parkway, and the southerly projection thereof, a distance of 1963.65 feet, from the Utah County brass cap monument marking the South Quarter Corner of said Section 16, said South Quarter Corner being South 89°23'00" East, a distance of 2568.92 feet from the Utah County brass cap monument marking the Southwest Corner of said Section 16; and running thence South 89°25'09" East, more or less, along the centerline of said 24" sewer line, a distance of 34.64 feet, to the east line of the grantors land and a point of termination for this description, said terminus point being North 16°59'56" West, a distance of 2060.27 feet, from aforesaid South Quarter Corner.

Contains: 693 Sq. Ft., or 0.015 of an Acre

Strip Two:

Beginning at a point of intersection with the North Line of proposed Pole Canyon Boulevard and the centerline of a 24" sewer line, said point being South 89°40'33" East, along the South line of the Southeast Quarter, and the centerline of said proposed Pole Canyon Boulevard, a distance of 2626.26 feet and North 0°19'27" East, perpendicular to said section line, a distance of 76.00 feet, from the Utah County brass cap monument marking the South Quarter Corner of said Section 16, said Quarter Corner being North 89°40'33" West, a distance of 2766.19 feet from the Utah County brass cap monument marking the Southeast Corner of said Section 16; and running thence North 0°22'23" East, more or less, along the centerline of said 24" sewer line, a distance of 1876.30 feet, to an angle point in said sewer line; thence North 89°25'09" West, continuing along the centerline of said 24" sewer line, a distance of 1907.39 feet, to a point of termination for this description, said terminus point being North 20°29'59" East, a distance of 2089.02 feet, from aforesaid South Quarter Corner.

Contains: 75,676 Sq. Ft., or 1.737 Acres

Affecting Parcel Nos.: 59:048:0106, 59:048:0055, 59:048:0029, 59:048:0032, 59:048:0035, 59:048:0038, 59: 048:0039, & 59:048:0106



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	Big Eagle 7 General Plan Amendment
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	N/A
APPLICANT:	Mitchell Nelson, Tract

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Regional Commercial Zone: Agriculture	48.67 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7.

BACKGROUND:

Tract is seeking to rezone this parcel in preparation for adding it to the adjacent project.

ITEMS FOR CONSIDERATION:

There are no code specific approval criteria for General Plan amendments.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

1. Ordinance
2. Exhibit A

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR
CERTAIN LANDS KNOWN AS BIG EAGLE 7**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the General Plan Future Land Use Map for certain lands known as Big Eagle 7 (Utah County Parcel No. 59:047:0003), as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve an amendment to the General Plan Future Land Use Map for certain lands known as Big Eagle 7 (Utah County Parcel No. 59:047:0003), as set forth more specifically in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby amended to the Future Land Use Designations as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of April, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 1st day of April, 2025.

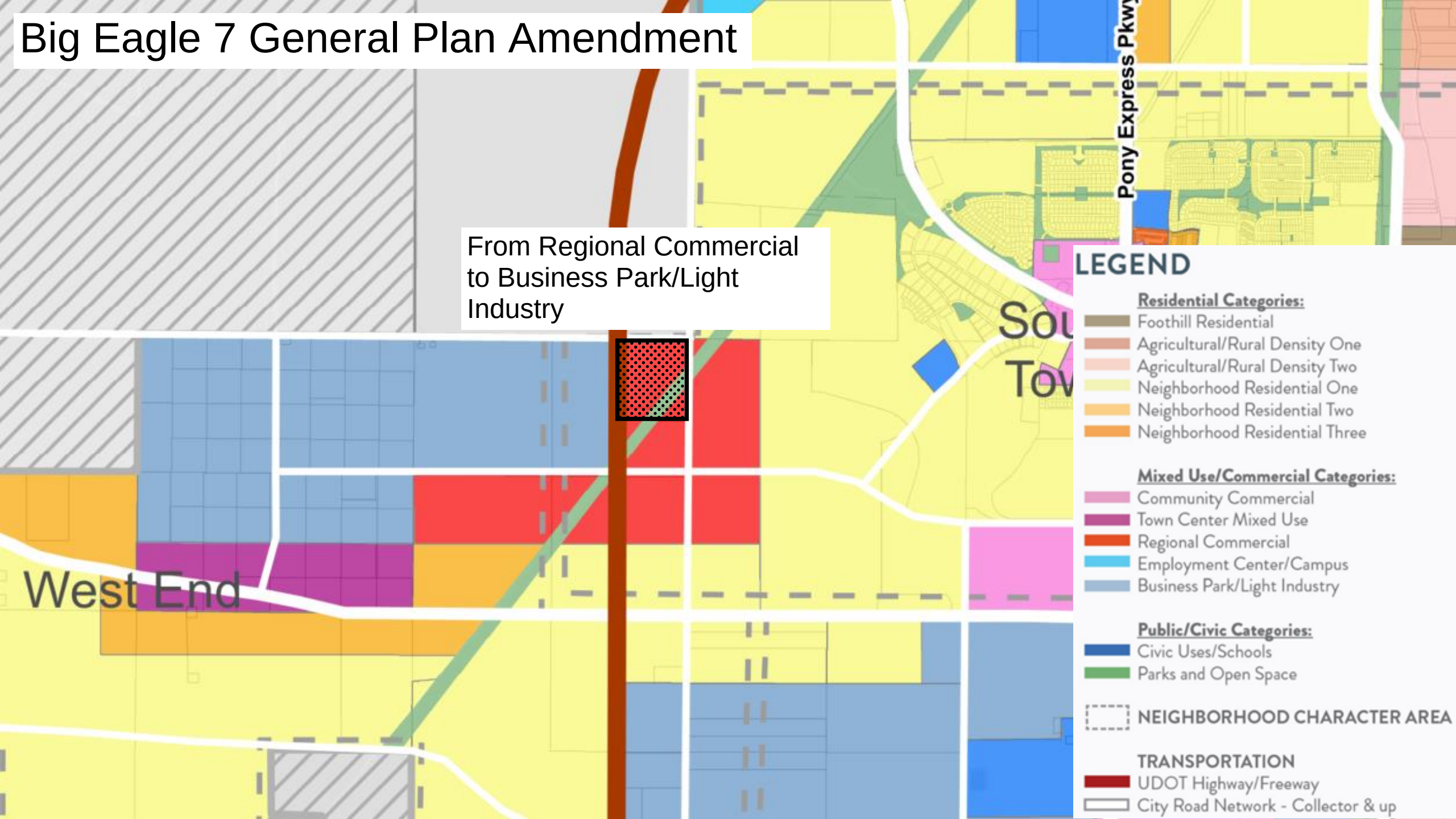
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett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

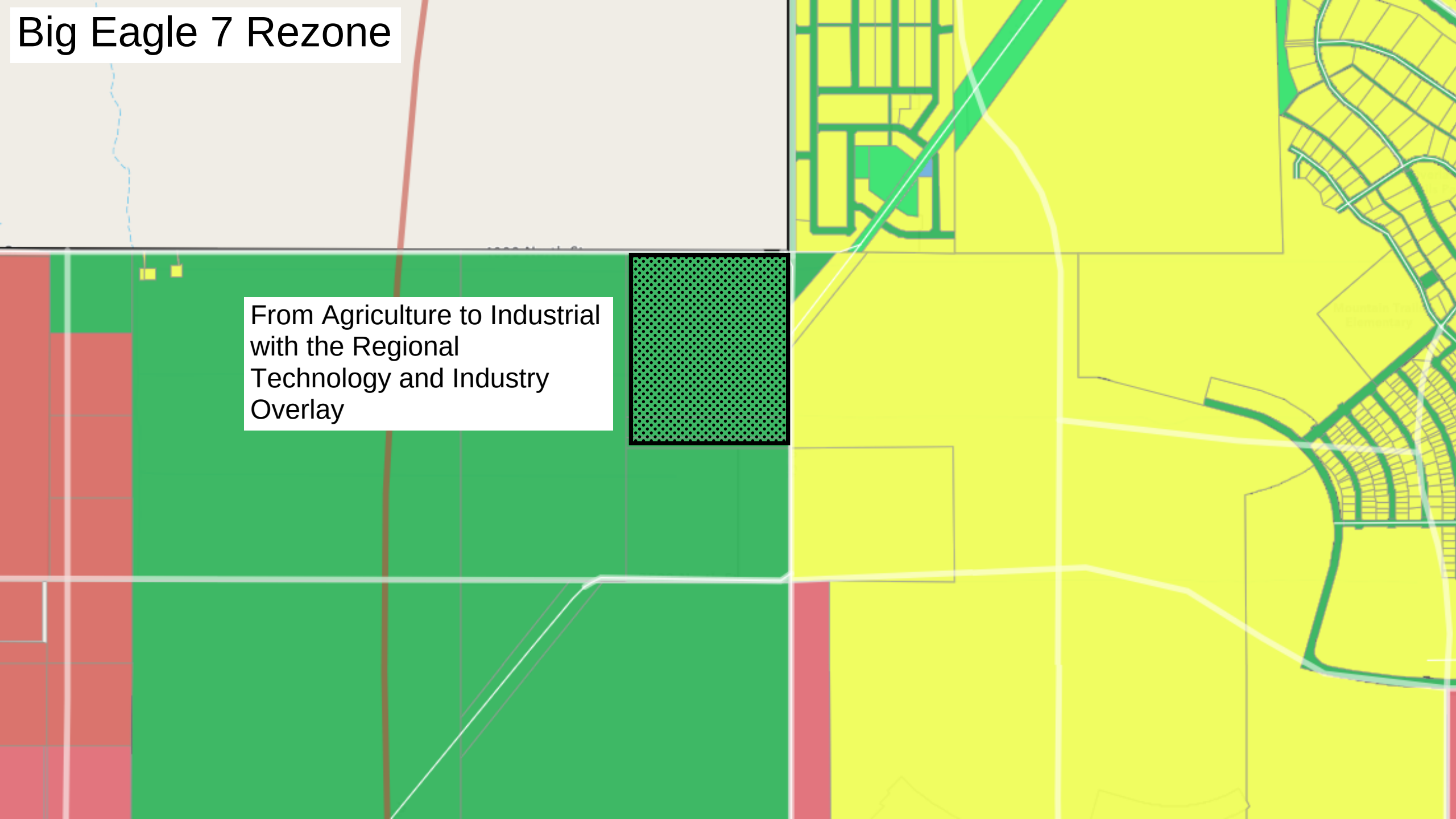
Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

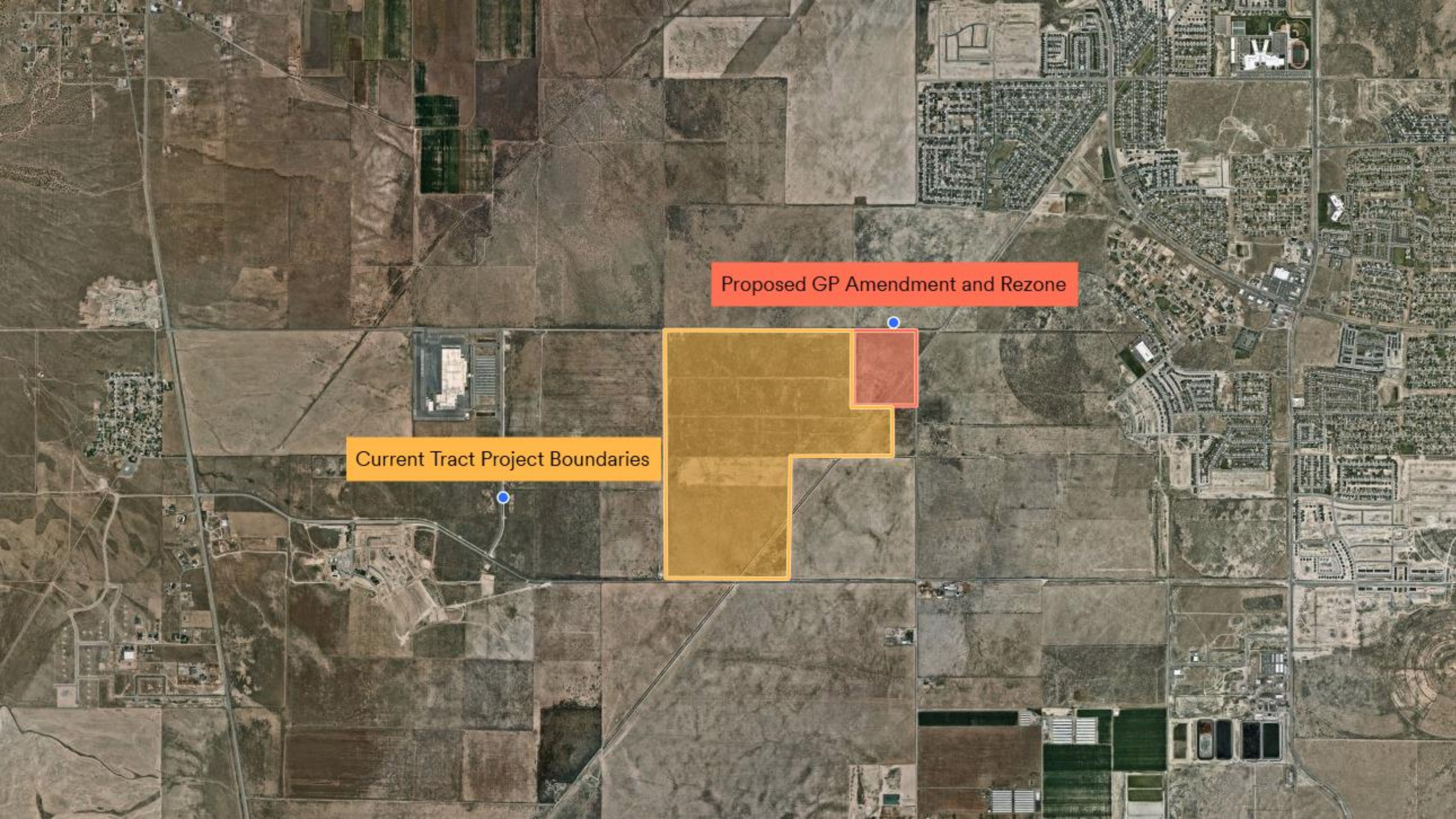
Big Eagle 7 General Plan Amendment





Big Eagle 7 Rezone

From Agriculture to Industrial
with the Regional
Technology and Industry
Overlay



Current Tract Project Boundaries

Proposed GP Amendment and Rezone



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7.
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Mitchell Nelson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Regional Commercial Zone: Agriculture	48.67 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7.

BACKGROUND:

Tract is seeking to rezone this parcel in preparation for adding it to the adjacent project.

ITEMS FOR CONSIDERATION:

The criteria for approval for a Rezone are listed in **EMMC 17.90.060**.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan: The Industrial zone is not compatible with the Regional Commercial category, which is why the Applicant is also proposing to amend the General Plan Future Land Use Map to Business Park/Light Industry.

B. Compatibility Determination: The Industrial Zone and RTI Overlay Zone would match the adjacent property already included in the Tract development to the west and south.

C. City Services: Public services are available to the property and will not overburden capacity.

D. Traffic Generation: The surrounding roads and those that would be along this property are already sized appropriately.

E. Property Values: It is not expected that the rezone will negatively impact surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council.

ATTACHMENTS:

1. Ordinance
2. Exhibit A

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REZONING
CERTAIN LANDS KNOWN AS BIG EAGLE 7**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as Big Eagle 7, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve a rezone of certain lands known as Big Eagle 7, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of April, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 1st day of April, 2025.

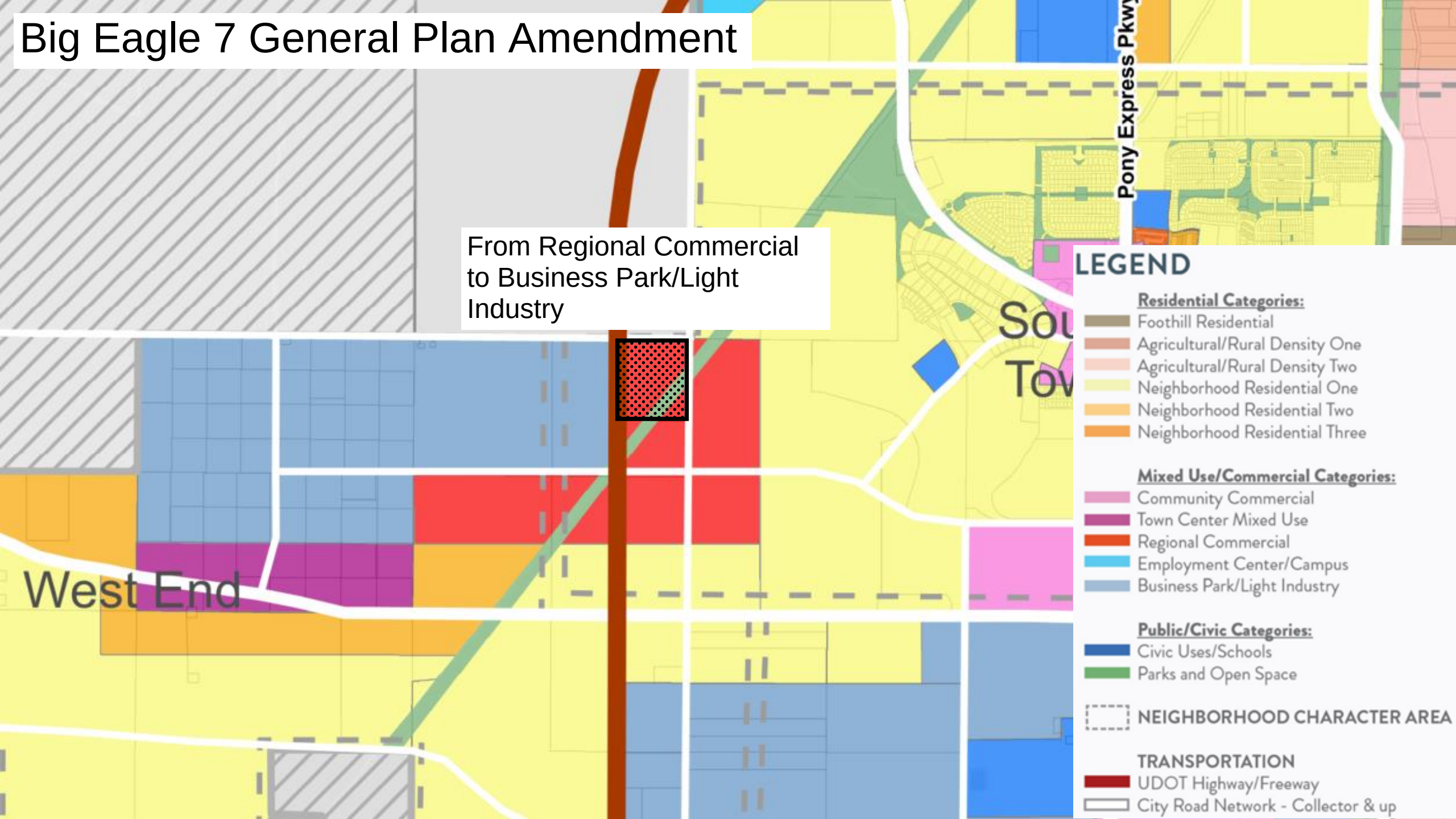
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
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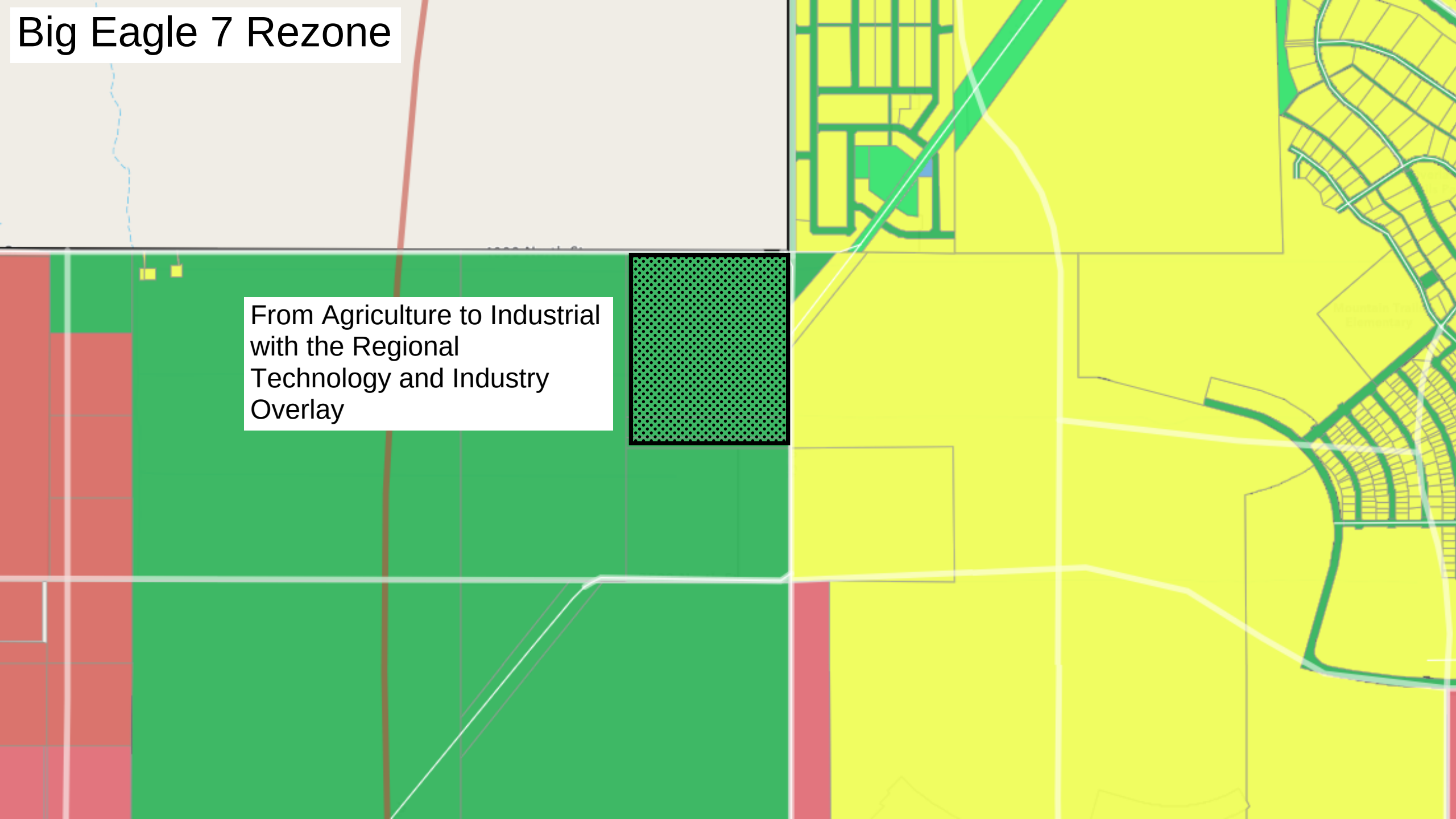
Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

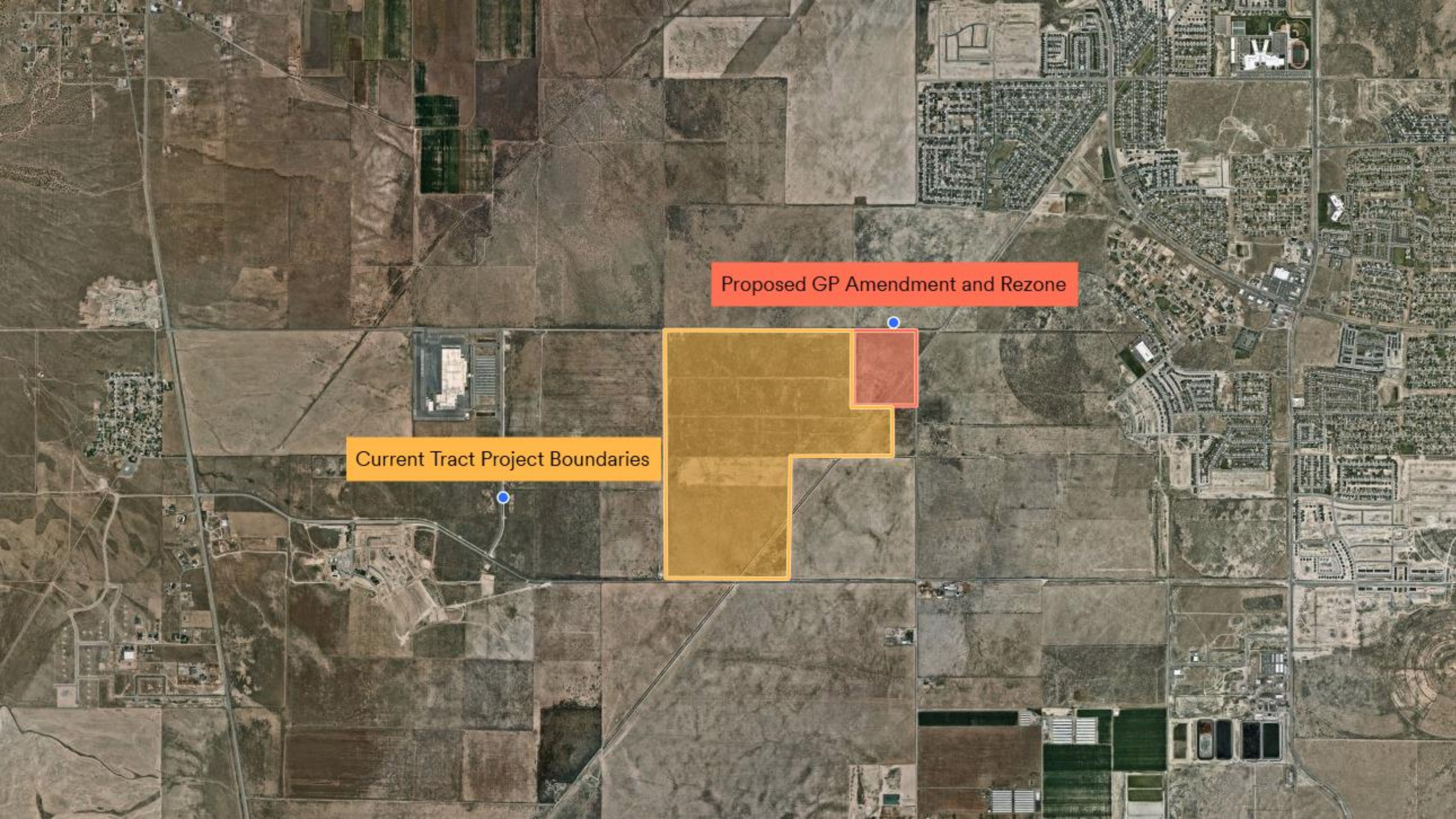
Big Eagle 7 General Plan Amendment





Big Eagle 7 Rezone

From Agriculture to Industrial
with the Regional
Technology and Industry
Overlay



Current Tract Project Boundaries

Proposed GP Amendment and Rezone



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

BACKGROUND:

The attached draft continues Staff's effort to convert land uses, per code, requiring Conditional Use Permits to necessitate instead of Special Use Permits to be able to operate on property. In conjunction with that effort, the draft also features the introduction of land-use tables in some Title 17 chapters to replace their land-use lists-while alphabetizing and grouping by use type table entries as already done and approved in other code chapters not a part of the attached amendments. This will, expectedly, be the last amendment of this type to be created for now.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, acting unanimously, voted to recommend that the City Council approved the amendments as presented.

ATTACHMENTS:

1. Ordinance
2. REDLINES

ORDINANCE NO. O- -2025

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE TITLE 17, CHAPTERS
25.030 LAND USE TABLE, 31.030 AND 040 ALLOWED AND SPECIAL USES, 48.030
ALLOWED USES, 52.060 CONDITIONAL USES, 53.040 LAND USES**

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, as described in Exhibit A.
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 1st day of April, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 1st day of April, 2025.

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

Gina L. Olsen, CMC
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 17.25 RESIDENTIAL ZONES

Sections:

- 17.25.010 What this chapter does.
- 17.25.020 Future land uses and residential zones.
- 17.25.030 Land use table.
- 17.25.040 Residential development standards.
- 17.25.050 Generally applicable provisions.
- 17.25.060 Projection into setbacks.

17.25.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the city's general plan, the city is divided into various zones, including a number of residential zones. This chapter establishes the land use regulations for the residential zones in Eagle Mountain City, including permitted and conditional uses, minimum land use standards and other development provisions. In so doing, it also [Ord. [O-24-2019](#) § 2 (Exh. A)].

17.25.030 Land use table.

~~This~~ The land use table ~~below contains the~~ identifies various land uses that are permitted ~~or , conditional, special, and prohibited~~ uses in the ~~residential zones~~ Residential Zone. Uses that are not listed in ~~this the~~ table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

~~C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter 17.95 EMMC)~~

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

~~Land Use Table~~
~~Residential Land Uses~~

Table 17.25.030 – Use Table

[illegible]

Land Use Table
Residential Land Uses

Table 17.25.030 – Use Table

Land Use	RA 1	RA 2	RD 1	RD 2	F R	R 1	R 2	R3	RC	MF1	MF2
Detached Accessory Dwelling Unit in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot	-	-
Accessory Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P	-	-
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery/Garden Center	S	S	S	-	-	-	-	-	-	-	-
Chickens	P	P	P	P	P	P	P	P	-	-	-
Livestock/Farm Animals (See EMMC 6.10.080)	P	P	P	P	-	-	-	-	-	-	-
Riding Arena (Commercial)	G	G	-	-	-	-	-	-	-	-	-
Stables (Commercial)	G	G	-	-	-	-	-	-	-	-	-
Equestrian Center	G	G	-	-	-	-	-	-	-	-	-
Animal Care Service	S	S	S	-	-	-	-	-	-	-	-

Land Use Table
Residential Land Uses

Table 17.25.030 – Use Table

Land Use	RA 1	RA 2	RD 1	RD 2	F R	R 1	R 2	R3	RC	MF1	MF2
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P

Residential and Related Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
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Accessory Uses:

<u>Accessory Dwelling Unit, Attached -- within the Primary Residence in Compliance with Ch. 17.70 EMMC</u>	P	P	P	P	P	P	P	P	P		
<u>Accessory Dwelling Unit, Detached -- in Compliance with Ch. 17.70 EMMC</u>	P	P	P	P	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot		
<u>Home Businesses in Compliance with Ch. 17.65 EMMC</u>	P	P	P	P	P	P	P	P	P	P	P

Living Space Type Uses:

<u>Assisted Living Facility</u>	S	S	S							S	S
<u>Dwelling (Single-Family)</u>	P	P	P	P	P	P	P	P	P		
<u>Dwelling (Multifamily)</u>										P ≤ 6 unit s/bu	P ≤ 12 units/ buildin g

~~Land Use Table~~
~~Residential Land Uses~~

Table 17.25.030 – Use Table

[illegible]

Non-Living Space Type Uses:

[illegible]

Chapter 17.31

PUBLIC FACILITIES ZONE

Sections:

- 17.31.010 What this chapter does.
- 17.31.020 Purpose and objective.
- 17.31.030 ~~Allowed uses. Land use table~~
- 17.31.040 ~~Special uses. Reserved.~~
- 17.31.050 Development standards.

~~17.31.030 Allowed uses.~~

~~The following uses shall be allowed within the public facilities zone as permitted uses subject to this chapter:~~

~~A. Cultural uses (theaters, museums, galleries, libraries, performing arts center, etc.).~~

~~B. Public/civic building or facilities (city, county, state, or federally owned).~~

~~C. Public safety facility (police, fire, ambulance).~~

~~D. Public transportation facilities, including storage and stations. [Ord. O-50-2023 § 2 (Exh. A); Ord. O-04-2023 § 2 (Exh. A); Ord. O-31-2020 § 2 (Exh. A)].~~

~~17.31.040 Special uses.~~

~~The following uses shall be allowed within the public facilities zone as special uses subject to Chapter 17.75 EMMC and this chapter:~~

~~A. Communication facilities and towers.~~

~~B. Parking garage.~~

~~C. Reception/conference/meeting center.~~

~~D. Schools (public, private, and charter).~~

~~E. Utilities, public and private.~~

~~F. Religious or cultural meeting halls. [Ord. O-50-2023 § 2 (Exh. A); Ord. O-04-2023 § 2 (Exh. A); Ord. O-31-2020 § 2 (Exh. A)].~~

17.31.030 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the Public Facilities Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.31.030 – Use Table

<u>Land Use</u>	<u>PF</u>
<u>Communication facilities and towers</u>	<u>P</u>
<u>Cultural uses (theaters, museums, galleries, libraries, performing arts center, etc.</u>	<u>P</u>
<u>Parking Garage</u>	<u>S</u>
<u>Public/civic building or facilities (city, county, state, or federally owned</u>	<u>P</u>
<u>Public safety building (police, fire, ambulance)</u>	<u>P</u>
<u>Public transportation facilities, including storage and stations</u>	<u>P</u>
<u>Reception/conference/meeting center</u>	<u>S</u>
<u>Religious or cultural meeting halls</u>	<u>S</u>
<u>Schools (public, private and charter)</u>	<u>S</u>
<u>Utilities, public and private</u>	<u>S</u>

Chapter 17.48

REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE

Sections:

- 17.48.010 Purpose.
- 17.48.020 Special approval process.
- 17.48.030 ~~Allowed uses. Land use table.~~
- 17.48.040 Prohibited uses.
- 17.48.050 Temporary uses.
- 17.48.060 Setbacks.
- 17.48.070 Building height.
- 17.48.080 Development standards.
- 17.48.090 Landscaping and screening.
- 17.48.100 Building facade architectural standards.
- 17.48.110 *Repealed.*

~~17.48.030 Allowed uses.~~

~~Except as provided in EMMC 17.48.040, the following land uses shall be permitted uses in the RTI overlay zone:~~

~~A. Aerospace manufacturing, sales, assembly, and associated services (with no negative impacts to air quality);~~

~~B. Automotive manufacturing, sales, assembly, and associated services (with no negative impacts to air quality);~~

~~C. National or regional corporate campuses or offices;~~

~~D. Electronic data management businesses;~~

~~E. Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals);~~

~~F. Laboratory and testing services (the use of animal testing and experimentation is prohibited);~~

~~G. Clean advanced materials manufacturing or advanced manufacturing businesses (with no negative impacts on air quality);~~

~~H. Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing. [Ord. O-16-2022 § 2 (Exh. A); Ord. O-25-2019 § 2 (Exh. A); Ord. O-17-2018 § 2 (Exh. A); Ord. O-10-2017 § 2 (Exh. A). Formerly 17.48.040].~~

17.48.030 Land use table.

The land use table below identifies various land uses that are permitted or special uses in the Regional Technology and Industry Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.48.030 – Use Table

<u>Land Use</u>	<u>RTI</u>
<u>Aerospace manufacturing, sales, assembly, and associated services (with no negative impacts to air quality)</u>	<u>P</u>
<u>Automotive manufacturing, sales, assembly, and associated services (with no negative impacts to air quality)</u>	<u>P</u>
<u>Clean advanced materials manufacturing or advanced manufacturing businesses (with no negative impacts on air quality)</u>	<u>S</u>
<u>Electronic data management businesses</u>	<u>P</u>

Table 17.48.030 – Use Table

<u>Land Use</u>	<u>RTI</u>
<u>Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals)</u>	<u>P</u>
<u>Laboratory and testing services (the use of animal testing and experimentation is prohibited)</u>	<u>P</u>
<u>National or regional corporate campuses or offices</u>	<u>P</u>
<u>Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing</u>	<u>P</u>

Chapter 17.52

EQUINE OVERLAY ZONE

Sections:

- 17.52.010 What this chapter does.
- 17.52.020 Purpose and objective.
- 17.52.030 Land use regulations.
- 17.52.040 Development standards.
- 17.52.050 Setbacks.
- 17.52.060 ~~Conditional uses.~~ Land use table
- 17.52.070 Sanitation and maintenance.
- 17.52.080 Approval process.
- 17.52.090 Definitions.

17.52.060 ~~Conditional uses.~~ Land use table.

~~The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:~~

~~A. Community, private, and public stables as defined in this chapter.~~

~~B. Arenas and riding arenas as defined by this chapter.~~

~~C. Veterinary offices/hospitals. [Ord. O-06-2008 § 2 (Exh. A § 23.6)].~~

The land use table below identifies various land uses that are permitted or special uses in the Public Facilities Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.52.060 – Use Table

<u>Land Use</u>	<u>EO</u>
<u>Arenas and riding arenas as defined in Chapter 52</u>	<u>S</u>
<u>Community, private, and public stables as defined in chapter 52</u>	<u>S</u>
<u>Veterinary offices/hospitals</u>	<u>S</u>

Chapter 17.53

SWEETWATER INDUSTRIAL OVERLAY ZONE

Sections:

- 17.53.010 What this chapter does.
- 17.53.030 Purpose.
- 17.53.040 Land uses.
- 17.53.050 Setbacks.
- 17.53.060 Development standards.

17.53.040 Land uses.

~~The following land uses shall be permitted (P), permitted on a conditional basis (C), or prohibited uses (N) in the Sweetwater industrial overlay zone (and such conditional and prohibited uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area):~~

The land use table below identifies various land uses that are permitted or special uses in the Sweetwater Industrial Overlay Zone. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Table 17.53 – Use Table

<u>Land</u> Use	Status <u>SWIO</u>
Automobile Gas/Service Stations	P
Automobile Sales and/or Service	C <u>S</u>
Commercial Animal Farms	N
Communications Facilities and Towers (Limited to 5 Stories)	P
Construction Related Business: Lumber, Hardware, Etc.	P
Contract Construction Service Establishments	P
Convenience Store	C <u>S</u>
Distribution Facilities	P
Electronic Data Management Businesses	C <u>S</u>
Fitness and Recreation	P
Industrial Parks and Warehouses	P
Laundry and Dry Cleaning Establishments	C <u>S</u>
Light Manufacturing and Assembly	P
Manufactured Homes Developments	C <u>S</u>
Motels and Hotels	C <u>S</u>
Office Buildings Including: Medical, Dental or Professional Offices, Corporate Offices or Corporate Campuses	P
Other Businesses Retailing Goods and Services or Rendering Personal Services for a Fee, Except as Otherwise Regulated by the City's Ordinances	C <u>S</u>
Other Manufacturing Businesses	C <u>S</u>
Portable Storage Containers	P

Table 17.53 – Use Table

<u>Land</u> Use	<u>Status</u> <u>SWIO</u>
Printing and Publishing Establishments	P
Public and Private Utility Structures or Facilities	P
Public Buildings	P
Public Parks, Plazas, or Squares	P
Recycling Facilities	N
Research and Development Uses Including: Medical or Electronic Assembly and Associated Light Manufacturing	P
Restaurants and Banks (with Drive- Through Service Facilities)	C <u>S</u>
Self-Storage or Mini-Storage Units	P
Sexually Oriented Businesses	N
Wholesale Trade, Distribution, and Other Operations Characterized by the Need for Large Truck and Shipping Establishments	C <u>S</u>
Permitted (P), Conditional (C), and Prohibited Uses (N)	



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Evan Berrett, Economic
Development Director

PRESENTED BY

Evan Berrett

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City.

BACKGROUND:

The Utah Inland Port Authority (UIPA) is an Economic Development agency of the State whose role is to bolster economic development activity throughout the state, in more rural areas in particular, through a unique toolset that is attractive industrial development. Contrary to its name, the UIPA does not focus only on distribution or handling of goods. Rather, communities direct UIPA to use its resources to attract types of industrial development they would prefer which then reduces the number of trucks coming into the State from out of state. UIPA also works with communities to help the State become an overall net exporter rather than a net importer of many categories of goods.

The reason for the amended resolution is because the resolution text used at the February 18th meeting was borrowed from another community, and staff felt confident that it was adequate for what was required to initiate the creation of a project area plan and budget with the Utah Inland Port Authority (UIPA). However, following the meeting, UIPA staff informed Eagle Mountain that the language was in need of some adjustments to proceed. This resolution amends the text from inviting consideration toward creation of a project area to inviting the UIPA to create the project area. This follows similar language to the establishment of a RDA project survey area.

ITEMS FOR CONSIDERATION:

- Eagle Mountain City needs significant support toward attracting industrial development. Industrial attraction needs to be accelerated greatly, beyond what we can do on our own. Although we have done well to attract plenty of attention from data centers, landing the first data center (Meta) involved a lot of work but also a little bit of luck (another community failing

to make a deal). UIPA would be very valuable in helping us to land the first company in other industries such as Aerospace & Defense, Life Sciences, Advanced Manufacturing, etc. where Eagle Mountain currently has limited to no history. This can be perceived as a great risk to a business.

- For industrial attraction, Eagle Mountain City certainly has several advantages, but we also have several disadvantages (transportation, rail access, water, few and small existing flex spaces, high cost of land in some places, etc.), so UIPA project areas would greatly help overcome some of these challenges, add legitimacy to our industrial sites, help us more proactively and quickly get in front of businesses looking for sites, and reduce perception of risk locating in our area.
- This resolution does not change the process, and should the project area plan and budget development process show undesirable outcomes, the City may terminate the process.
- Staff have not yet begun any work with the UIPA. City Council would have significant opportunity to guide the UIPA on the types of industrial development to attract and what tools we wish to use and how those tools are to be applied.
- Creation of a Project Area does not commit the City to anything. We can ultimately choose not to use the project area if so desired, or use it on a case-by-case basis.
- During the Project Area Plan & Budget development process, City and UIPA Staff will prepare specific examples of how the port areas will be used and what advantages we gain from partnering with the UIPA.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN EAGLE MOUNTAIN CITY

PREAMBLE

WHEREAS, Eagle Mountain City (the “City”) is a political subdivision of the State of Utah, and the Council of Eagle Mountain City (the “Council”) is a public entity with authority to make resolutions with respect to the City; and

WHEREAS, The City desires the Utah Inland Port Authority (the “Port Authority”) Board to create a Project Area (“Project Area”) to help fund the development of a Project Area in our City; and

WHEREAS, a Project Area fits the City’s economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City and it will provide enhanced logistics to local and regional companies. Additionally, this project fits the City’s general plan and the zoning for this area; and

WHEREAS, the general public will benefit from the creation of the Project Area through the creation of new primary employment opportunities; through expanded logistics service opportunities; through improved movement of materials in and out of Utah; and by maximizing our transportation resources regionally.

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah:

1. That the Council hereby consents to include one or more sites in a proposed Utah Inland Port Authority Project Area; and
2. Invites the Port Authority to create a project area in Eagle Mountain City and designate and approve a site or sites within this newly formed project area to aid in its development, all in accordance with Utah Code Annotated § 11-58-501 et. Seq.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of April, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah
on the 1st day of April, 2025.

Those voting yes:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those voting no:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Those abstaining:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Jared Gray
- ☐ Rich Wood
- ☐ Brett Wright

Gina L. Olsen, CMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	Discussion and Possible Action Regarding the Technology Selection and Construction Methodology for the Proposed Sewer Treatment Facility.
ITEM TYPE:	Motion
FISCAL IMPACT:	High Level Cost Estimate: \$80M
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Ben Reeves, City Manager

PRESENTED BY

Ben Reeves

RECOMMENDATION:

Staff recommends that the City Council make a motion to approve/select Option 3: Membrane Bioreactor (MBR) Technology as the preferred sewer processing technology solution for the Proposed Sewer Treatment Facility, following a Construction Manager/General Contractor (CM/GC) construction methodology and authorize the staff and AE2S/JWO to proceed with an RFQ Advertisement and selection of a CM/GC.

BACKGROUND:

Expansion of the processing capacity of the Eagle Mountain Sewer Treatment Plant is critically needed. Considering Eagle Mountain City's historic growth rate and available land for future expansion and considering a desire to evaluate infrastructure enhancements at a regional level, the Eagle Mountain City Council enlisted the services of AE2S and JWO to assist City Staff in evaluating various sewer treatment technologies and construction methodologies to determine the option that best meets the needs of our rapidly growing community.

The team reviewed three different technology options, which included 1.) Oxidation Ditch with Disc Filters, 2.) Aerobic Granular Sludge with Disc Filters, and 3.) Membrane Bioreactor (MBR). Our technical professionals spent an extensive amount of time evaluating our community's needs against the benefits of each option. Each factor was scored by our frontline city staff members and our professional experts. Weight and scores were given to each selection criterion which resulted in a recommendation to proceed with the implementation of the MBR Technology solution.

The team's primary basis for their recommendation include:

- Flexibility and Scalability (Easiest technology to expand and scale)
- Compact Footprint (Less land required for the treatment facility)
- Exceptionally High-Quality Effluent /Type 1 Reuse Water – (Creates an ever-expanding

renewable water resource)

While this technology has a higher cost of operations due to its higher energy use, the overall benefits of MBR Technology make this the preferred solution to meet Eagle Mountain City's immediate and future expansion needs.

The second consideration was whether to construct the plant utilizing a traditional Design, Bid, Build, or a Construction Manager/General Contractor (CM/GC) construction methodology. After careful consideration of the benefits afforded to the project by bringing on a Construction Manager very early in the design phase of the project, the team is recommending the use of the CM/GC Construction Methodology to provide the greatest overall value with the highest possible quality.

ITEMS FOR CONSIDERATION:

The City Council should carefully consider the benefits and drawbacks of each sewer processing technology (e.g., Oxidation Ditch with Disc Filters, Aerobic Granular Sludge with Disc Filters, and Membrane Bioreactor) as they relate to the current and future needs of Eagle Mountain City and its surrounding region. The City Council should also consider the benefits and drawbacks of utilizing a Design, Bid, Build or Construction Manager/General Contractor construction methodology.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Technical Memorandum Draft - WWTP Expansion



TECHNICAL MEMORANDUM

To: Eagle Mountain, Utah

From: Advanced Engineering and Environmental Services, LLC
Russell Sprague, Project Manager, PE

Re: **Eagle Mountain WWTP Expansion Alternatives Analysis - DRAFT**

Date: March 18, 2025

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1 EXECUTIVE SUMMARY

Growth in Eagle Mountain City and associated increasing flows and loads in the collection system are approaching the design loading capacity of the Eagle Mountain Wastewater Treatment Facility (EMWWTF). Additionally, the City is evaluating effluent reuse and disposal alternatives that will require a higher quality of effluent from the treatment facility. This technical memorandum (TM) evaluates secondary-tertiary treatment upgrade alternatives to improve treatment performance and increase treatment capacity, with the goal of producing Type I reuse water and high quality reclaimed wastewater for groundwater disposal.

Three secondary-tertiary treatment alternatives were considered:

- Alternative 1: Oxidation Ditch with Disc filters
- Alternative 2: Aerobic Granular Sludge with Disc filters
- Alternative 3: Membrane Bioreactor

These secondary-tertiary treatment alternatives were evaluated for their ability to treat the projected flows and loads of the Eagle Mountain collection system at 4.8 million gallons per day (MGD) average daily flow (ADF) while also meeting the estimated effluent water quality requirements for future effluent disposal alternatives.

Design wastewater flow and load projections utilized in developing the secondary treatment alternatives are detailed in Technical Memorandum No. 1: Eagle Mountain WWTF Flows and Loads Analysis. It is estimated that the existing treatment process can treat 1.7 MGD ADF with optimization and the capacity of the new treatment train will be 3.1 MGD ADF to meet the overall expansion capacity of 4.8 MGD ADF.

1.1 Alternative 1: Oxidation Ditch with Disc filters

Alternative 1 is the addition of oxidation ditches with tertiary treatment to meet effluent disposal quality requirements. A two-step denitrification oxidation ditch is a variation of the traditional oxidation ditch designed for enhanced nutrient removal. Expansion of the existing secondary clarifiers' capacity followed by tertiary filtration with cloth disc filters and disinfection provide the solids removal and disinfection requirements to meet anticipated permit limits for Type I/Type II reuse and groundwater disposal.

Anaerobic, pre-anoxic, first aerobic, post-anoxic, and second aerobic zones all provide areas for biological nutrient removal. Internal mixed liquor recycles (IMLR), recycle activated sludge (RAS) and influent step feed are incorporated to the design to maximize biological activity and efficiency.



Alternative 1 facility upgrades:

- Influent Splitter
- Anaerobic Tank (repurpose the unused Cannibal tank)
- Two (2) New Oxidation Ditches (3.1 MGD total capacity)
- Addition of IMLR pumps to existing oxidation ditch.
- Secondary Clarifiers. Four (4) new 95-ft diameter secondary clarifiers.
- Tertiary Treatment Building
- Mechanical Building
- WAS Storage tanks
- Dewatering Facilities Expansion

1.2 Alternative 2: Aerobic Granular Sludge with Disc filters

Alternative 2 consists of providing aerobic granular sludge (AGS) technology to prioritize a compact treatment footprint with exceptional nutrient removal. AGS is an advanced sequencing batch reactor (SBR) technology that uses dense biomass granules for efficient wastewater treatment.

Alternative 2 facility upgrades:

- Influent Splitter
- Pre-SBR flow equalization (repurpose the unused Cannibal tank)
- AGS SBR system, including reactors, ancillary tanks, blowers, pumps, piping, and valving
- WAS Storage Tanks
- Tertiary Treatment and Final Disinfection
- Mechanical Building for Blowers and Electrical Equipment
- Dewatering Facilities Expansion

1.3 Alternative 3: Membrane Bioreactor

Alternative 3 is membrane bioreactor (MBR) technology that produces high-quality effluent sufficient to meet Type I reuse goals. MBR consists of biological nutrient removal (BNR) bioreactors and a membrane filtration system (MFS) that achieve excellent nitrogen/phosphorus removal and solids separation. MBRs offer significant advantages over conventional treatment methods, including a smaller footprint, and the ability to effectively remove pathogens and suspended solids. MBR is the only proposed technology that would give EMC the ability to meet Type 1 reuse requirements without additional tertiary filtration such as disc filters.



Alternative 3 facility upgrades:

- Influent Splitter
- Pre-BNR flow equalization (repurpose the unused Cannibal tank)
- Fine screens (2mm) and Building
- Biological Nutrient Removal (BNR) Basins
- MFS Tanks and Building
- WAS Storage tanks
- Dewatering Facilities Expansion

1.4 Cost Summary

A summary of probable construction capital costs, estimated annual operations, maintenance, and replacement (OM&R) costs, and total life cycle costs (sum of 20-year OM&R and capital costs) for the technology alternatives are shown in Table 1.

Table 1. Opinion of Probable Cost summary

Description	Alternative 1: Oxidation Ditch	Alternative 2: Aerobic Granular Sludge	Alternative 3: Membrane Bioreactor
Capital Cost	\$81.5M	\$73.3M	\$73.3M
Annual OM&R Cost	\$700K	\$796K	\$1134K
Life Cycle Cost (20-yr OM&R + Capital)	\$95.5M	\$89.2M	\$96.0M

1.5 Kepner-Tregoe Analysis Summary

The Kepner-Tregoe (KT) analysis results indicate that all alternatives evaluated would be operable, feasible, and generally high-performing. Eagle Mountain City staff identified prioritized criteria for the expansion and assigned weighting and scoring to systematically evaluate the three secondary and tertiary treatment processes. Four primary categories: public impact, cost, operations, and implementation were weighted. Each category then had criteria that was scored for level of importance to EMC. The overarching drivers for the alternative scores are listed below:

- Process reliability, simplicity, and history
- Scalability for ultimate buildout to 10 MGD
- Total project cost

X alternative received the highest total weighted KT score and is shown in Table 2.

Table 2. Kepner-Tregoe analysis summary

	Oxidation Ditch	Aerobic Granular Sludge	Membrane Bioreactor
Score	82/100	89/100	96/100



2 PURPOSE

The purpose of this technical memorandum (TM) is to objectively compare secondary treatment technology alternatives and recommend an alternative based on both monetary and non-monetary factors that meet the City's planning goals.

Eagle Mountain City (EMC) is experiencing rapid population and industrial growth, significantly increasing demands on its wastewater treatment infrastructure. EMC manages sewer flows through two main service areas: the North Service Area, where wastewater is pumped to the Timpanogos Special Service District (TSSD) for treatment and disposal; and the South Service Area, served by EMC's own wastewater treatment facility (EMWWTF) that is where future development will predominantly occur.

The WWTF was originally built in 2010 and had a target design capacity of 2.4 MGD average daily flow (ADF) after 2020 upgrades. However, design pollutant loadings are being reached in the influent wastewater at influent flow rates of 1.2 MGD (half of the hydraulic capacity targeted). The headworks facility was replaced in 2022 with a peak hydraulic capacity of 5.4 MGD. EMC has a design average daily flow (ADF) capacity of 4.8 MGD for this project.

The existing process is being evaluated for optimization opportunities detailed in another TM and is assumed to reliably treat an ADF of 1.7 MGD for this Alternatives Analysis TM. Thus, the new treatment train will have an ADF capacity of 3.1 MGD.

This analysis will balance cost, reliability, risk, operability, safety, and other critical non-cost factors to determine the best value project for the EMC rather than selecting a treatment technology based on monetary factors alone. Evaluating potential technologies for capacity expansion is essential for effective management of future flows, regulatory compliance, and alignment with EMC's goal of enhancing water reuse. By assessing options for cost-effectiveness, treatment efficiency, and adaptability to EMC's specific operational needs, this analysis will guide a sustainable approach to wastewater management that meets the city's long-term water reuse objectives.

A detailed flow and load analysis is in Technical Memorandum No. 1: Eagle Mountain WWTF Flows and Loads Analysis that will serve as the basis of design and is being updated as information becomes available. Table 3 shows influent flows and loads while Table 4 and Table 5 show effluent water quality criteria that EMWWTF currently follows. Table 6 summarizes the effluent water quality that is required by Type I Reuse discharges and was used in the analysis of each technology alternative due to long-term EMC facility goals. Each table correlates to a different permit type and disposal method available to EMWWTF such as their current Rapid Infiltration Basin (RIB) permit requirements, Type II Reuse and (in the future) Type I Reuse.



Table 3. Influent design criteria for EMWWTF alternatives analysis

Parameter	Value	Unit
Minimum Daily Flow (MDF)	2.2	MGD
Average Daily Flow (ADF)	3.1	MGD
Maximum Monthly Flow (MMF)	3.5	MGD
Peak Daily Flow (PDF)	5.1	MGD
Peak Hourly Flow (PHF)	6.8	MGD
Total Suspended Solids (TSS)	277 (341)	mg/L average daily (mg/L maximum monthly)
Biological Oxygen Demand (BOD)	250 (312)	mg/L average daily (mg/L maximum monthly)
Ammonia (NH ₃)	34 (40)	mg/L average daily (mg/L maximum monthly)
Total Kjeldahl Nitrogen (TKN)	51 (59)	mg/L average daily (mg/L maximum monthly)
Orthophosphate as Phosphorus (PO ₄ -P)	12 (12)	mg/L average daily (mg/L maximum monthly)

Table 4. Effluent water quality criteria for existing RIB discharges

Parameter	Average Monthly Discharge Limit	Average Weekly Discharge Limit	Daily Minimum	Daily Maximum
Biological Oxygen Demand (BOD ₅) (mg/L)	25	35	--	--
Total Suspended Solids (TSS) (mg/L)	25	35	--	--
E. Coli (CFU/100 mL)	126	--	--	--
pH (S.U.)	--	--	6.5	9.0
Total Dissolved Solids (TDS) (mg/L)	--	--	--	1000
Total Inorganic Nitrogen (TIN) (mg/L-N)	--	--	--	10.0
Total Phosphorus (TP) (mg/L-P)	1.0	--	--	--

**Table 5. Effluent water quality criteria for existing Type II Reuse discharges**

Parameter	Maximum Monthly Limit	Maximum Weekly Limit	Maximum Daily Average Limit	Minimum Limit	Maximum Limit
Biological Oxygen Demand (BOD ₅) (mg/L)	25	--	--	--	--
Total Suspended Solids (TSS) (mg/L)	25	35	--	--	--
E. Coli (CFU/100 mL)	--	126	--	--	500
pH (S.U.)	--	--	--	6.5	9.0

Table 6. Estimated effluent water quality criteria for future Type I Reuse discharges

Parameter	Daily Average Maximum	Monthly Average	Weekly Median of Daily Grab Samples	Minimum	Maximum
Biological Oxygen Demand (BOD ₅) (mg/L)	--	<10	--	--	--
Turbidity (NTU)	2	--	--	--	5
E. Coli (CFU/100 mL)	--	--	ND	--	<9
pH (S.U.)	--	--	--	6	9

Note: Type I Reuse also requires disinfection.

Discussions with Utah Division of Water Quality (DWQ) staff indicate that the RIB discharge for expanded capacity will be updated to a total dissolved solids (TDS) limit of 716.7 mg/L and Nitrate / Total Inorganic Nitrogen limit of 2.5 mg/L. The effluent phosphorus limit is under evaluation and a monitoring well is recommended to better understand the mixing zone capability and background pollutant levels that will be required for the updated permit. An effluent total phosphorus limit of 0.3 mg/L is assumed for the purposes of this analysis.



3 SECONDARY-TERTIARY TREATMENT TECHNOLOGIES

As EMC expands to 4.8 MGD, the primary focus is selecting a secondary-tertiary treatment technology. The following analysis evaluates various options, highlighting their advantages and disadvantages to identify the best value solution based on EMC needs.

The following alternatives, having been screened and deemed reasonable, are further evaluated in this TM:

- Alternative 1: Oxidation Ditch
- Alternative 2: Membrane Bioreactor (MBR)
- Alternative 3: Aerobic Granular Sludge (AGS)

Each of these alternatives provides the following capabilities:

- Ability to meet Type I and Type II reuse requirements as well as rapid infiltration basin (RIB) groundwater discharge permit requirements.
- Expansion flexibility to meet ultimate buildout of 10 MGD flow (average) on existing EMC-owned parcels adjacent to the EMWWTF.
- Biological nutrient removal (BNR) of nitrogen and phosphorus compounds to minimize energy and chemical use.
- Addition of tertiary filtration and final disinfection to meet Type I reuse permit limits.

EMWWTF is anticipating a final buildout capacity of 10 MGD ADF, consisting of Type I reuse effluent and significant site upgrades. For the three alternatives considered, the full buildout is expected to fit on the existing EMC-owned site.

3.1 Alternative 1: Oxidation Ditch with Disc Filters

Alternative 1 includes the expansion of the existing oxidation ditches, secondary clarification, and the addition of tertiary filtration, and final disinfection to meet Type I/Type II Reuse, and RIB discharge requirements.

3.1.1 Technology Background

Figure 1 shows a simplified process overview. A two-step denitrification oxidation ditch with an upstream anaerobic selector is proposed. The screened, degrittied wastewater flows into an anaerobic zone, where conditions select for phosphorus accumulating organisms (PAOs). Flow then proceeds to an anoxic zone, where internal mixed liquor recycle, rich in nitrate, and influent

flows, rich in carbon, combine to promote denitrification (nitrate conversion to nitrogen gas). In the aerobic zones, bacteria oxidize ammonia to nitrate and carbonaceous BOD, and PAOs perform luxury uptake of phosphate. Anoxic and aerobic zones repeat before and after the aerators, respectively.

Oxidation ditches with surface rotor aerators use high mixed liquor suspended solids (MLSS) and varying DO profiles through the water column to achieve simultaneous nitrification-denitrification (SND). Internal mixed liquor recycle streams pump flows from the end of aerobic zones to anoxic zones for denitrification, and from the end of anoxic zones to anaerobic zones in lieu of return activated sludge (which can be high in dissolved oxygen).

Secondary clarification, tertiary filtration, and final disinfection are required as part of this alternative to meet Type I reuse requirements. A description of tertiary filtration using disc filters is given in 3.1.1.1.

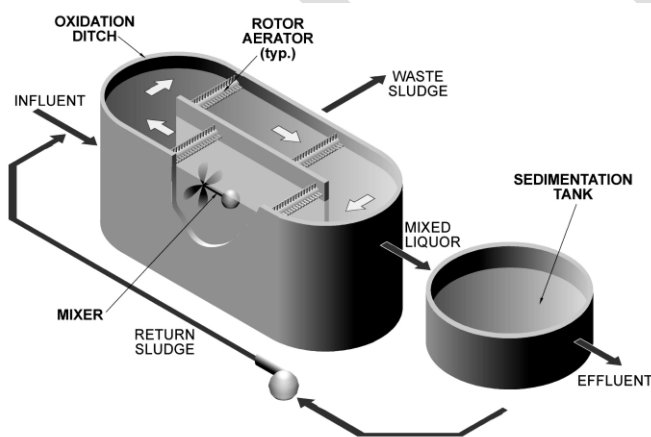


Figure 1. Oxidation ditch schematic (Samstag, 2014)

3.1.1.1 Tertiary Filtration – Disc Filters

Filtration and additional disinfection is required meet Type I Reuse effluent requirements. Therefore, clarification after oxidation ditch upgrades will need to be supplemented with tertiary filters to meet EMWWTF's Type I Reuse facility goals. Sheer cloth media filters are a feasible tertiary treatment option that offer strong performance and reliability, relatively low cost compared to other tertiary filtration options, and ease of maintenance. Raw water passes from the inside of the cloth filters and the permeate flows to the outside. As water passes through the filter media, suspended particles are trapped within the intricate woven network, resulting in a highly treated effluent. The backwashing process involves external pumps that convey pressurized filtered water through nozzles directed at the surface of each disc to remove solids buildup.

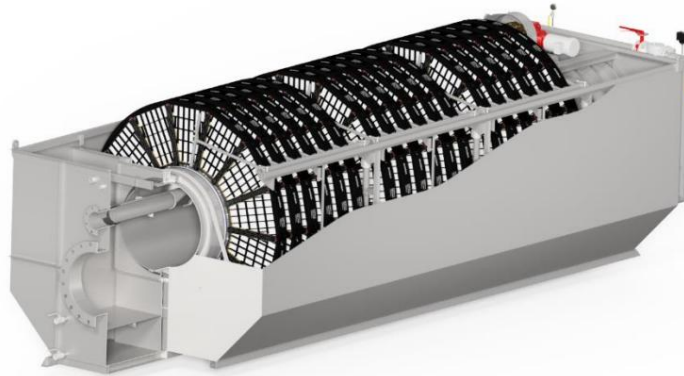


Figure 2. Sheer cloth media filter (Courtesy of Evoqua Water Technologies)

3.1.1.2 Technology Advantages and Disadvantages

Table 7 presents an overview of the advantages and disadvantages of the Oxidation Ditch alternative.

Table 7. Advantages and disadvantages of oxidation ditch expansion

Advantages	Disadvantages
Low Complexity Biological Nutrient Removal (BNR): can provide similar biological nitrogen and phosphorus removal as conventional bioreactors with less mechanical equipment and typically lower energy requirements.	BNR Operational Management: Requires careful control of aeration, feed flows, and recycle flows, leading to more sophisticated management. BNR requires specific design configuration of process aeration zones, influent and RAS feeds, and mixed liquor recycle feeds. Due to mechanical aeration, potential mixing limitations, and lack of physical separation between zones, optimal zone conditions for BNR are difficult to maintain. For example, dissolved oxygen may carry over more easily into anoxic zones, inhibiting denitrification.
Robust: typically more resilient given variations in influent flows and loads due to large basin volumes. Larger basins can absorb peak flows and shock loads more effectively.	Larger Tanks: Land requirements, excavation, and concrete costs are typically higher due to larger process volumes required compared to conventional activated sludge.
Familiarity: The current EMWWTF process uses an oxidation ditch with secondary clarifiers.	Potential for Odor Issues: Improper management can lead to odors, particularly during low-flow conditions.



Advantages	Disadvantages
	Longer Retention Times: Oxidation ditches require longer hydraulic retention times (HRT), affecting hydraulic throughput in some cases, especially in periods of high organic loading.
	Chemical Phosphorus Removal - Polishing: Due to the potential for inadequate biological phosphorus removal to meet groundwater permit requirements, chemical polishing is recommended to ensure compliance, adding cost and complexity.
	Additional Secondary Clarification and Tertiary Filtration: Oxidation ditch systems followed by secondary clarification do not meet the filtration requirements for Type I reuse water, requiring the need for separate tertiary filtration. For the flow capacity required, expansion of secondary clarifiers would also be required.
	Future Expansion: future expansion capability may be limited due to the large footprint required for oxidation ditches, secondary clarifiers, and tertiary filtration and disinfection.

3.1.2 Block Flow Diagram

The block flow diagrams showing the general process flow of the additional oxidation ditch system integrated into EMWWTF as well as a detailed process-specific oxidation ditch system are shown in Figure 3 and Figure 4, respectively.

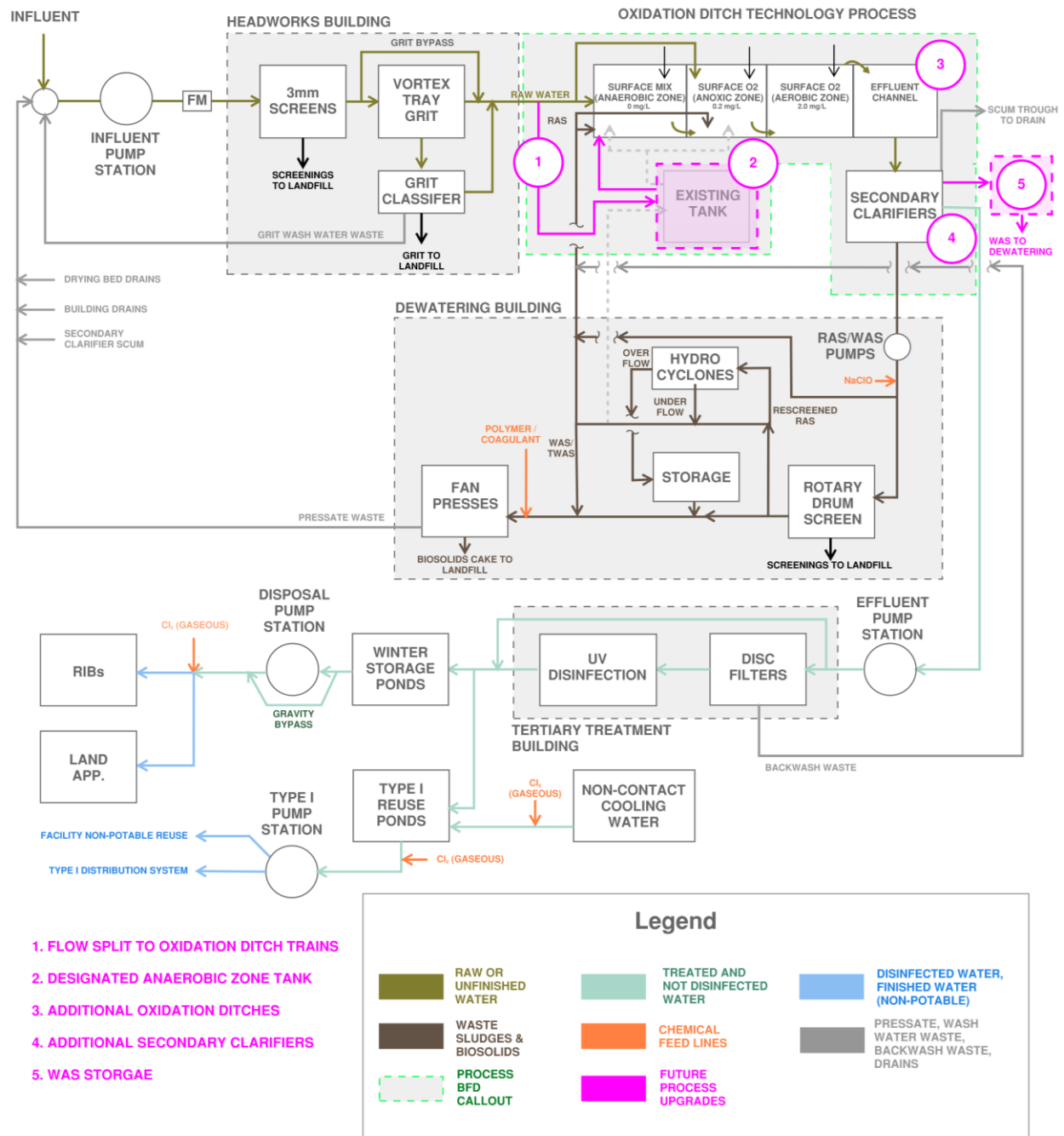


Figure 3. Oxidation ditch block flow diagram

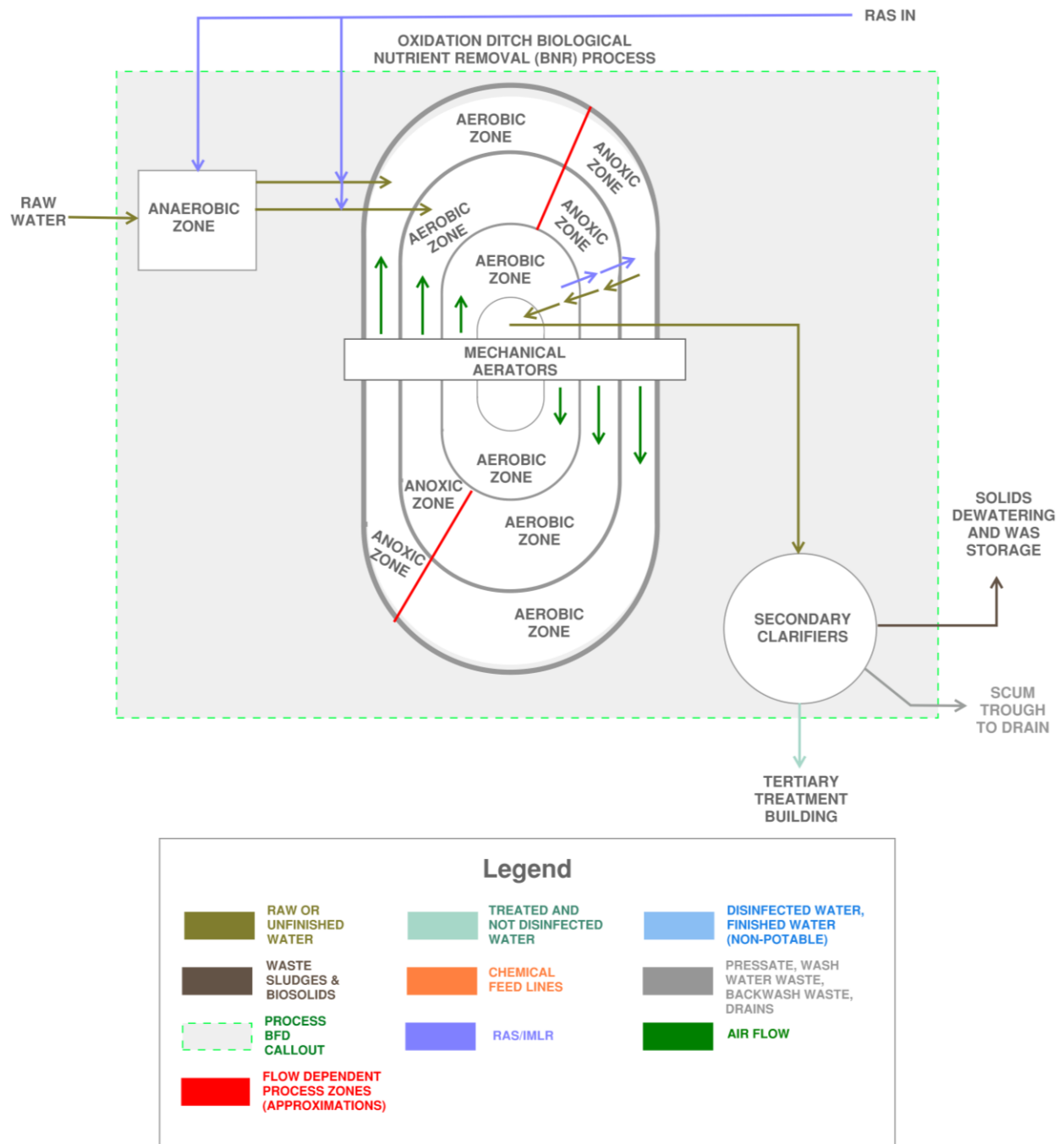


Figure 4. Oxidation ditch enlarged process diagram



3.1.3 Upgrades and Sizing

This alternative requires modifications of the existing facility and construction of new process units. These upgrades include:

- **Anaerobic Tank.** Single 0.128 MGD capacity (1 hr HRT) pre-oxidation ditch anaerobic treatment unit to improve biological processing. Reuse of the unused Cannibal tank would provide anaerobic volume for both the existing and expanded Oxidation Ditch trains with an HRT of 1.5 hours.
- **Oxidation Ditch Influent Splitter.** Splits and balances flow between the existing oxidation ditch and the future oxidation ditch.
- **New Oxidation Ditch.** Two additional parallel units, capacity of 3.1 MGD ADF, equipped with mechanical aerators, IMLR pumps, mixers, and scum removal valving.
- **Modifications to Existing Oxidation Ditch.** Addition of IMLR pumps to enhance denitrification.
- **Secondary Clarifiers.** Four (4) new 95-ft diameter secondary clarifiers to expand secondary sedimentation for the two new oxidation ditches, sized for redundancy at peak hour flow.
- **Tertiary Treatment Building.**
 - Addition of three (3) cloth media filters (12 discs per filter), to increase capacity to 4.8 MGD filtration assuming the Tertiary Treatment Building is constructed with one disc filter and partial UV equipment installation.
 - Full population of the existing ultraviolet (UV) disinfection channel to 2.5 MGD, plus the addition of one (1) ultraviolet (UV) disinfection unit, 2.5 MGD, in an open channel configuration. This will increase capacity to 5.0 MGD using a total of two (2) UV channels.
 - The Tertiary Treatment Building will have a treatment capacity of 4.8 MGD assuming peak hour flow will be bypass the Tertiary Treatment Building to the Type II storage ponds and the bypass capability will eliminate the need for tertiary treatment equipment redundancy.
- **Mechanical Building.** Provides support facilities for the following:
 - Chemical (coagulant for chemical phosphorus removal, supplemental carbon, and supplemental alkalinity).
 - Electrical and mechanical systems serving new oxidation ditch and secondary clarifiers.
- **WAS Storage Tanks.** Required to store WAS prior to dewatering and to maintain steady feed to dewatering units when operating. Four (4) WAS storage tanks, 350,000 gal total.
- **Dewatering Facilities.** Capacity expansion of existing solids handling and dewatering facilities

- **Yard piping and valving.** New and modified existing yard piping, valving, and structures to provide flow splitting and effluent discharge flexibility.

3.1.4 Conceptual Site Layout

A conceptual site layout for Alternative 1 is shown in Figure 5.

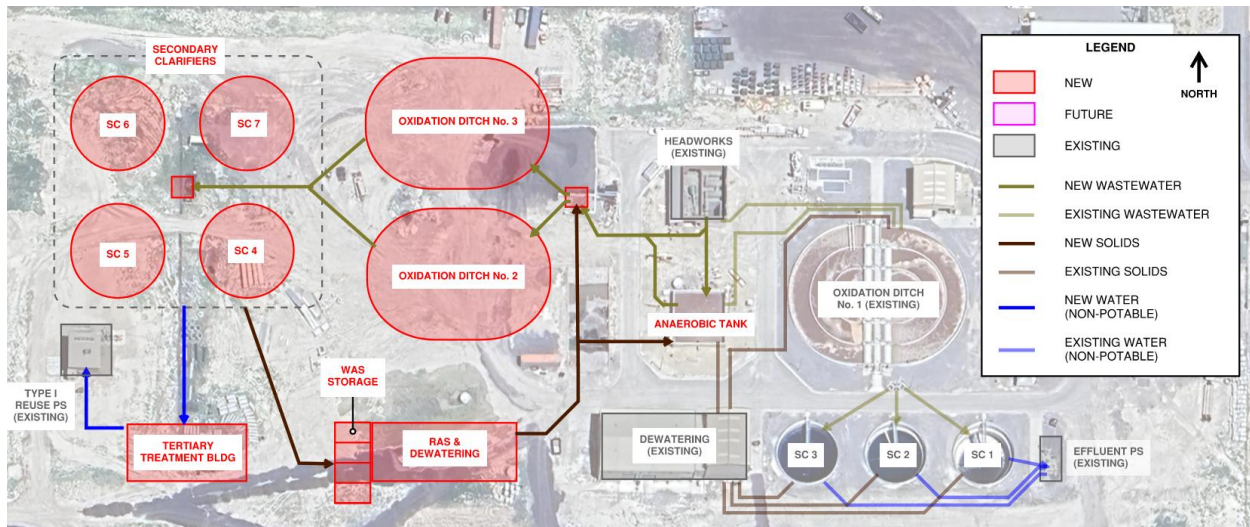


Figure 5. Proposed site layout for oxidation ditch alternative

3.2 Alternative 2: Aerobic Granular Sludge with Disc Filters

Alternative 2 includes constructing a parallel treatment train consisting of sequencing batch reactors with aerobic granular sludge (AGS), a proprietary system offered by a sole license-holder, Aqua Aerobic Systems, Inc. Tertiary disc filtration and UV disinfection provide the treatment required to meet Type I reuse requirements and RIB discharge requirements.

3.2.1 Technology Background

AGS is an advanced sequencing batch reactor (SBR) technology that uses dense biomass granules for efficient treatment. Slow-settling particles are wasted to select fast-settling particles, allowing for more efficient sedimentation compared to conventional activated sludge and clarification. The high settling velocities allow for increased hydraulic loading rates and high biomass retention in the basin. Aqua Aerobic Systems, Inc. (AASI) holds the exclusive license for AGS technology in the United States, termed AquaNereda®, and an AASI installation is shown in Figure 6.

Granulation often requires seeding from other AGS installations for faster granule accumulation. Utah has one installation in Hurricane, though it is still under construction. Granulation arises from the interplay of multiple mechanisms, with each compensating if another is suboptimal. In an SBR,

the fill/draw cycle includes simultaneous influent-effluent exchanges and aeration for biological treatment.

Although AGS is an intensification technology, it is not sufficient to meet Type I Reuse effluent quality alone. Tertiary treatment including sheer cloth disc filters and UV disinfection are needed to meet Type I requirements and are discussed in Section 3.1.1.1.



Figure 6. AquaNereda® Aerobic Granular Sludge System (Aqua-Aerobic Systems Inc.)

Each granule contains a diverse microbiology that can perform biological nutrient removal through three distinct regions or zones.

- **Aerobic Zone** – Supports aerobic bacteria that break down organic matter and facilitate nitrification. Nitrifiers exist in the outermost ring of the granule.
- **Anoxic Zone** – Enables denitrification, where bacteria convert nitrate into nitrogen gas, reducing nitrogen levels. Denitrifiers exist in the middle ring of the granule.
- **Anaerobic Zone** – Promotes organic matter degradation and phosphorus uptake. Phosphorus accumulating organisms (PAOs) exist in the innermost portion of the granule.

By integrating these organisms within each granule, AGS achieves simultaneous nitrification, denitrification, and TP removal. The general AGS system process is summarized in Figure 7.

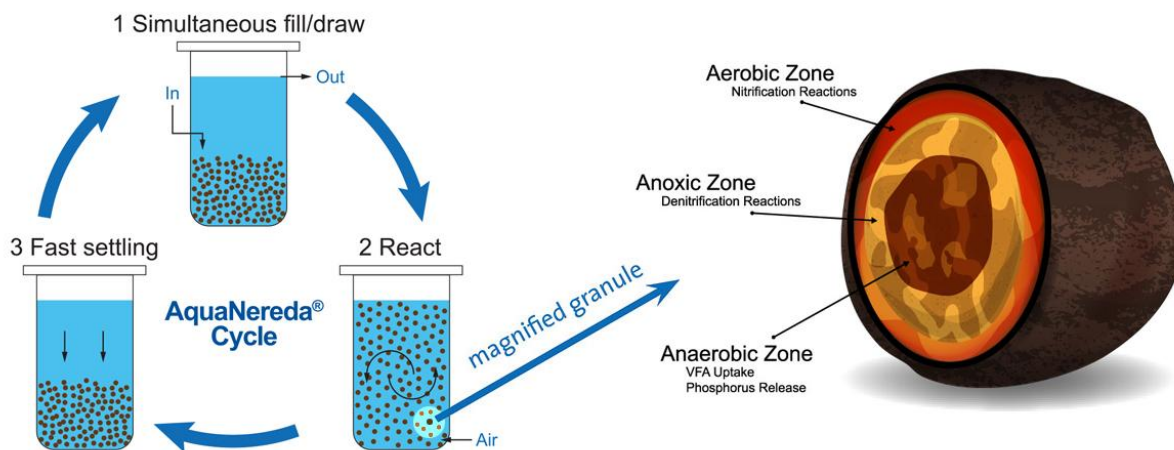


Figure 7. AquaNereda® aerobic granular sludge (Aqua-Aerobic Systems Inc.)

Aerobic granulation primarily relies on six key mechanisms:

- **Microbial selection.** Nitrifiers, denitrifiers, and PAOs across the three granule zones
- **Selective wasting** of lighter flocculating particles. Preferential selection of fast-settling, dense granules for superior solids separation
- **Enhanced substrate transport.** into granules through high concentration gradients. Higher solids loading with fast reactions
- **Selective feeding.** Utilize feast-famine cycles and target the fastest-settling granules with readily biodegradable COD
- **Substrate type.** Providing volatile fatty acids (VFAs) and glucose for adequate carbon and energy sources
- **Granule breakage.** Promotion of additional granulation seeding

Table 8 presents an overview of the advantages and disadvantages of the AGS System.

Table 8. Advantages and disadvantages of AGS

Advantages of AGS	Disadvantages of AGS
Robust: Withstands chemical spikes, load, salinity, pH, and toxic shocks.	Slow Start-Up: Granulation can take 6-12 months
Simple Design: Traditional clarifiers, biological zone selectors, and return sludge pumping are not necessary.	Limited Experience: Less operator familiarity, fewer local installations than other technologies, and relatively new technology



Advantages of AGS	Disadvantages of AGS
Excellent Settling: SVI 55-70 mL/g, MLSS up to 8,000 mg/L.	Granule Disintegration Risk: Poor management can lead to process upset, which affects efficiency and reliability.
Biological Nutrient Removal: Proven BNR performance.	Complex Controls: SBRs need advanced monitoring and control systems.
Space-Saving: Uses less space than conventional activated sludge with secondary sedimentation.	Tertiary Filtration Needed: Does not meet Type I reuse filtration standards alone.
Energy-Efficient: Reduces energy use by up to 50% compared to activated sludge systems.	Proprietary Technology: Lack of competition typically lead to higher capital and OM&R costs for the Owner.
	Scalability: Footprint efficiencies are not maintained at larger flow rates for ultimate buildout as compared to other advanced treatment technologies.
	Pre- and Post-Equalization: flow equalization before and after the SBRs is recommended to ensure steady state operations, adding cost and footprint to the site.

3.2.2 Block Flow Diagram

The block flow diagrams showing the general process flow of the AGS system integrated into EMWWTF as well as a detailed process-specific AGS system are shown in Figure 8 and Figure 9, respectively.

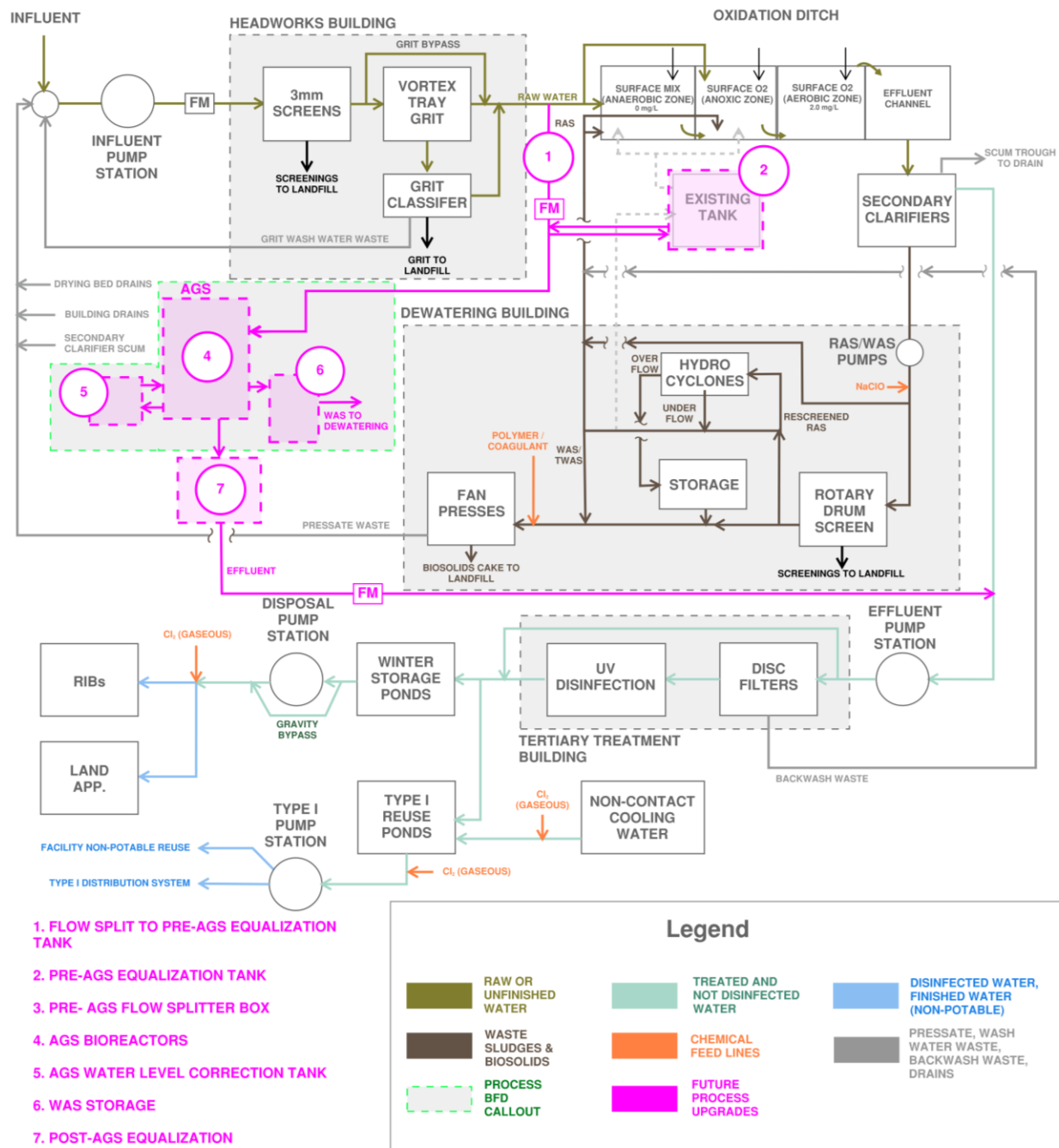


Figure 8. AGS block flow diagram

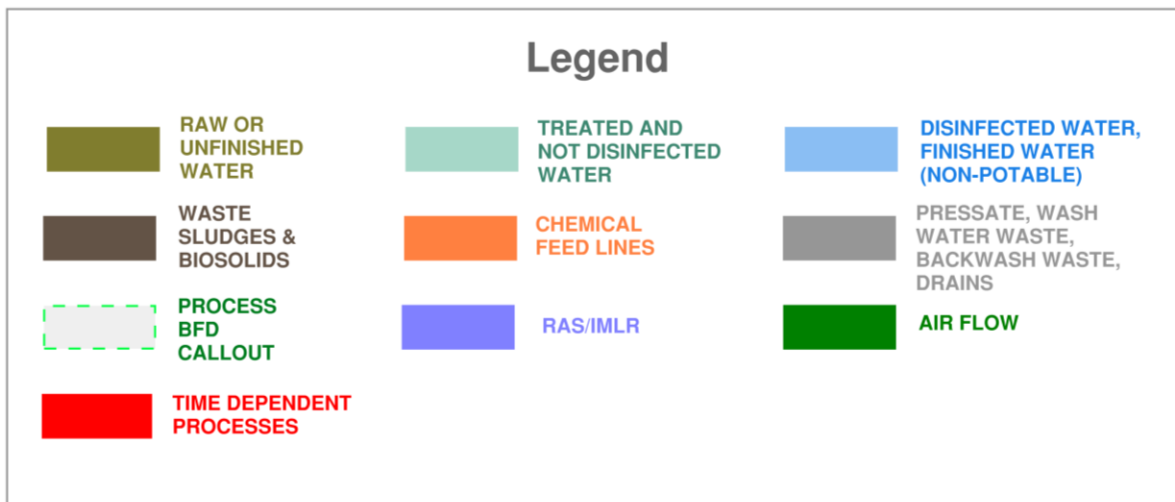
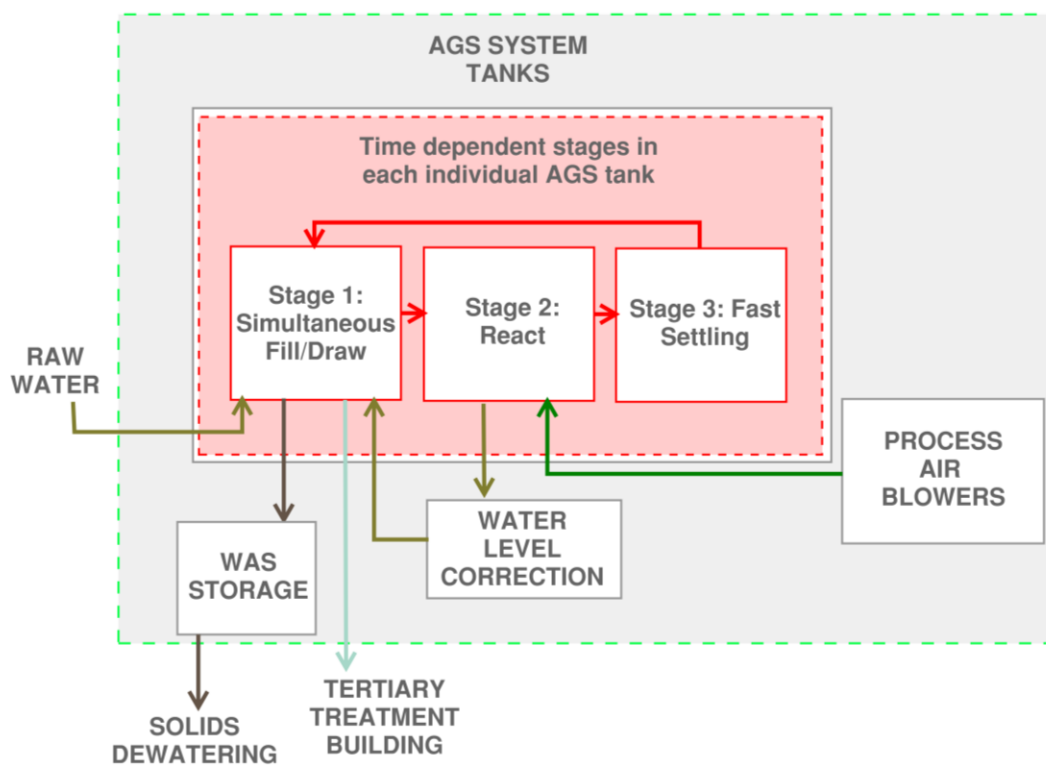


Figure 9. AGS process flow diagram

3.2.3 Upgrades and Sizing

This alternative requires the modification of the existing facility and construction of new process units. These upgrades include:



- **Influent splitter.** Split and distribute flow between the existing oxidation ditch and the AGS SBR trains.
- **Pre-SBR flow equalization.** Pre-SBR flow equalization (560,000 gal, 4 hours HRT at peak hour flow) to mitigate peak flow variations and ensure stable influent conditions.
- **Water Level Correction.** SBR water level correction tanks or channels (26,400 gal) used during AGS SBR operation to maintain proper tank water level during treatment.
- **AGS SBR trains.** Three (3) sequencing batch reactor (SBR) tanks, 690,000 gal per tank and an HRT of 13.9 hours at average day flow.
- **WAS Storage Tanks.** Required to store WAS prior to dewatering and to maintain steady feed to dewatering units when operating. Four (4) WAS storage tanks, 350,000 gal total.
- **Tertiary Treatment Building.**
 - Addition of three (3) cloth media filters (12 discs per filter), to increase capacity to 4.8 MGD filtration assuming the Tertiary Treatment Building is constructed with one disc filter and partial UV equipment installation.
 - Full population of the existing ultraviolet (UV) disinfection channel to 2.5 MGD, plus the addition of one (1) ultraviolet (UV) disinfection unit, 2.5 MGD, in an open channel configuration. This will increase capacity to 5.0 MGD using a total of two (2) UV channels.
 - The Tertiary Treatment Building will have a treatment capacity of 4.8 MGD assuming peak hour flow will be bypass the Tertiary Treatment Building to the Type II storage ponds and the bypass capability will eliminate the need for tertiary treatment equipment redundancy.
- **Mechanical Building** – support building for AGS SBR blowers, pumps, chemical, electrical, and mechanical systems.
 - The Mechanical building will house all essential process support systems, including aeration blowers, chemical feed systems, and electrical controls.
- **Dewatering facilities expansion.** Capacity expansion of existing solids handling and dewatering facilities.

3.2.4 Conceptual Site Layout

A conceptual site layout for Alternative 2 is shown in Figure 10.

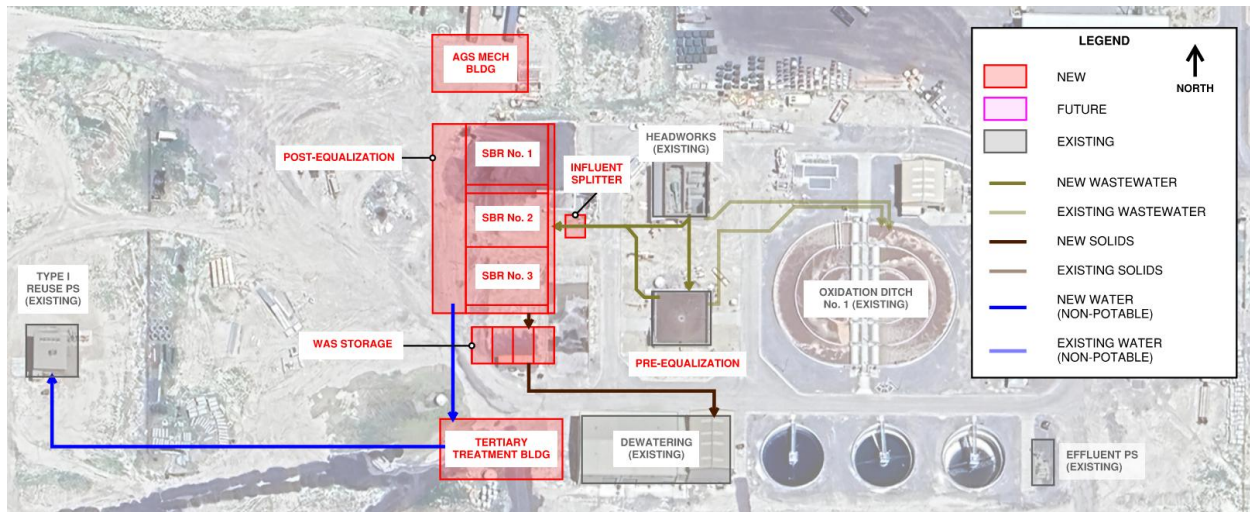


Figure 10. Proposed site layout for AGS alternative

3.3 Alternative 3: Membrane Bioreactor

Alternative 3 includes membrane bioreactor (MBR) technology that produces high-quality effluent to meet Type I reuse goals. MBR consists of biological nutrient removal (BNR) bioreactors and a membrane filtration system (MFS) that achieve excellent BOD, nitrogen and phosphorus, and solids removal. MBR differs from conventional activated sludge (CAS) by the solids separation process that uses a membrane filtration system instead of secondary clarifiers.

3.3.1 Process Description

In an MBR system, raw influent is treated in a BNR bioreactor with multiple process zones for microorganisms to degrade and transform pollutants, while the MFS separates solids from the water and produces high quality effluent that is suitable for various reuse applications. MBRs offer significant advantages over traditional treatment methods, including a smaller footprint, reliable and exceptional effluent quality including the ability to effectively remove pathogens and suspended solids to ultra-low levels. An MBR schematic is shown in Figure 11.

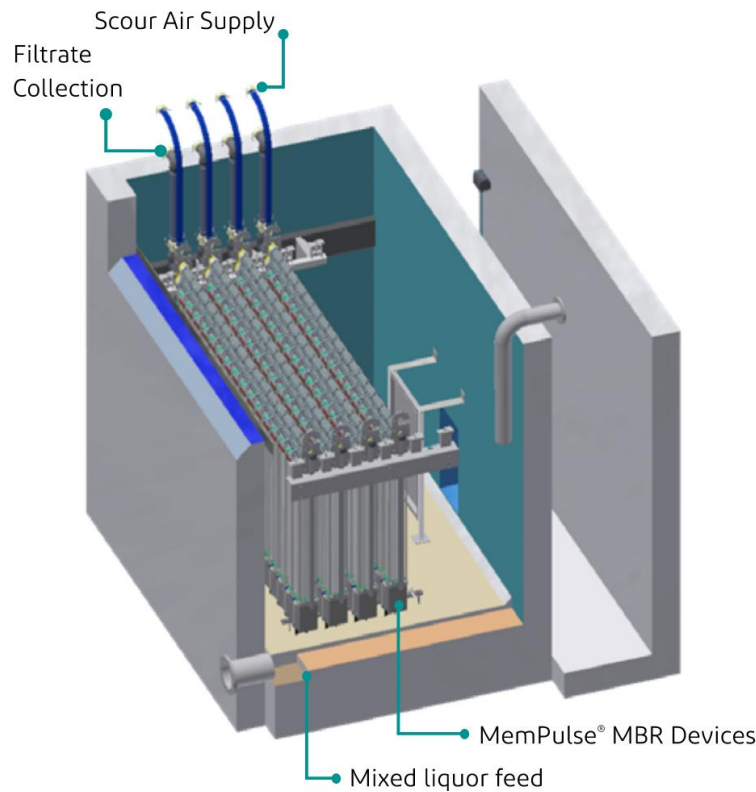


Figure 11. MFS schematic (Source: DuPont)

Hollow-fiber and flat-sheet membranes are most popular for wastewater applications because they operate at lower pressures and can withstand variable solids loading. Only hollow-fiber membranes are considered for this analysis due to the higher disinfection capabilities and smaller tank footprint required. The membranes are often contained in a separate tank from the bioreactor portion that performs biological nutrient removal before the filtration of solids.

Membrane surface area is sized to meet peak day flow conditions. Equalization is often provided to reduce the membrane surface area and associated costs to treat peak hour flow conditions. The membranes can often pass higher flow rates, but flux rate (gallons per square foot) exceedances reduce MFS performance, risk effluent quality, and increase fouling. Improper equalization or MFS sizing can risk pollutant discharge level exceedances. Figure 12 shows clean hollow fibers of an MFS before installation.



Figure 12. MFS rack during installation

MBR is the only proposed technology that would give EMC the ability to meet Type 1 reuse requirements without additional tertiary filtration such as disc filters. MBR achieves high removal via the following steps:

- **Multi-stage process consisting of anaerobic, anoxic, aerobic, and potential inline fermentation zones with high MLSS levels for biological nutrient removal**
 - The anaerobic zone is selective for phosphorus accumulating organisms (PAOs) and has an HRT of 0.5 to 2 hours.
 - The anoxic zone harbors facultative bacteria that use nitrate in the absence of dissolved oxygen to degrade BOD and generate nitrogen gas, as part of denitrification. This step has an HRT of 2 to 6 hours.
 - The aerobic zone produces nitrate from ammonia via nitrification and metabolically removes BOD. Although nitrification must be performed before denitrification, internal mixed liquor recycle of nitrate to the anoxic zone combines with carbon-rich raw water to enhance denitrification, and the nitrification step preferentially selects for BOD removal first. The aerobic zone is left as the last step to prevent exhaustion of readily biodegradable BOD before denitrification can take place. Nitrate generated from nitrification in this step is recycled upstream to the anoxic zone for denitrification. This zone has an HRT of 6 to 12 hours.
 - Aeration is provided by blowers and diffusers.



- **Vacuum facilitated ultra-filtration providing high solids removal and effluent disinfection**
 - Aeration of the MFS tank facilitates uniform MLSS and solids concentrations and to scour the membrane surfaces.
 - Aeration is applied at the bottom of the tank to scour the length of the membranes on their way to the top of the tank.
 - Uniform MLSS generates better removal efficiencies by preventing inconsistent loading on fibers that may overwhelm portions of the membranes
 - Membrane scouring prevents increases in transmembrane pressure (TMP) and plugging
- **High return activated sludge (RAS) rates back to the BNR to maintain healthy biological treatment and decrease solids treatment**
 - Concentrated RAS supplies additional carbon for nutrient removal due to the carbon limited nature of the wastewater (See Technical Memorandum No. 1: Eagle Mountain WWTF Flows and Loads Analysis for more information)

Fouling on the membranes is an accumulation of solids and scaling on and within the membrane pores. Preventing fouling extends membrane lifetime and maximizes effluent quality. Maintenance cleans are preventative solutions to maintain membrane efficiencies. These are frequent cleans that last only a few hours with automated chemical addition and backpulsing flows designed to push buildup off the fibers. Both sodium hypochlorite and citric acid are commonly used. Recovery cleans are typically performed a few times a year and involve greater chemical usage and longer equipment downtimes (10-24 hours). These procedures are referred to as clean-in-place (CIP) and use high and low pH chemicals to break down and remove fouling on the membranes.

Chemical consumption can increase for membranes that require frequent cleaning to prevent irreversible damage. Increases in transmembrane pressure (TMP) indicate when routine cleaning procedures should be performed. Therefore, both maintenance cleans and recovery cleans must be performed to manage both organic and inorganic fouling on the fibers. The differential pressure across the membranes will continue to increase over time and minimize the operational lifetime if CIP maintenance schedules are not followed. Hard water systems may require more frequent cleaning regimes to manage scaling.

Table 9 presents an overview of the advantages and disadvantages of the MBR System.



Table 9. Advantages and disadvantages of MBR

Advantages of MBR	Disadvantages of MBR
Exceptionally High-Quality Effluent: MBRs produce exceptionally clear effluent, often meeting or exceeding regulatory discharge standards, making it ideal for water reuse.	High Capital Costs: The initial installation and setup of MBR systems are often more expensive compared to traditional treatment methods.
Compact Footprint: MBR systems require less space than conventional activated sludge systems, making them suitable for facilities with limited space.	Membrane Fouling: Membranes are prone to fouling and clogging, requiring frequent maintenance and potentially costly cleaning procedures.
Effective Pathogen Removal: The membrane filtration provides a physical barrier that helps in removing pathogens and other contaminants.	Energy-Intensive: MBR systems typically consume more energy due to continuous aeration and membrane operation, leading to higher operational costs.
Manufacturer Warranty: MFS manufacturers typically provide a minimum 10-year warranty for membranes, with some providing a 20-year warranty, potentially reducing replacement costs.	Membrane Replacement Costs: Over time, membranes degrade and need to be replaced, adding to long-term maintenance expenses.
Flexibility and Scalability: MBR systems can be scaled or modified to handle varying influent flows and treatment requirements. On a given parcel, MBR systems can be expanded to higher capacities than conventional treatment systems due to its small footprint.	Hydraulically Limited: Membranes have a set hydraulic capacity and equalization should be used if this hydraulic capacity is surpassed at the head of the facility.
Eliminates Need for Additional Tertiary Filtration: MBR systems meet the filtration requirements for Type I reuse water, eliminating the need for separate tertiary filtration steps.	

3.3.2 Block Flow Diagram

The block flow diagrams showing the general process flow of the MBR system integrated into EMWWTF as well as a detailed process-specific MBR system are shown in Figure 13 and Figure 14, respectively.

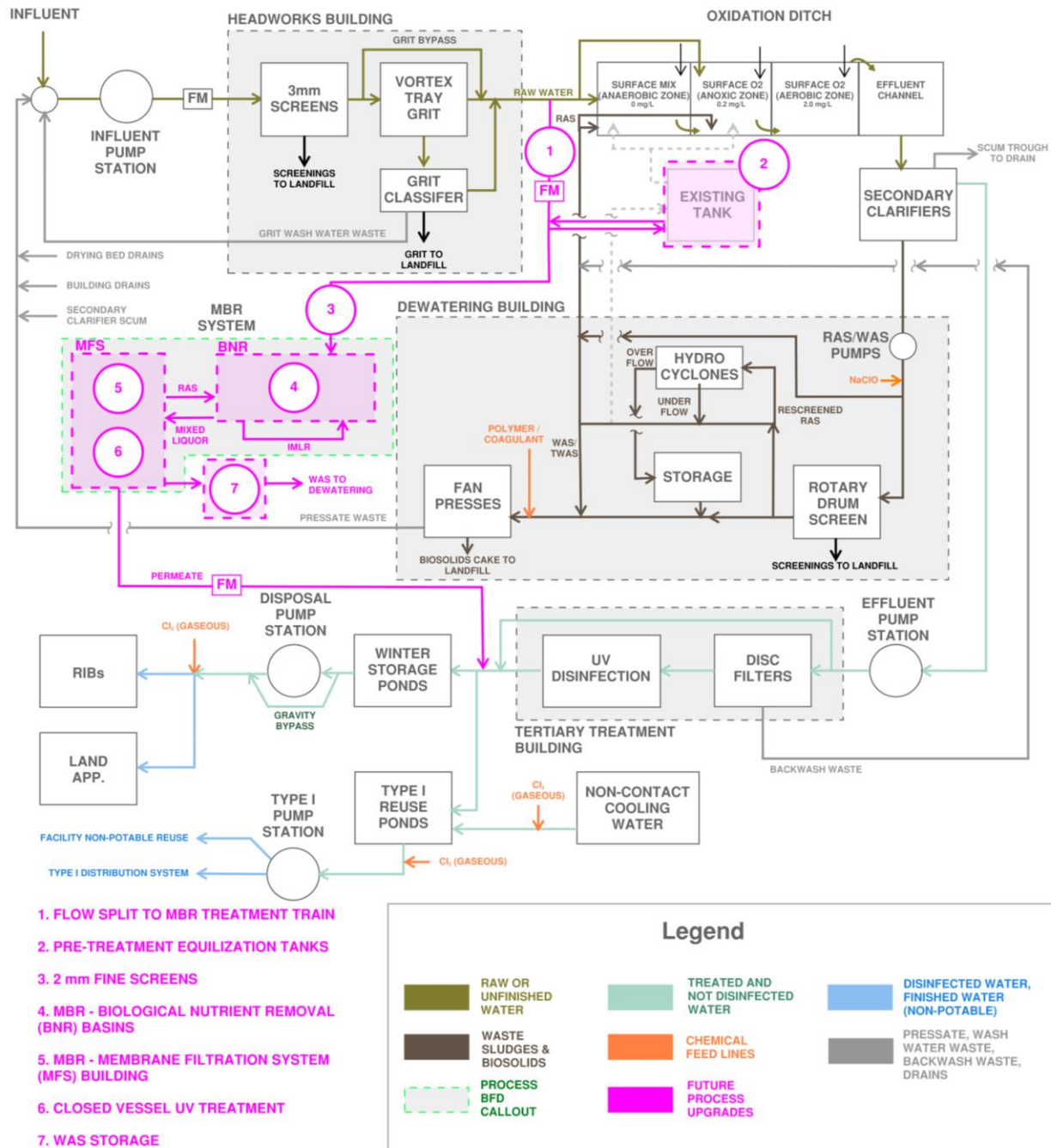


Figure 13. MBR block flow diagram

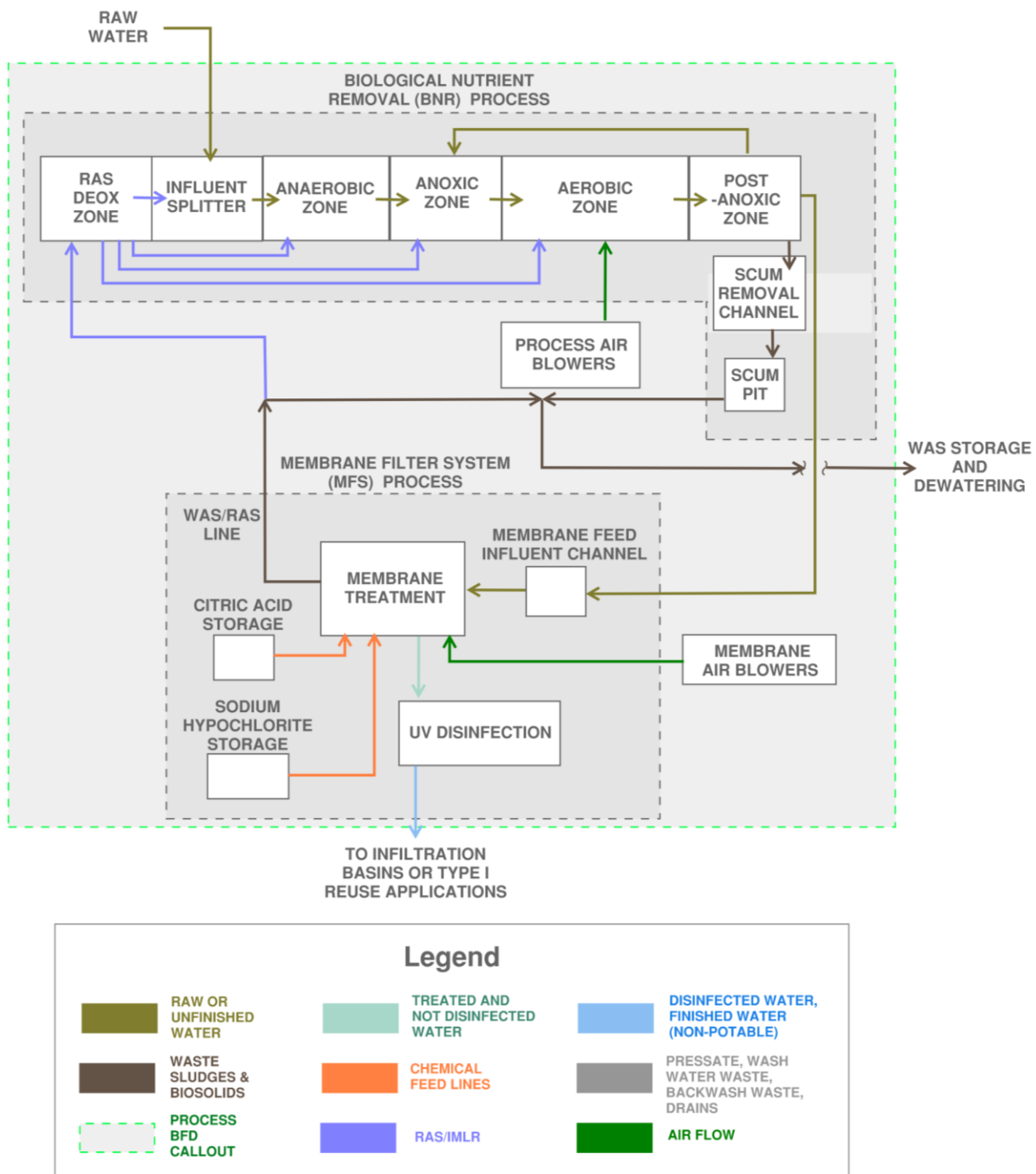


Figure 14. MBR process flow diagram



3.3.3 Upgrades and Sizing

This alternative requires the modification of the existing facility and construction of new process units. These upgrades include:

- **Influent splitter.** Split and distribute flow between the existing oxidation ditch and the MBR trains.
- **Pre-BNR flow equalization.** Two passive equalization basins that are sized to accommodate 4 hours of peak hourly flow (560,000 gal).
- **New Fine Screen building.** 2 mm fine screening before MFS is required to protect membranes and maintain manufacturer's warranty.
- **Biological Nutrient Removal (BNR) Basins**
 - Anaerobic, anoxic, and aerobic zones for complete biological treatment with internal mixed liquor recirculation (IMLR).
 - Three (3) BNR Basins, approximately 180 ft length x 90 ft width; 800,000 gal/basin, 4.85 MG total, with future expansion to six (6) BNR basins.
 - Between 10-20 hours HRT; 16 hours at Average Day Flow of 3.1 MGD.
- **MFS Building**
 - MFS units - Hollow-fiber membranes
 - RAS pumping to BNR and WAS pumping to WAS Storage
 - Permeate pumping to Type I reuse lift station
 - MFS and BNR system blowers and compressors
 - Chemical feed systems
 - Closed vessel UV disinfection
 - Mechanical and Electrical Systems
- **WAS Storage tank**
 - Required to store WAS prior to dewatering and to maintain steady feed to dewatering units when operating. WAS Storage tank for equalization and handling, 350,000 gal total.
- **Dewatering facilities expansion.** Capacity expansion of existing solids handling and dewatering facilities.

3.3.4 Conceptual Site Layout

A conceptual site layout for Alternative 3 is shown in Figure 15.

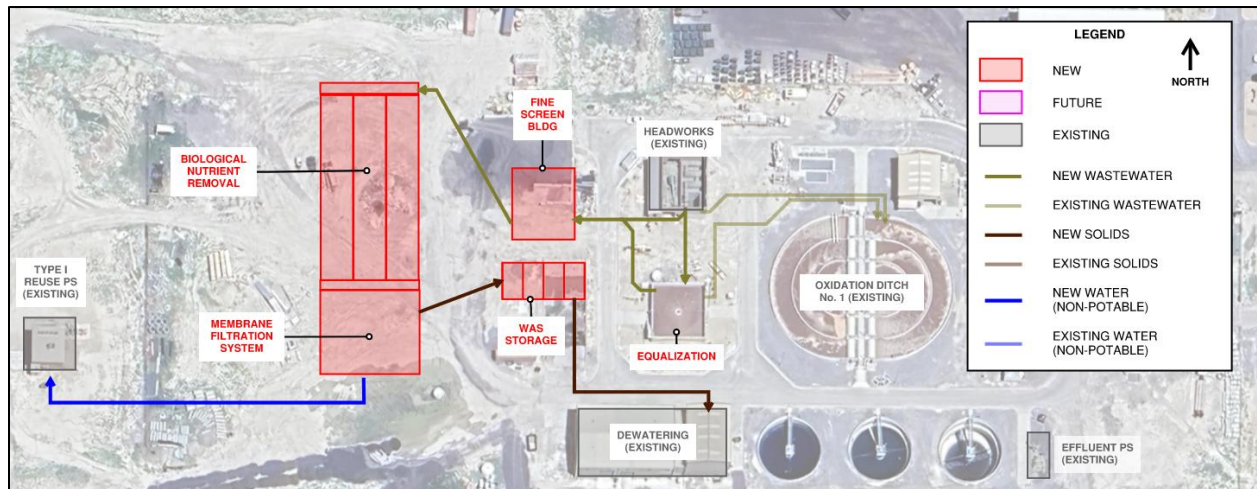


Figure 15. Proposed site layout for MBR alternative

3.4 Global Technology Related Upgrades

3.4.1 Chemical Addition Requirements

EMWWTF wastewater consistently receives at or above medium strength concentrations of solids and high strength concentrations of nutrients between 2022 and 2024. With nutrient-dense wastewater, carbon addition may be required for biomass growth and maintenance, and metal salt addition may be required for chemical polishing after biological phosphorus removal.

Carbon sources commonly used for wastewater addition include methanol, ethanol, acetate, acetic acid, glycerol, molasses sugar water, and proprietary formulations like MicroC™, a suite of carbon sources manufactured by Environmental Operating Solutions, Inc. Safety, cost, delivery options, and sustainability all play large roles in selecting an external carbon type.

Biological phosphorus removal can result in remaining polyphosphate, orthophosphate, and organic phosphorus. Although organic phosphorus can prove difficult to remove, metal salts are effective in removing orthophosphate, which can make up a large portion of the remaining total phosphorus component. Metal salts are comprised of aluminum, iron, calcium and magnesium and react with orthophosphate to form insoluble precipitates that can be removed in WAS. Alum and ferric chloride are the most common coagulants in chemical phosphorus removal. These coagulants can leave residuals in the effluent, so dosing must be tuned to avoid the introduction of excess sulfate or chlorides to the process water.



3.4.2 Solids Processing and Handling Upgrades

Solids processing and handling expansion and upgrades will be required with expansion of the liquids process. Details of these upgrades will be discussed in the Preliminary Engineering Report. Solids handling upgrades, regardless of the chosen alternative, are estimated at a \$10 million capital cost for the purposes of this TM.

3.5 Direct Comparison of Technologies

The following analysis examines the technologies in relation to the current wastewater characteristics. This section offers a direct comparison of the biological nutrient removal technologies reviewed, evaluating their performance, efficiency, and sustainability for EMWWTF.

Given the medium-high strength of the wastewater, EMC should focus on key performance parameters, such as nitrogen and BOD removal efficiency, solids handling capacity, energy requirements, operational stability, as well as the constraint of system footprint when evaluating treatment alternatives. The key parameters of the recommended wastewater treatment technologies are provided below in Table 10.

Table 10. Alternatives' key performance and operational factors

Parameter	Alternative 1: Oxidation Ditch	Alternative 2: AGS	Alternative 3: MBR
Operation Type	Continuous Flow	Sequence Batch Reactor	Continuous Flow
Mixed Liquor Suspended Solids (mg/L)	3,000 - 5,000	1,500-5,000	7,000 – 11,000
Solids Retention Time (days)	12 - 24	20 - 40	10 - 20
Hydraulic Retention Time (hours)	14 - 30	6 - 24	8 - 14
F/M ratio (lbs BOD/lbs MLVSS)	0.05-0.25	0.14-0.72	0.05-0.30
DO (mg/L)	0.2 - 2.0	0.5 - 3.0	0.5 – 2.0
BOD Removal Efficiency (%)	> 90%	> 95%	> 95%
Nitrogen Removal Efficiency (%)	> 70-90%	> 75-90%	> 80-95%
Phosphorus Removal Efficiency (%)	70 - 80%	60-90%	85-95%
Footprint	Large	Small	Small
Energy Consumption (kWh/day)	8,040	3,750	12,300
Sludge Volume Index (mL/g)	80-200	45-65	>100
Additional Tertiary Treatment Needed	Yes	Yes	No



4 ALTERNATIVES ANALYSIS

The Kepner-Tregoe (KT) decision analysis method offers a structured framework for evaluating and comparing wastewater treatment technologies. In this section, we will use the KT methodology to examine three advanced biological treatment processes:

- (1) Oxidation Ditch with Disc Filters
- (2) Aerobic Granular Sludge with Disc Filters
- (3) Membrane Bioreactor

This analysis will focus on key criteria such as capital costs, treatment efficiency and reliability, operational costs, space requirements, and scalability. By systematically assessing each option using weighted criteria, the KT method facilitates an objective comparison, enabling wastewater treatment plant operators and decision-makers to identify the most suitable solution for their unique requirements and constraints. The evaluation will emphasize the strengths and limitations of each technology.

The City of Eagle Mountain conducted a scoring analysis to evaluate the three secondary and tertiary treatment processes by weighing four primary categories: public impact, cost, operations, and implementation. Each category was assigned a weighted value based on its relative importance in the decision-making process. Within these categories, criteria were scored on a scale of 1 to 10, where higher scores indicated better alignment with the city's priorities. The total scores for each technology were calculated by summing the weighted values across all categories and are shown in Table 11.

Table 11. Final Eagle Mountain weighted scores

Categories and Subcategories		Weighted Scores
CATEGORY 1 (Stakeholders/Public)		5.8
	Minimize Off-Site Odor Potential	9.5
	Energy Efficiency	7.0
	Overall Environmental Stewardship	4.1
CATEGORY 2 (Cost)		34.0
	Capital Cost of Alternative, \$million	9.5
	Replacement Cost	8.3
	Start-up OM&R Cost	8.0
	End of 20-yr annual OM&R Cost	8.7
CATEGORY 3 (Operations)		21.5
	Ease of Operation	7.4
	Minimize Operator Maintenance	6.7
	Minimize Disruption of Existing Operations (Non-Construction)	6.2
	Load Fluctuation Tolerance/Buffering	8.0



Categories and Subcategories		Weighted Scores
	Minimize Chemical Use	6.4
	Minimize Energy Use	7.3
	Operator Safety	9.9
	Staffing Requirements	9.4
	Minimize Operator Interventions	4.8
	Redundancy of Processes	4.8
	Potential Effluent Reuse Opportunities	8.8
	Permit Compliance Flexibility	9.9
	Inorganic Solids & FOG Management	9.5
	BOD Management	7.9
	TKN Management	8.0
	Improvement of Hydraulic Limitations	6.9
	Cake Hauling Requirements	4.7
	Less Regulatory Documentation Complexity	5.5
CATEGORY 4 (Implementation and Phasing Considerations)		38.7
	Footprint of Facility	8.8
	Near-Term Schedule (equipment delays)	9.4
	Future Phasing during 20-year, non-cost considerations	8.5
	Future Additional Expansion Potential, beyond the 20-year plan	7.7
	Technology Maturity (Risk of less proven technology)	9.1
	Minimize proprietary technology or patented designs	3.8
	Future permit compliance risk mitigation	5.7
	Deferred Capital/O&M Costs (i.e. nutrient upgrades)	5.6

4.1 Kepner-Tregoe Analysis Results

Table 12 presents the categories, criteria, and results. The complete KT worksheet is included in Appendix X.

Table 12. KT analysis results

Category and Weight		Alternative 1: Oxidation Ditch	Alternative 2: AGS-SBR	Alternative 3: MBR
Total	100.0%	8.2	8.9	9.6
Stakeholder	5.8%	0.5	0.6	0.6
Cost	34.0%	3.3	3.4	3.0
O&M	21.5%	2.2	1.8	2.1
Implementation	38.7%	2.1	3.1	3.9



4.2 Life Cycle Costs

The construction cost estimates are presented in 2025 dollars and are classified as a Class 4 Estimate per AACE International, with an accuracy range of -30% to +50%. These conceptual-level estimates are based on preliminary equipment proposals, past project data, engineering judgment, and RS Means cost estimating manuals. Actual costs will be determined through the bidding process.

Assumptions include a 30% construction contingency. A summary of probable construction and capital costs for secondary-tertiary treatment alternatives is provided in Table 13.

Operation, maintenance, and replacement (OM&R) costs include electricity, natural gas, chemicals, staffing, external maintenance, laboratory testing, and long-term equipment replacement. Power costs assume \$0.039 per kWh based on summer power bills, and labor is estimated at \$100,000 per employee per year, including wages and benefits. Equipment maintenance is based on lifetime repair needs, with replacement costs derived from manufacturer data over a 20-year period.

Life cycle costs are the sum of the capital cost and 20-year OM&R present value costs. Life cycle costs for secondary-tertiary treatment alternatives are summarized in Table 13.



Table 13. Life Cycle Costs

Description	Alternative 1: Oxidation Ditch	Alternative 2: AGS-SBR	Alternative 3: MBR
Capital Costs			
Concrete	\$13.5M	\$8.3M	\$7.8M
Sitework and Earthwork	\$4.1M	\$2.4M	\$2.0M
Process Building(s)	\$2.0M	\$1.4M	\$0.2M
Process Equipment and Piping	\$16.3M	\$15.9M	\$15.8M
Material and Installation Subtotal	\$35.9M	\$28.0M	\$25.8M
Electrical and I&C	\$7.9M	\$8.7M	\$9.2M
Mechanical	\$2.1M	\$4.2M	\$4.3M
Architectural and Structural	\$0.6M	\$0.8M	\$2.1M
Contracting and Mobilization	\$3.5M	\$2.5M	\$2.8M
Biosolids Upgrades	\$10.0M	\$10.0M	\$10.0M
Construction Subtotal	\$60.0M	\$54.2M	\$54.1M
Engineering, Legal, and Administrative	\$7.5M	\$6.6M	\$6.7M
Contingency	\$14.0M	\$12.5M	\$12.5M
Total Capital Cost 2025\$	\$81.5M	\$73.3M	\$73.3M
Operations, Maintenance, and Replacements Annual Costs			
Utilities	\$114.0 K	\$53.0 K	\$125.0 K
Chemical	\$72.0 K	\$43.0 K	\$55.0 K
Staffing	\$450.0 K	\$625.0 K	\$800.0 K
Equipment Replacements	\$64.0 K	\$75.0 K	\$154.0 K
Subtotal Annual Cost	\$700.0 K	\$796.0 K	\$1134.0 K
Annual Cost as Net Present Value 20 years, 2025\$	\$14.0M	\$15.9M	\$22.7M
Total Project Cost Capital Costs and NPV of Annual Costs, 2025\$	\$95.5M	\$89.2M	\$96.0M

Figure 16 presents total capital and 20-year OM&R costs in 2025 dollars, excluding inflation, financing, or discount factors, ensuring a straightforward cost comparison.

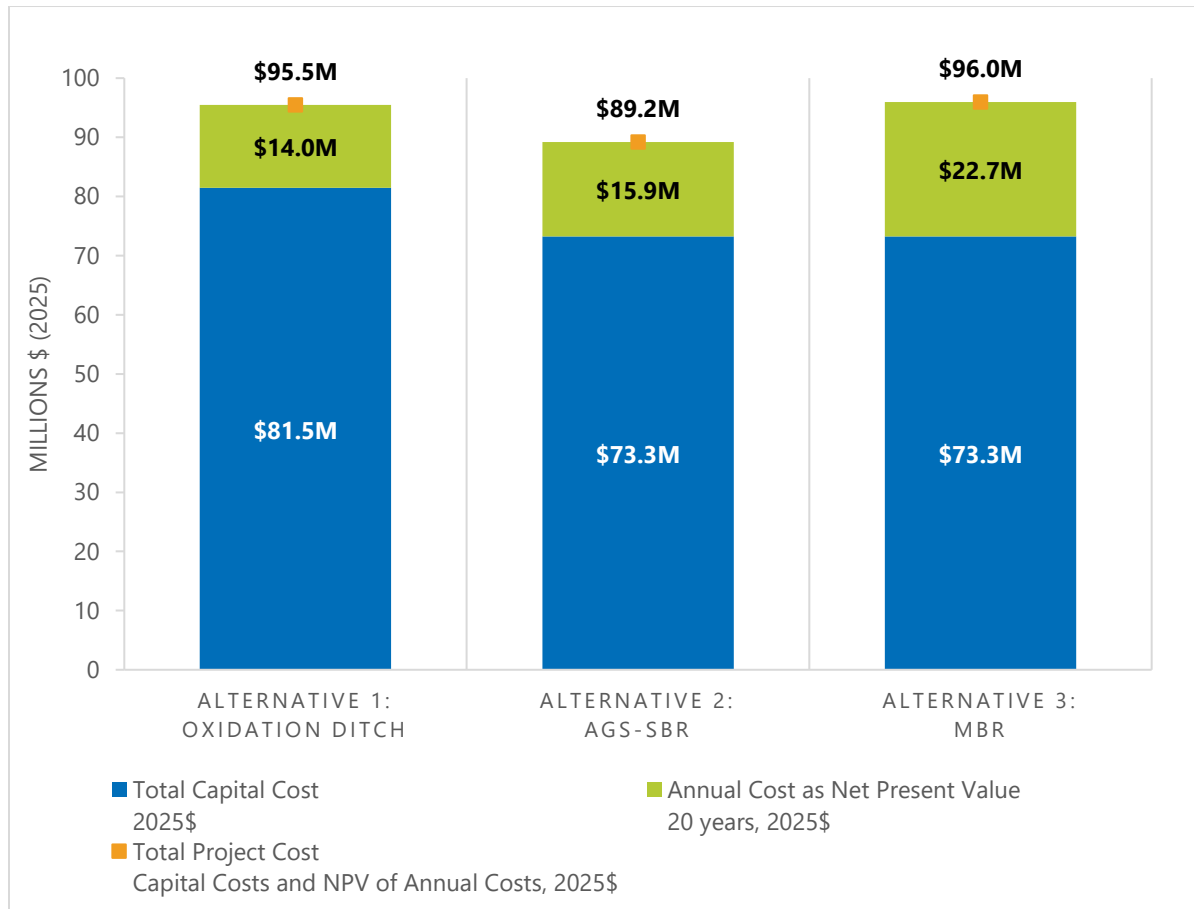


Figure 16. Engineer's opinion of total project cost



5 RECOMMENDATIONS

Based on approximately equivalent costs, but a more favorable performance, track record, and Kepner-Tregoe determination, AE2S recommends that EMWWTF moves forward with **X** technology.

EMWWTF would benefit from effluent quality that MBR can provide because less equipment and process steps are required to meet Type I Reuse requirements. Oxidation ditches with clarifiers and AGS can achieve a higher total flow for a lower annual cost, however the effluent of these alternative technologies are not sufficient to meet Type I requirements without tertiary treatment.

While operation and maintenance costs are slightly higher than **X** followed by disc filtration, the **X** alternative provides lower capital cost, the lowest 20-year combined capital/O&M cost, and highest ranked Kepner-Tregoe alternative.

It is recommended that the EMC proceed with an **X** equipment pre-procurement document and design the other ancillary upgrades necessary for a complete facility upgrade and expansion, which generally consists of the following:

- Biological nutrient removal process
- Installation design for procured equipment
- Yard piping configurations
- Site access improvements

The **X** upgrade can be constructed around the existing oxidation ditch.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	Discussion and Possible Action: Inclusion of a Recreation, Arts, and Parks (RAP) Sales Tax Question on the 2025 Municipal Election Ballot
ITEM TYPE:	Motion
FISCAL IMPACT:	• An educational campaign to inform residents about the proposed RAP Tax is estimated to cost approximately \$30,000. • If approved by voters, the RAP Tax could create a dedicated 10-year revenue stream for parks, arts, trails, and recreation, estimated at \$594,000 annually, with potential for additional growth as point-of-sale purchases in Eagle Mountain City increase over time.
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Ben Reeves, City Manager

PRESENTED BY

Ben Reeves

RECOMMENDATION:

Staff recommends that the City Council authorize staff to begin analysis and preparation for a potential future action to place a Recreation, Arts, and Parks (RAP) Sales Tax question on the 2025 Municipal Election ballot.

BACKGROUND:

Eagle Mountain City has a desire to provide a high quality of life for its residents by providing parks, trails, recreational opportunities, and cultural activities and venues for its residents and visitors to enjoy. Under Utah State Statute, funding is available for these purposes via a Recreation, Art, and Parks (RAP) Sales Tax that could be considered by Eagle Mountain City Voters as a ballot measure during the 2025 Municipal Election.

Cities with a RAP Tax - Currently, all cities in Salt Lake County and most of the cities in Utah County have a RAP Tax. *(Cities in Utah County with a RAP Tax include: Alpine, American Fork, Cedar Hills, Highland, Lehi, Lindon, Mapleton, Orem, Payson, Pleasant Grove, Provo, Santaquin, Saratoga Springs, Spanish Fork, Springville, Bluffdale (via SL County) and Draper (via SL County). Cities in Utah County without a RAP Tax include: Cedar Fort, Eagle Mountain, Elkridge, Fairfield, Genola, Goshen, Salem, Woodland Hills).* When Eagle Mountain residents spend money in cities that have adopted a RAP Tax, those dollars stay in the city where the purchase is made—helping to fund parks, trails, arts, and recreational amenities in that community.

Current: If Eagle Mountain had a RAP Tax in place in 2024, the City would have generated an additional \$593,755 that year. This number will continue to increase rapidly as Eagle Mountain's commercial base continues to grow with Walmart and other retail establishments.

Rate: A RAP Tax is 0.1% of all sales made within a city's municipal boundaries. For example, the Sales Tax Rate in Saratoga Springs is 7.45% and in Eagle Mountain it is 7.35%. The difference is Saratoga Springs' RAP Tax.

Example: If an Eagle Mountain resident shops at Walmart in Saratoga Springs and spends \$100, their total with sales tax would be \$107.45.

That same \$100 purchase made at a future Walmart in Eagle Mountain—without a RAP Tax—would total \$107.35, saving the resident just 10 cents.

However, if Eagle Mountain adopted a RAP Tax, the total would match Saratoga Springs at \$107.45. The key difference? That 10-cent contribution would stay local, helping to fund parks, trails, arts, and open space improvements right here in Eagle Mountain, instead of benefiting neighboring cities.

Voter Approval Needed: The best part of a RAP Tax is that the City Council can place the question before the voters for them to consider and decide. The City Council would not be raising taxes; rather, the City Council would be providing the voters the opportunity to make their own choice regarding their investment in their own Recreation, Arts, and Parks amenities and offerings.

Additionally, this is not a permanent tax but something that must come back to the voters every ten years, thus ensuring accountability in the use of those funds to benefit the lives of those who voted for it at the ballot box.

More Information:

- <https://www.youtube.com/watch?v=DxyZpZ-0ijo>
- https://www.youtube.com/watch?v=U_N6JCixrR8
- <https://www.youtube.com/watch?v=4SxG6Z8-oHU>

ITEMS FOR CONSIDERATION:

The City Council should carefully consider the benefits and drawbacks of a Recreation, Art, and Parks Sales Tax within Eagle Mountain City and whether a question should be posed to the voters on the 2025 Municipal Election Ballot.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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:

City staff recommends the City Council make a motion to:

1. Move the "City Hall Land Acquisition" and "Mortgage Assistance Program" items to the Completed Section of the report.
2. Add "Design City Hall" and other uses within Phase 1 of the Downtown Plan as a High Priority to the list.

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:

1. The Mortgage Assistance Program is now up and running and can be moved to the Completed Section.
2. Now that the City Hall Land Acquisition has been completed, it can be moved to the Completed Section.
3. The Council and senior staff members are discussing likely components of a civic or community center and site planning. It is suggested to add Community Center and Site planning, or some other appropriate language, as a High Priority to the Priorities List.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Legislative Priorities List Update 20250401
2. Legislative Priorities List 20250401

Summary of Changes Since Last Report						
Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comments/Update
City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	In Progress	2025	3/18/2025	The City has acquired three parcels for civic uses adjacent or across from Cory Wride Memorial Park and property at Airport road across SR73. Recommend moving this item to COMPLETED.
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	Completed	1/1/2025	3/11/2025	Per MIHP 9.4, Strategy 2. After a first round with 7 conditional approvals and 2 denials, staff brought forward suggested program revisions and is seeking amendments to the policy manual at the March 18 Council Meeting. Recommend moving this item to COMPLETED.
Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	10/1/2025	3/26/2025	Phase 1 is complete. Contractor is almost complete with Phase 2. Completion is expected in the spring of 2025 when weather allows paving. Phase 3 will complete the connection to SR73 and extension to the north of SR73. Construction on Phase 3 will start in the spring of 2025. A contractor has been selected and construction will begin in April.
Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	12/31/2025	3/26/2025	Civil Science has almost completed design of the Mid Valley road connection to EM Boulevard. This project will go out to bid in the next couple of weeks.
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	3/26/2025	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. Avenue Consultants has been hired to complete the feasibility study for the connection to Saratoga Springs through Hidden Hollow. They have completed assessment of preliminary alignments and have refined the alignments based on city council direction to keep the road at a max slope of 6%. Engineering is working with a consultant to complete a full master plan update and the expressway will be included in that update.
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	3/26/2025	Engineering is working with a consultant to complete a full master plan update and the these connections will be included in that update. Preliminary alignments for these roadways are included in the draft transportation maps that are currently being reviewed by staff.

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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						
2023.001	11	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	Do	In Progress	2025	3/18/2025	The City has acquired three parcels for civic uses adjacent or across from Cory Wride Memorial Park and property at Airport road across SR73. Recommend moving this item to COMPLETED.	5/16/2023		City Manager		X		X		
2023.035	14	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	Do	Completed	1/1/2025	3/11/2025	Per MIHP 9.4, Strategy 2. After a first round with 7 conditional approvals and 2 denials, staff brought forward suggested program revisions and is seeking amendments to the policy manual at the March 18 Council Meeting. Recommend moving this item to COMPLETED.	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 priorities and implementation strategies of the city's master plans. A discussion at the annual strategic planning meeting is also recommended.	Secondary Priority	Schedule	In Progress	6/30/2025	11/26/2024	Staff reported on the status of master plan reviews on 7/2/2024; staff is reviewing draft West Service Area Impact Fee Facilities plans and Engineering has initiated master planning processes for water, wastewater, and stormwater systems; Parks is working on a parks master plan.	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 housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	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		
2024.007	16	Study public transit innovation grants and other opportunities.	Investigate and apply for transit innovation grant monies to improve transit opportunities.	Secondary Priority	Do	New	3/31/2025	11/19/2024	The Council requested that a trial transit project be created.	11/19/2024		Winterton				X		X
2023.013	21	City-wide Trail Network Plan	Do a trail network plan separate from the bike and pedestrian plan; address power	Secondary Priority	Schedule	In Progress	7/30/2024	3/12/2025	Staff have obtained feedback from stakeholders. RFP is drafted and posted. Awaiting submittals from consultants for off-street trails plan.	5/16/2023		Mumford		X				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 Stewardship	Service Enhancement			
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 residential development in certain residential zones be dedicated to moderate income housing.	Secondary Priority	Schedule	Completed	12/31/2024	3/12/2025	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC approved an ordinance towards the end of 2024. This is complete.	1/3/2023		Mumford						X				
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	2/26/2025	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. We are finishing the last couple of focus groups and forming the working groups. Land use designations are being prepared for the Future Land Use Map and Land Use Element. We have drafts for the first couple of chapter. Preparation of the master plans is effecting the timing of the General Plan. Staff was not aware these would be done during the General Plan process. The first few chapters of the GP are being reviewed by the Working Group. These verses will go to the PC for feedback on March 11, 2025 and the Council on March 18, 2025.	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. Survey was completed in Aug 2025 and staff elicited feedback from the Council in Fall 2024	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	2/26/2025	Staff and GSBS continue to work on gathering data for the Future Land Use Map. Land use designations are being prepared for the Future Land Use Map and Land Use Element. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. Target completion for the FLUM is the end of May/first of June. The time frame for the FLUM has been lengthed awaiting completion of the master plans, so the master plans can inform the FLUM. The Council and PC both approached in Feb 2025 for feedback on land use designations. Staff is currently working to address feedback from the Council and PC regarding land use designations, particularly regarding residential land use designations.	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 Stewardship	Service Enhancement			
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	2/26/2025	Staff has begun early preparations for the annexation plan. The utility master plan preparation will likely have a bearing on the timing of completion of the Annexation plan. Staff has begun early meetings to start the process of updating the Annexation Policy Plan. Staff has met with the Mayor to get his vision for City growth. Planning also has met with the City Engineer to better understand infrastructure limitations for growth.	4/2/2024		Larsen										
2024.001d	22	General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)	Secondary Priority	Schedule	Not Started	10/31/2024	2/26/2025	We have drafts for the first few chapters. We plan to bring them to PC and Council in Mar 2025 for feedback.	3/6/2024		Larsen										
2024.001e	22	General Plan Update	Part 2 (Land use, Transportation, Open Space, Environment)	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 Housing, Water)	Secondary Priority	Schedule	Not Started	4/30/2025	12/18/2024	Some initial work has begun on this section to prepare an outline. Staff has begun some early drafting of this section.	3/6/2024		Larsen										
2024.001g	22	General Plan Update	Part 4 (Plan Administration, Best Practices, Appendices)	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 July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.	Secondary Priority	Schedule	Not Started	7/31/2025	2/3/2025	Master plans updates will impact the completion of the General Plan, as will any changes to these Strategic Priorities.	3/6/2024		Larsen										
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	4/29/2025	2/3/2025	Engineering has hired consultants to create master plans for transportation, water, sewer, and stormwater. These master plans will include design of the full buildout scenarios for each of these.	4/2/2024		Larsen Hogge		X								

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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						
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	2/26/2025	Staff had a kickoff meeting with the water consultant, Bowen Collins on 1.14.25. Completion of the water study will inform land use decisions like never before. Staff is humbled by the process we will go through to get the data, but excited for the help the data will be in making land use decisions. Staff is planning on having Bowen Collins visit with Council on 3.18.25 during work session to help them get an early view of initial water data.	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	11/25/2024	Staff has begun early preparations for completing this work. Staff presented some preliminary data to Council on 11.14.24. Staff will continue preparing housing data that will help the City as it interacts with the State Legislature during the 2025 legislative session. This data preparation and collection will also help with the GP process.	10/15/2024		Larsen				X		
2023.004	22	MDP/MDA Amendment Proposals	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	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		
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	11/25/2024	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 is reviewing encroachments with Admin and making a game plan to present to the Council. It is anticipated that Todd will be making recommendations to the Council on a partial list of properties in January 2025.	8/15/2023		Larsen				X		
2023.048	22	Parking and storage	Consider a code to enable parking garages based on counting as two parking spaces.	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		

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Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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						
2023.011a	24	Airport Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Do	In Progress	10/1/2025	3/26/2025	Phase 1 is complete. Contractor is almost complete with Phase 2. Completion is expected in the spring of 2025 when weather allows paving. Phase 3 will complete the connection to SR73 and extension to the north of SR73. Construction on Phase 3 will start in the spring of 2025. A contractor has been selected and construction will begin in April.	5/16/2023		Hogge		X		X		
2023.011b	24	Mid Valley Road	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	Do	In Progress	12/31/2025	3/26/2025	Civil Science has almost completed design of the Mid Valley road connection to EM Boulevard. This project will go out to bid in the next couple of weeks.	5/16/2023		Hogge		X		X		
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. 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	Do	In Progress	12/5/2023	3/26/2025	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. Avenue Consultants has been hired to complete the feasibility study for the connection to Saratoga Springs through Hidden Hollow. They have completed assessment of preliminary alignments and have refined the alignments based on city council direction to keep the road at a max slope of 6%. Engineering is working with a consultant to complete a full master plan update and the expressway will be included in that update.	8/15/2023		Hogge		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 amount of shared parking; and for the Council to become the land use authority rather than PC.	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		Hogge		X				
2024.005	24	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	Schedule	Not Started	TBD	3/26/2025	Engineering is working with a consultant to complete a full master plan update and the these connections will be included in that update. Preliminary alignments for these roadways are included in the draft transportation maps that are currently being reviewed by staff.	10/15/2024		Hogge		X		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 Stewardship	Service Enhancement
2023.033	32	Capital Asset Management Plan	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	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. No updates from KRuesch.	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 commences.	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 parks or other neighborhood improvements.	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 community benefit...use city resources to beautify and create a commodity for community use.	Proposed	-	-					Hickman						X	
2023.029	21	Master Plan Process	Council members want to know how they can be involved in the city infrastructure	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, population, etc.	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		

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 Stewardship	Service Enhancement			
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 install waterwise landscaping instead of grass.	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 having the staff report (even the one before the PC) before	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 parking close to units, not all grouped in one area. It requires a code amendment.	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																						
2023.037	12	MIHP re Transfer of Development Rights	Create a program to transfer development rights for moderate income housing.	Secondary Priority	-	Completed	7/16/2024	12/3/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. The Council adopted the policy on 12/3/2024 as EMMC CHAPTER 17.46	8/15/2023		Draper										
2023.005	22	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	Do	Completed	5/31/2024	10/16/2024	TRANSFER OF DEVELOPMENT RIGHTS OVERLAY ZONE. 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					

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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						
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 adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	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						
2023.003c	22	Development Code: Mobile Business Regulations	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	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 compatible use plan to ensure Facilitate bringing forward a presentation soon.	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		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 SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code.	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	

Legislative Priorities List													Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
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						
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 requires the average lot size be calculated across the preliminary plat.	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 zoom meetings.	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, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	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 about fencing	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 and final plat approvals regarding language and requirements due to SB174.	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 needs.	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		



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 1, 2025**

TITLE:	REPORT - Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

John Magness, Policy and
Management Analyst

PRESENTED BY

John Magness

RECOMMENDATION:

No recommendation. For City Council information only.

BACKGROUND:

EMCC 2.19.030 (L) requires the Director of Legislative Affairs to "Track overlay zones and ensure that they are reviewed by the city council at least once every four years".

Staff reviewed these zones and has prepared a communication item for the City Council's information and consideration.

ITEMS FOR CONSIDERATION:

Eleven (11) overlay zones were reviewed. Staff has proposed no recommendations regarding the use or availability of these zoning tools.

1. **Transfer of Development Rights Overlay Zone** - New in 2024, there are no parcels within the zone.
2. **Outdoor Shooting Range Overlay Zone** - Currently there are no parcels within the zone.
3. **Regional Technology and Industry Overlay Zone** - Still largely undeveloped but projects like Meta, Tyson, Google and other expected projects will have significant financial benefit to the City.
4. **Wildlife Corridor Overlay Zone** - Protects wildlife from development but currently covers only four parcels with more anticipated.
5. **Water Source Protection Overlay Zone** - A State requirement to protect drinking water, most of it is found within the RTI zone.
6. **Warehouse Farming Overlay Zone** - Allows large-scale farming/cultivation within enclosed structures. Currently, there are no parcels within the zone.
7. **Equine Overlay Zone** - Allows horses on residential lots under an acre. There are seven areas, mostly on the north end of the city where it has been adopted.

8. **Sweetwater Industrial Overlay Zone** - Provides a light industrial buffer zone around the wastewater treatment plan. Currently, it applies to five parcels.
9. **Extractive Industries Overlay Zone** - Currently it applies to five parcels in the northeast corner of the City.
10. **Historical Preservation Overlay Zone** - Despite several historical markers in the City, owned by the City, there are no properties with the overlay.
11. **Ridgeline Protection Overlay Zone** - Protects significant ridge-lines from development. Requires any construction to comply with hillside site development standards and ridgeline standards. There are significant portions in and bordering the City that fall within this overlay zone.

Maps are available in the report.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 2025 Quadrennial Report on Overlay Zone



Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025

Eagle Mountain City Code (EMMC 2.19.030(L)) requires the Director of Legislative Affairs to “Track overlay zones and ensure that they are reviewed by the city council every four years.” This report discusses the purpose of each zone, how much the zone has been used, and provides maps where appropriate, along with a legislative history.

17.46 Transfer of Development Rights Overlay Zone – (Created in 2024.)

The purposes of the Transfer of Development Rights (TDR) Overlay Zone include the protection of property rights; preservation of open space, scenic views, agricultural, and riparian, and critical/sensitive lands; protection of lands, resources, and structures of aesthetic, architectural, recreational, and historic significance. A TDR program allows development rights to be separated from the real property they are attached to and can be used or sold separately from the land itself to a receiving property.

Currently, there are no parcels with the TDR Overlay Zone designation.

Legislative history: Ord. O-59-2024

17.47 Outdoor Shooting Range Overlay Zone – (Created in 2022.)

The purpose of the Outdoor Shooting Range Overlay Zone is to provide for the locational control and safety standards for outdoor shooting ranges, and to provide proper buffering and protection for neighboring development and uses.

Currently there are no parcels with the Outdoor Shooting Range Overlay Zone in Eagle Mountain City limits. The closest outdoor shooting range is Wasatch Wing and Clay located approximately one mile northwest of Eagle Mountain City boundaries. There is another outdoor shooting range located approximately eight miles southwest of EMC limits.

Legislative history: Ord. O-04-2022

17.48 Regional Technology and Industry Overlay Zone – (Created in 2017, most recent amendment in 2022.)

The Regional Technology and Industry (RTI) Overlay Zone provides for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city’s residents. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by this overlay zone.

Most of the parcels that are covered by the overlay are not yet developed. The notable exception is the Meta Data Campus and the Tyson Foods facility. The RTI overlay in the southern part of the city covers approximately two thirds of the Water Source Protection Overlay Zone. In addition, one hundred percent of the Sweetwater Industrial Overlay Zone is covered by the same RTI Overlay Zone.

See Attachment (A)

Legislative history: Ord. O-16-2022; Ord. O-25-2019; Ord. O-17-2018; Ord. O-10-2017.

17.49 Wildlife Corridor Overlay Zone - (Created in 2021, most recent amendment in 2024.)

In association with the Parks and Open Space Master Plan, the Wildlife Corridor Overlay Zone creates regulations and protections from development which may adversely impact wildlife and their habitat. It does not change the underlying zoning, but establishes standards, requirements, and procedures for areas where an existing zone and the Wildlife Corridor Overlay Zone overlap.

This overlay zone provides support for and methods by which to preserve wildlife, wildlife habitats, and wildlife migration routes, especially the critical mule deer migration corridor, in and through the city. This preservation of wildlife habitat and open space is a key strategy identified in the Eagle Mountain City “General Plan Parks, Trails, and Open Space Master Plan,” and the “Transportation Master Plan.” Wildlife Corridor Overlay Zones provide a means to reduce wildlife habitat loss and fragmentation of wildlife habitat and

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migration routes for native and migrating species, while simultaneously accommodating appropriate improvements to these areas.

Wildlife corridors safeguard and connect wildlife habitats, allowing for movement, migration, foraging, breeding, dispersal of flora and fauna, and connectivity of their habitat. Fragmentation and habitat loss from development and other anthropogenic disturbances, such as roads, structures, excessive noise, and/or excessive movements, can alter daily movement patterns of wildlife, often leading to increased human-wildlife conflict. Preservation of these corridors, along with fencing and safe crossings, will also help to reduce human-wildlife conflict.

By supporting wildlife in the region, Wildlife Corridor Overlay Zones may also provide recreational opportunities, open space preservation, potential tourism, and education for students and residents.

Presently, there is one Wildlife Corridor Overlay zoned area. It contains four parcels. The Planning Department is working on a Wildlife Migration Corridor which is anticipated to include and connect (in alignment) green spaces. Together, the Wildlife Corridor and Ridgeline Protection Overlay Zone should provide an interconnected system to allow for the movement of wildlife between summer and winter habitats past developed properties and safely across public roadways.

See Attachment (B)

Legislative history: Ord. O-18-2024; Ord. O-06-2021.

17.50 Water Source Protection Overlay Zone - (Created in 2004.)

The purpose and objective of the Water Source Protection Overlay Zone is to protect ground water resources and sources in compliance with the laws of the state of Utah, and to comply with the Drinking Water Source Protection Rules and Regulations of the state of Utah.

The Water Source Protection Overlay Zone creates a list of prohibited uses for the underling zoning: storage facilities that store liquid forms of hazardous substances; septic tank, and septic tank drain fields; class V underground injection wells; landfills, open dumps, land filling of sludge and septage,

manure piles, salt piles, pit privies, drain lines; and animal feeding operations with more than 10 animal units.

See Attachment (C)

Legislative history: Ord. O-23-2005; Ord. O-23-2004

17.51 Warehouse Farming Overlay Zone – (Created in 2020.)

The purpose and objective of the Warehouse Farming Overlay Zone is to allow for large scale farming/cultivation operations within enclosed structures with reasonable separation from residential and other incompatible land uses. This overlay creates standards for warehouse farming operations, ensuring compatibility with surrounding land uses.

This overlay shall only be applied to agricultural and industrial zones as defined in Chapters 17.20 and 17.40 EMMC. This overlay shall not abut or adjoin a residential zoning district as defined in Chapter 17.25 EMMC. This overlay shall be applied to areas of the city so that development within it under this chapter will not unreasonably negatively impact on the use of land in the adjoining district(s). Preferred overlay zoning locations include those with existing agricultural or industrial uses that include similar negative impacts such as odor, noise, and traffic (e.g., a sewage treatment facility or food processing plant). The standards and processes of the base or underlying zone(s) shall be applicable unless superseded by this zone's standards.

Currently there are no parcels within the Warehouse Farming Overlay Zone. There are several parcels that currently have agriculture structures on them, i.e., greenhouses and hoop tunnels. These parcels are currently zoned for agriculture as Eagle Mountain grows it will remain to be seen if these agriculture uses will be viable into the future.

Legislative history: Ord. O-19-2020

17.52 Equine Overlay Zone – (Created in 2008.)

The Equine Overlay Zone designates areas for equestrian uses and activities not allowed by existing zoning and addresses the unique requirements of horses in residential zones in a manner conducive to the public safety, health,

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and general welfare. It includes permitted, minimum land use standards and other development provisions. It does not change the existing zoning. Landowners on these properties are required to apply for the equine overlay zone designation to run simultaneously with the existing zoning.

While EMMC 6.10.080 requires a minimum of 1 acre to keep horses or mules, the Equine Overlay Zone provides a mechanism for residents on a parcel of one-half acre or greater to apply to keep equine animals on their property. It allows for the possibility for stables, arenas, riding areas, and Veterinary office/ hospitals in the RD1 and RD2 zones (with a Conditional Use Permit).

See attachment (D)

Legislative history: Ord. O-06-2008.

17.53 Sweetwater Industrial Overlay Zone – (Created in 2015)

The Sweetwater Industrial Overlay Zone provides for and allows industrial and business opportunities within a buffer zone between the wastewater treatment facility and higher-end businesses and industrial uses. The standards and processes of the base zoning or underlying zoning shall be applicable unless modified or replaced by this overlay zone.

The parcels located within the Sweetwater Industrial Overlay Zone are zoned Business Park Light Manufacturing Distribution. The SIOZ allows for limited uses found either in the Business Park Zone and the Industrial Zone allowed uses.

See attachment (E)

Legislative history: Ord. O-21-2015.

17.54 Extractive Industries Overlay Zone – (Created in 2012.)

The Extractive Industries Overlay Zone provides locational control over extractive uses, promotes the reclamation of these sites, and provides proper buffering and protection for neighboring development and uses.

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Currently, the only use of this overlay is located on the northeast corner of Eagle Mountain City at the TM Crushing Talon's Cove Pit. It covers all or part of five parcels. Four of the parcels are also covered by the Spring Run MDA.

Such controls may be at risk from the state Legislature which has expanded the rights of mine owners to adjacent lands they own or acquire.

See attachment (F)

Legislative history: Ord. O-08-2012

17.58 Historical Preservation Overlay Zone – (Created in 2015, most recent amendment in 2021.)

This overlay zone designates important historical and archaeological sites in the city, encourages the preservation of important historical and archaeological site locations, and aims to avoid the unnecessary or inadvertent disturbance of these sites including prehistoric or historic human remains. Chapter 17.58 establishes a city register listing designated sites, structures, signs, and districts; and provide for educational opportunities to increase public appreciation of Eagle Mountain's unique heritage.

There are no properties within Eagle Mountain City that have the Historical Preservation Overlay on them. There are several historical markers in Eagle Mountain, Joe's Dugout (marked on Google Maps), The Well at Joes Dugout, and the Pony Express Trail at Eagle Mountain Overlook Trailhead. All these locations are owned by the City.

Legislative history: Ord. O-02-2021; Ord. O-15-2015.

17.63 Ridgeline Protection Overlay Zone – (Created in 2021)

The purpose of the Ridgeline Protection Overlay Zone (RPOZ), and related regulations is to protect significant ridgelines from development that may result in hazardous conditions, reduced quality of life, and the visual scarring of important natural features.

The RPOZ provides guidelines on how development should take place regarding the creation of lots. The goal of the RPOZ is to keep the construction

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of buildings out of the overlay zone while preserving the right of the owners to have reasonable use of their property without constituting a regulatory taking. There are exceptions to allow for a building site within the RPOZ to ensure that a legal lot within the overlay zone can be built on the property. All construction within the RPOZ must comply with Hillside Site Development Standards (EMMC 15.80) and Ridgeline Design Standards (EMMC 17.62).

The RPOZ includes many large parcels and a few small parcels, some of which include single family residential lots.

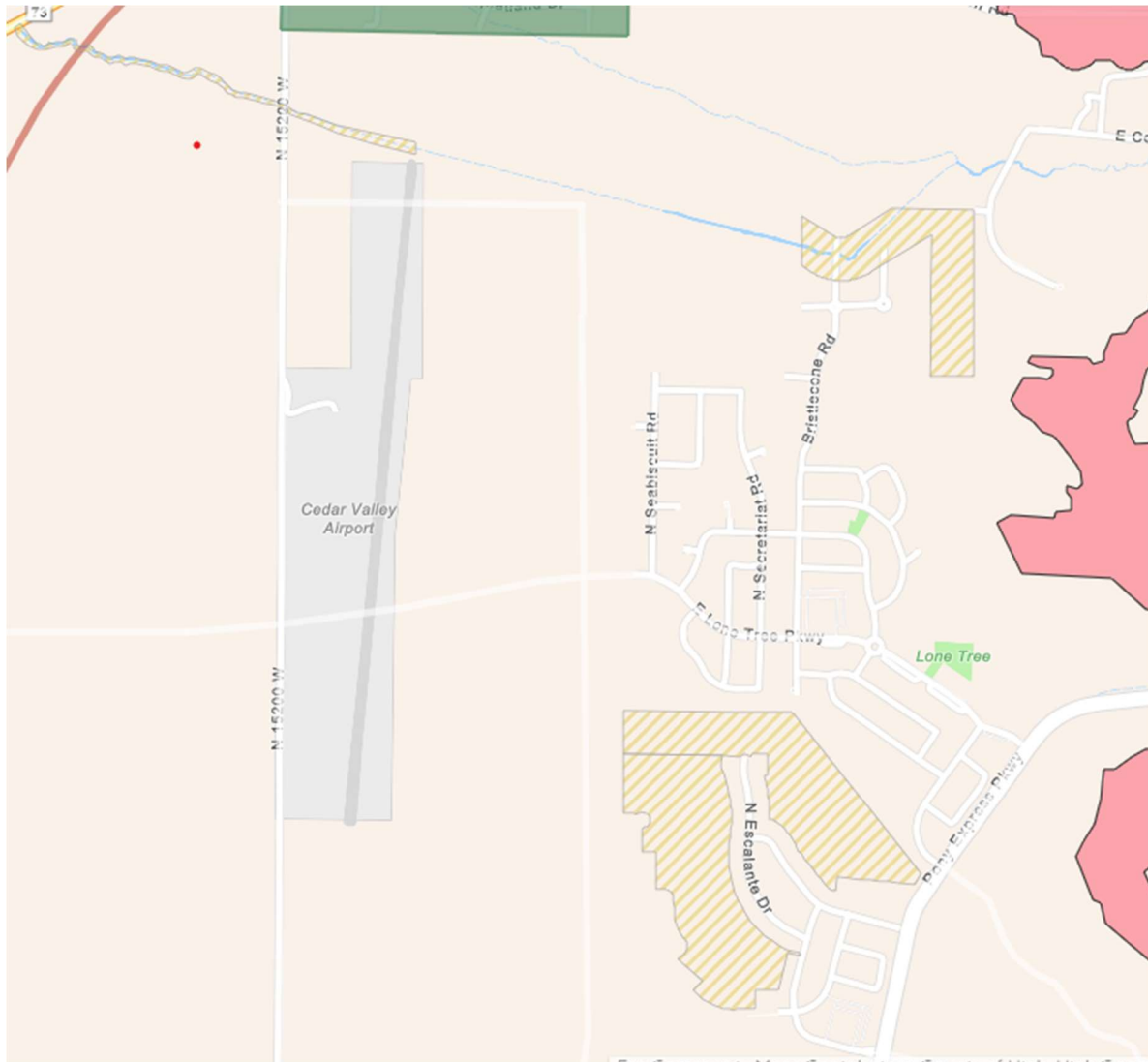
The overlay zone also covers ridgelines that are currently outside of EMC limits. If in the future a property owner wants to be annexed into the city, they will know they would be required to abide by the RPOZ for any planned development.

See attachment (G)

Legislative history: Ord. O-03-2021

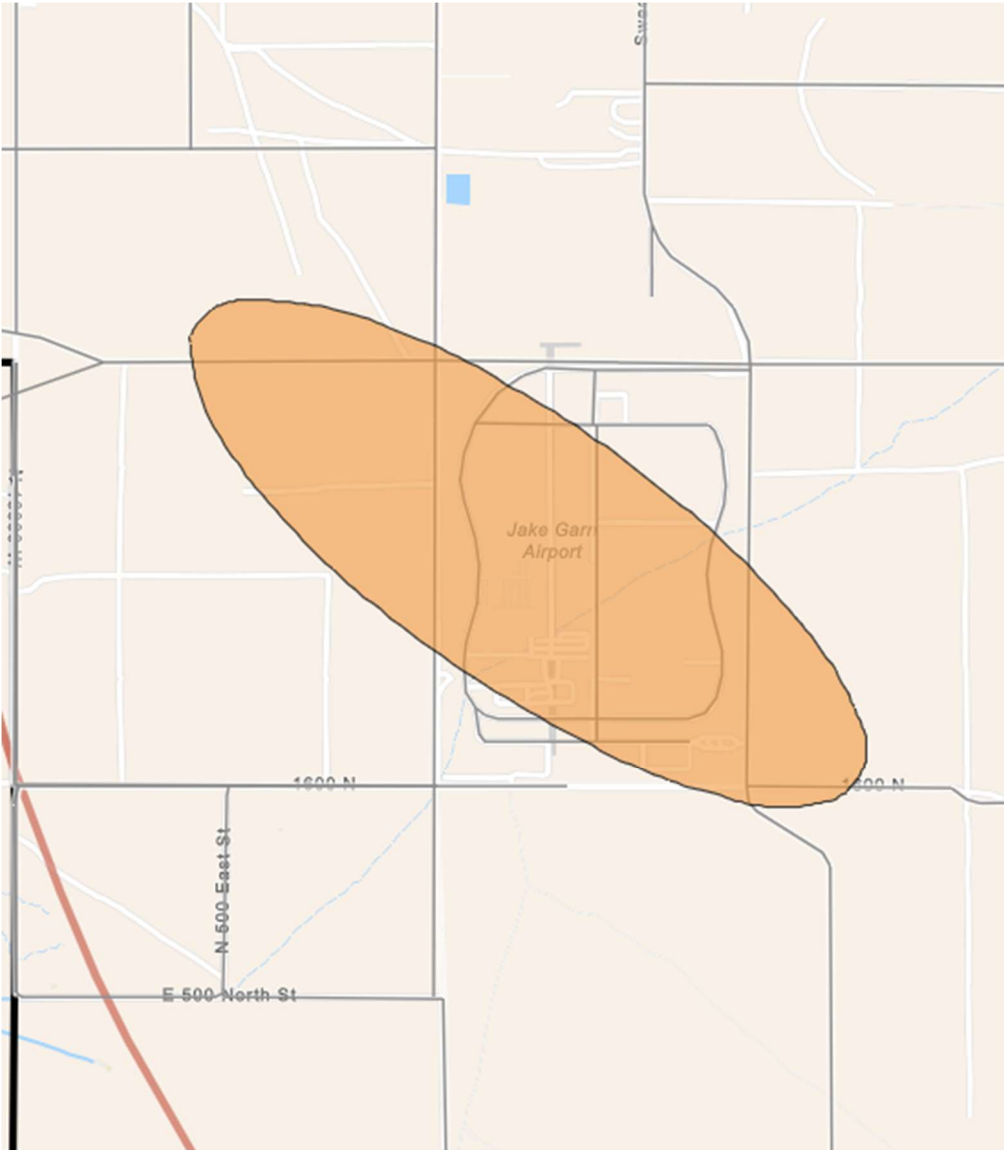
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Attachment B Wildlife Corridor Overlay



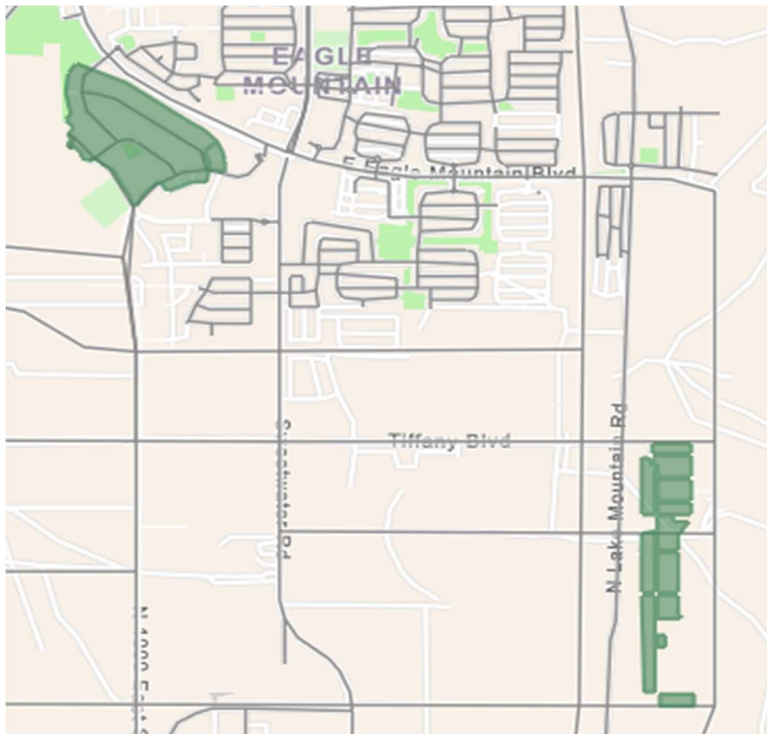
Overlay Zone in striped yellow.

Attachment C
Water Source Protection Overlay Zone



Overlay Zone in orange

Attachment D
Equine Overlay Zone

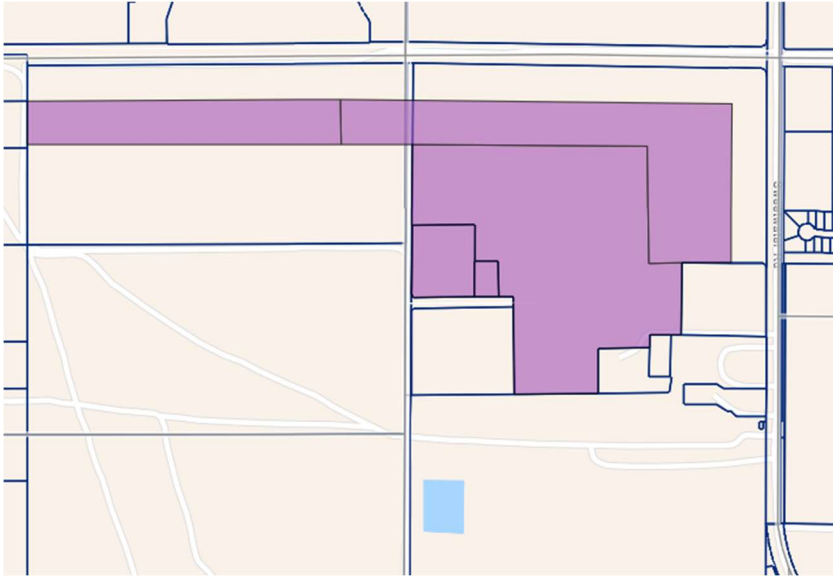


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Attachment E

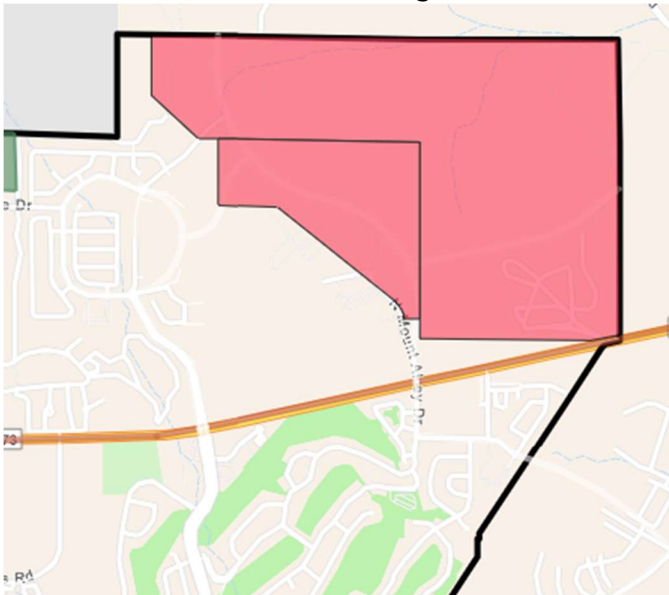
Sweetwater Industrial Overlay Zone



Overlay Zone in purple

Attachment F

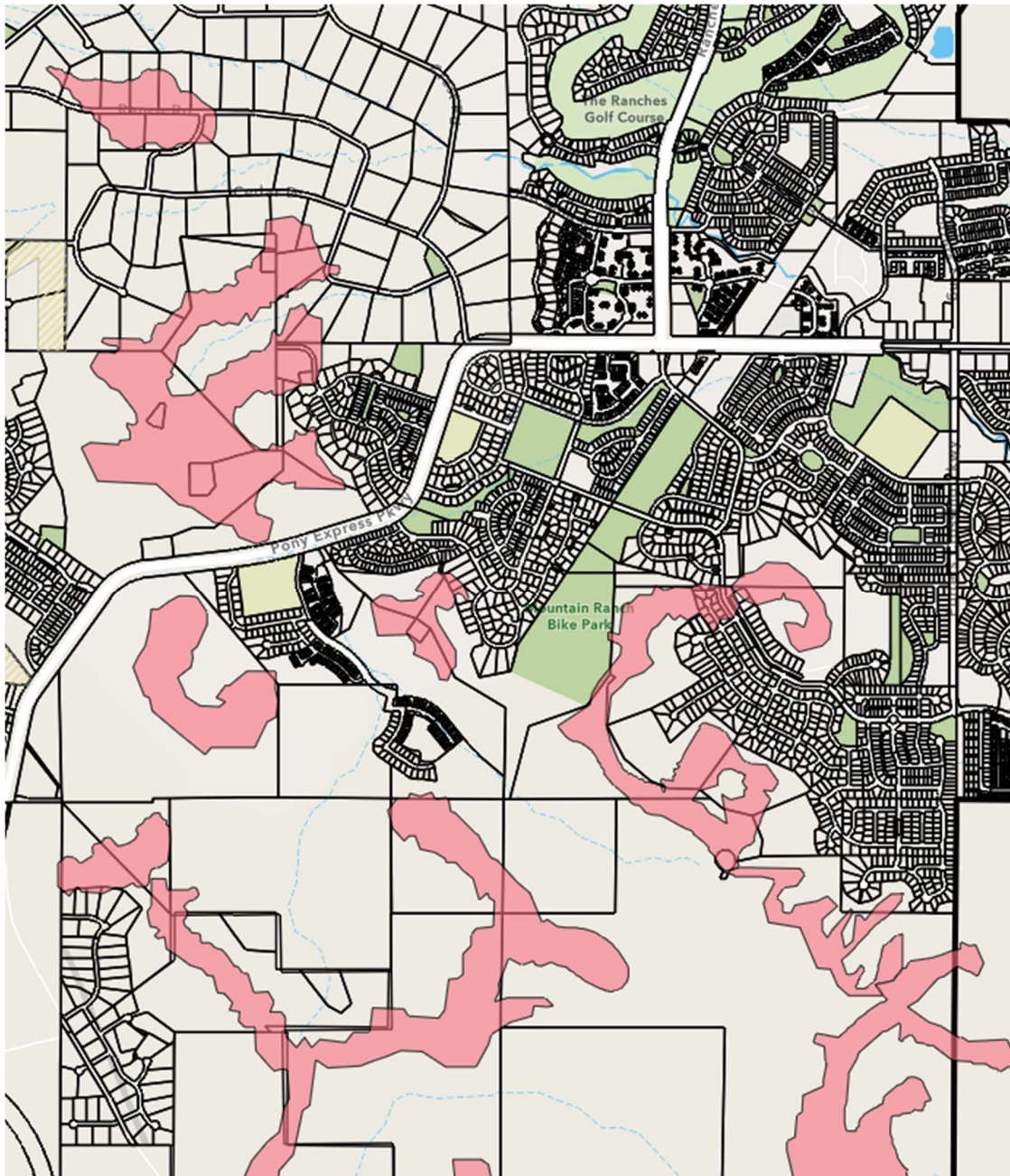
Extractive Industries Overlay Zone



Overlay Zone in salmon

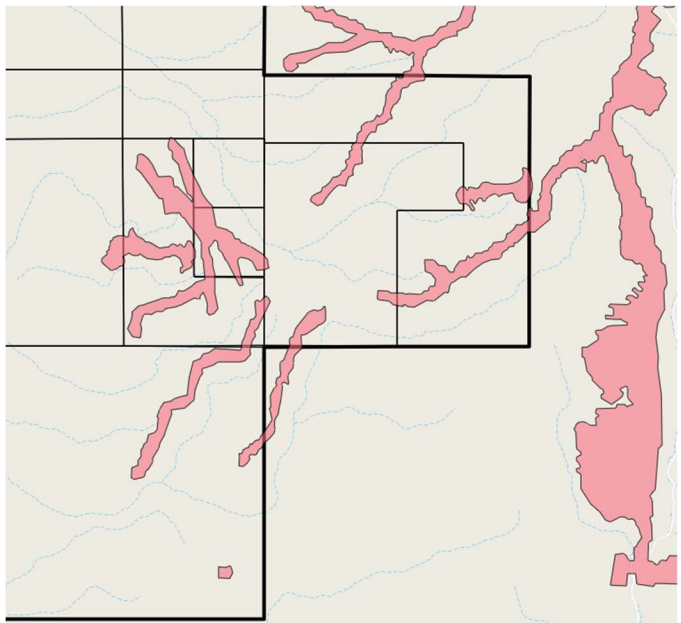
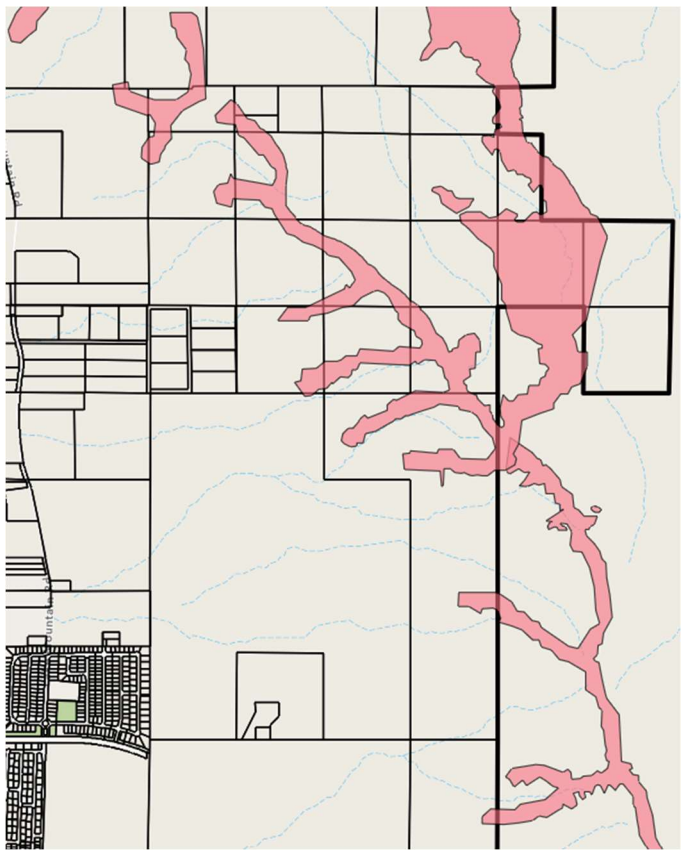
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Attachment G
Ridgeline Protection Overlay



Overlay Zone in pink

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Overlay Zone in pink



*Tentative Upcoming Agenda Items for
City Council Information
April 1, 2025*

Development Projects

- DAI update on Firefly development – 1-hour work session item (after legislative session finishes)
- Public Hearing – Disposal of Public Property (Shiloh Road City properties)

Code Amendments

- Disposal of City Property (Open Space)
- Election Signage – Property allowed, etc.

Other Items

- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain
- Report on Overlay Zone
- Updates from Lobbyist
- May 6 – Recognition of Citizen's Academy Graduates

Please note all items are tentative and are subject to change.

Mayor & City Council Updates as of 4/1/25



Department	Topic	Update
Facilities / Fleet / Emergency Mgmt	New Equipment Arrived	Senior bus; 10,000-gallon fuel tank; 10-wheel dump truck for water department
	Office Improvements	UB and Recorder's Office switched offices; the public works break room is finished
	Employee CERT	Traning complete. Another traning will be held for those who couldn't attend.
	Winter HAM Radio Traning	Traning complete. Certifications Issued: 11 new technicians, 2 general upgrades, 2 extra upgrates
Library <i>(All numbers reflect Jan 1 - Mar 26)</i>	New cards issued	2,177
	Programs held	284
	Attendance at programs	11,557
	Total new items added	12,267
	Physical item circulation	150,109
	Digital item circulation	95,967
Recorder <i>(All numbers reflect Jan 1 - Mar 26)</i>	GRAMA Requests	64
	Cemetery	20 new spaces sold; 13 burials
	Recorded Plats	14
	Notarizations	39