EAGLE MOUNTAIN
CITY COUNCIL MEETING

November 19, 2019, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A. PRESENTATION - Safe Routes to School Programs
This is not an action item.

1.B. DISCUSSION - Power Corridor Development and Use
This is not an action item.

2. CONCEPT PLAN

2.A. Brylee Development Concept Plan
This is not an action item.
Brylee Commercial Concept Plan
Brylee Estates Rezone - Approved 05.15.2018
05.15.2018 City Council Minutes
Brylee Estates Preliminary Plat & Site Plan - Approved 07.16.2019
07.16.2019 City Council Minutes

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

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

5. CALL TO ORDER

The City Council will convene as the Board of Canvassers to canvas the results of the 2019 Eagle Mountain General Election.

BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

6. MOTION

6.A. MOTION - Approve the Results of the 2019 General Election.

BACKGROUND: (Presented by City Recorder Fionnuala Kofoed) The Board of Canvassers will review the report of the Eagle Mountain City General Election of November 5th, 2019, verifying the results of the election by ratifying the results of the canvass; accepting the report of the Election Official and certifying the election results; and declaring the persons reported by the Election Official as receiving the highest number of votes elected to the Office of City Council.

7. ADJOURNMENT

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

8. CALL TO ORDER

9. PLEDGE OF ALLEGIANCE

10. INFORMATION ITEMS/UPCOMING EVENTS

11. 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.)

12. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation - Cache Valley Electric

Motion to approve.

13.B. Test Pumping Ault Well Bid Award - Rhino Pumping
Motion to approve.

14. BOND RELEASES

14.A. Evans Ranch Plat I-1 -- Into Warranty
Motion to approve.
BR-Evans Ranch I-1 Into Warranty
Evans Ranch Plat I-1 Recorded Plat

14.B. Hidden Hollow Phase B Plat 1 -- Into Warranty
Motion to approve.
BR-Hidden Hollow B-1 Into Warranty
Hidden Hollow B-1 Recorded Plat

14.C. SilverLake Plat 14 -- Out of Warranty
Motion to approve.
BR-SilverLake 14 Out of Warranty
SilverLake Plat 14 Recorded Plat

14.D. Hidden Hollow Phase A Plat 1 -- Out of Warranty
Motion to approve.
BR-Hidden Hollow A-1 Out of Warranty
Hidden Hollow A-1 Recorded Plat Map

14.E. Hidden Hollow Phase A Plat 2 -- Out of Warranty
Motion to approve.
BR-Hidden Hollow A-2 Out of Warranty
Hidden Hollow A-2 Recorded Plat Map

15. MINUTES

15.A. October 15, 2019 Meeting Minutes
Motion to approve.
10.15.2019 City Council Minutes - DRAFT

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse - Site Plan

BACKGROUND: (Presented by Community Development Director Steve Mumford) The proposed clubhouse is on 1.6 acres of land, located between Trailhead Road and Stagecoach

Run, north of City Hall (parcel 59:044:0152).
Walden Clubhouse - Site Plan Drawings
Walden Clubhouse - Colored Elevations
09.24.2019 PC Minutes Approved

16.B. Overland Village 1 Clubhouse - Preliminary Plat

BACKGROUND: (Presented by Planning Manager Mike Hadley) This is a one-lot preliminary plat for the Overland Clubhouse located in Village 1 of the Overland development.
Overland Village One Clubhouse Preliminary Plat
10.22.2019 PC Minutes - Approved

16.C. Eagle Vision - Preliminary Plat Amendment

BACKGROUND: (Presented by Planning Manager Mike Hadley) This is an application for an amendment to the Eagle Vision recorded plat. Eagle Vision is located along Pony Express Parkway, adjacent to the SilverLake development.
Updated Eagle Vision Plat

SCHEDULED ITEMS

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

BACKGROUND: (Presented by Community Development Director Steve Mumford) The proposed application rezones a 22.85-acre property on the north end of the Sage Park development along Eagle Mountain Boulevard (a portion of parcel #59:034:0133).
ORD--Sage Park Business Center Rezone
Sage Park Rezone Vicinity Plan
Sage Park Concept Plan - Option 1
Sage Park Concept Plan - Option 2
Approved Land Use Plan - 09.03.2019
10.22.2019 PC Minutes - Approved

17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

BACKGROUND: (Presented by City Administrator Ifo Pili) Utah State Code Section 10-3-818 outlines the procedure for increasing the salaries of municipal elected officials. After providing legal notice and holding a public hearing, the governing body may enact an ordinance amending the compensation of any elected municipal officer. The proposed increase reflects a recent

market compensation survey.
ORD--Elected Officials Compensation
Mayor Compensation Exhibit
City Council Compensation Exhibit

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. CITY COUNCIL BOARD LIAISON REPORTS

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

20. COMMUNICATION ITEMS

20.A. Financial Report
This is not an action item.
Financial Report - Oct. 2019

20.B. Upcoming Agenda Items
This is not an action item.
A.CI--Upcoming Agenda Items

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **14th day of November, 2019,** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**		
TITLE:	Brylee Development Concept Plan		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Randy Smith, Fieldstone		
GENERAL PLAN DESIGNATION Employment Center Campus	**CURRENT ZONE** Commercial	**ACREAGE** 22.05	**COMMUNITY** Brylee

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Michael Hadley, Planning

RECOMMENDATION:
This is not an action item.

BACKGROUND:
This is a Concept Plan for the commercial portion of the Brylee Estates development. This parcel is currently approved for commercial, but the applicant would like to rezone to add MF2 zoning. This project is located on 22.05 acres north of East Aviator Avenue and on the west side of Eagle Mountain Blvd. The plan includes 9.03 acres of retail space and about 13 acres of multi-family residential space consisting of 22 dwelling units per acre.

Attachments:
Brylee Commercial Concept Plan
Brylee Estates Rezone - Approved 05.15.2018
05.15.2018 City Council Minutes
Brylee Estates Preliminary Plat & Site Plan - Approved 07.16.2019
07.16.2019 City Council Minutes

Future Freeway

Rush Creek Properties LLC

Rush Creek Properties LLC

RUSH CREEK PROPERTIES, LLC
59:034:0009

178.14'

Auto Service

50'

Fast Food

Restaurants

EAGLE MOUNTAIN BLVD

1591.79'(R)

Bakery

132'

COMMERCIAL STORAGE

RV PARKING

Smith, Steven G & Leone Kay

STORAGE SHED PARCEL
10.79 AC

LANDSCAPED BERM

GATE

OFFICE

SIGN

1.81 AC

1.74 AC

BLDG A

COLLECTOR

BandH Land Holdings

Future Residential

1179.28'

26'

26'

26'

Amenities
1.24 Ac

Clubhouse

Gas

56'

Bank
52022 SF
1.19 AC

1222.04'

Total Acres
22.05

Multi-family Residential
22 du/acre

Retail
9.03 Acres

Smith, Steven G & Leone Kay

0 40 80 160 240

October 10, 2019

Think Architecture

Concept Plan

Brylee Development, Eagle Mountain, Utah

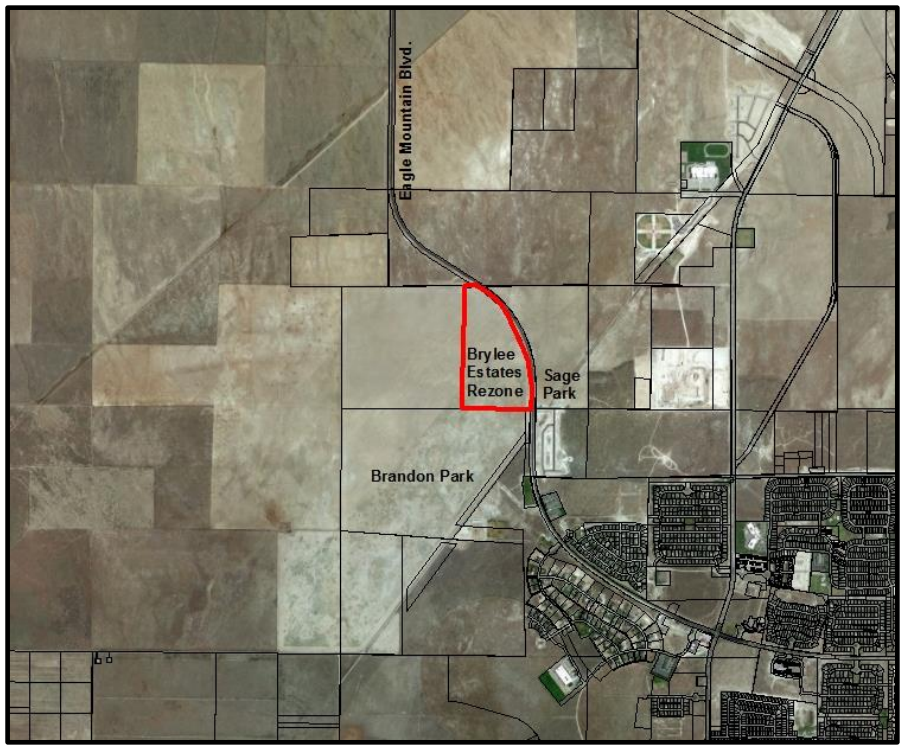
EAGLE MOUNTAIN CITY

City Council Staff Report

MAY 15, 2018

Project:	**Brylee Estates - Rezone**
Applicant:	Matthew Loveland/Utah Real Estate Venture
Request:	Rezone land from Agriculture to Residential/Commercial
Type of Action:	Public Hearing; Action Item

Location
The property is located along Eagle Mountain Blvd west of the Sage Park development.



Planning Commission
The applicant's proposal to the planning commission was for a rezone to residential development. The proposal included a concept plan of single family lots. The discussion between the planning commission and applicant ended with the planning commission recommending approval of the rezone for residential pod and a commercial pod. This change was based on the new updated general plan and transportation corridors.

Proposal
The applicant is proposing rezoning approximately 68.77 acres of land currently zoned agricultural to residential and commercial. This proposal is for a rezone only. The applicant has submitted a land use and concept plan as a reference. The rezone is for a residential pod of 46.9 acres and a commercial pod of 22 acres. The residential zoning complies with the current City's Future Land Use General Plan. The General Plan land use designation for this area is Mixed Use Residential. It is important to note that the northern portion of this proposal is designated as Employment Center/Campus in the proposed new General Plan. The southern portion is designated as Neighborhood One which allows for 2 to 4 units per acre.

Surrounding Zoning
North: Agriculture
East: Residential
South: Residential
West: Agriculture

*****It is important to note that all of the land within Eagle Mountain City that has not been previously rezoned for development is zoned Agriculture. This does not mean that all agriculturally zoned properties are in active agricultural use.

Rezone Criteria for Approval

The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. The decision made by the Planning Commission and the City Council is considered valid by the courts if it is reasonably debatable that the action could promote the general welfare. Rezone proposals are evaluated using the following criteria:

A. Compliance with Future Land Use Plan (General Plan). The rezone complies with the City's current Future Land Use Plan which designates the area as Mixed Use Residential. Commercial development is also allowed but, is a conditional use in the residential zone; commercial development may not be the predominant use of the development in a residential zone.

B. Compatibility Determination. At this time the surrounding property is zoned agriculture on two sides and residential on two sides. The proposed residential and commercial zone would be compatible with the future proposed uses of the surrounding land and could be considered to be compatible with the existing uses. The property is also located along a major arterial road (Eagle Mountain Blvd). These conditions should all be considered in the decision.

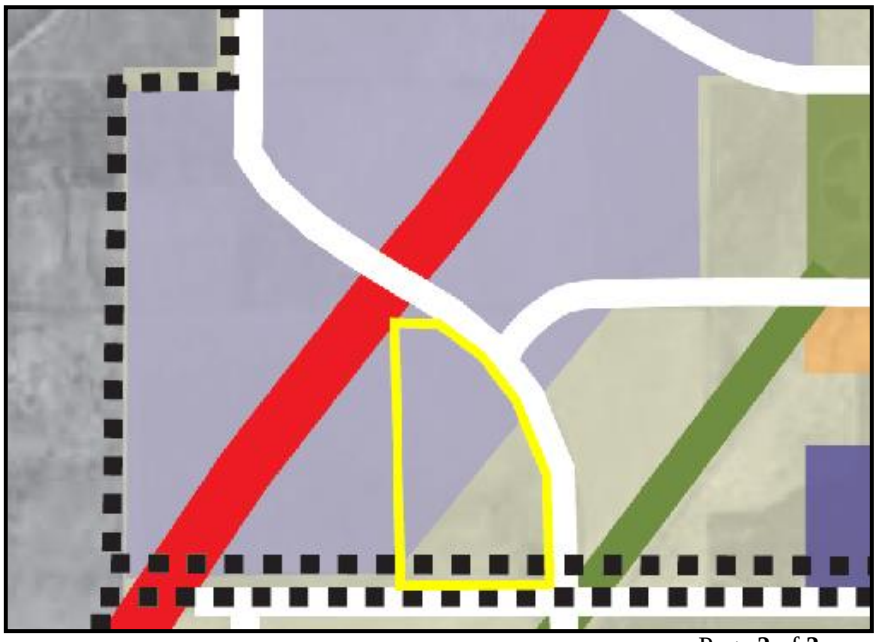
C. Buffering of Incompatible Uses. Surrounding uses include residential development to the east and south. To the north and west agriculture.

Noteworthy Items / Items to Consider

1. Eagle Mountain Blvd/Collector Road to the south. Access onto Eagle Mountain Blvd which is designated as major arterial on the future transportation corridors. Discussion of access on to the road, alignment with other surrounding developments and construction of the collector road to south during the platting process.

2. Parks and Open Space. Discussion on possible improved open space and amenities plans and layout.

3. The New Updated Proposed General Plan. The applicant met with DRC and Planning Commission, during that process the rezone was changed based on the proposed new general plan. Instead of all residential single family they have proposed the northern portion of the rezone as commercial development. While this does not match the new proposed general plan, which shows employment center/campus on the commercial portion of the rezone. It does make sense to have the top



portion as commercial, due to the proposed highway that abuts the northern top of this project and the eastern portion that is along a proposed major arterial.

Development Codes

It is important to note that a rezone does not guarantee approval for development. The applicant or developer still must comply with all of the development standards and requirements found in the City Code, and all requirements of the Fire Code.

Possible Motions

The following motions are provided for the benefit of the City Council. They may be read as the motions or referenced when making motions.

If you, the City Council, feel that the proposed rezone complies with the rezone criteria found in the City Code (and in this report), and that it is reasonably debatable that this rezone could promote the general welfare, then the following motion is appropriate:

I move that the City Council approve the proposed Brylee Estates application with the following conditions:

1. *Any conditions that the City Council deems appropriate.*

If you, the Planning Commission, feel that the proposed rezone does not comply with the rezone criteria found in the City Code (and in this report), and that it is reasonably debatable that this rezone would not promote the general welfare, then the following motion is appropriate:

I move that the City Council deny the proposed Brylee Estates application for the following reasons.

Attachments: Land Use Plan, Concept Plan.

VICINITY MAP

REZONE BOUNDARY DESCRIPTION

A portion of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, thence N0°31'59"E along the Quarter Section Line 1642.07 feet to the west line of Eagle Mountain Boulevard; thence along said west line the following three (3) courses: S37°34'13"E 60.56 feet; thence along the arc of a 2437.50 foot radius curve to the right 2402.76 feet through a central angle of 37°47'08" (chord: S18°41'01"E 2360.23 feet); thence S0°12'37"W 242.41 feet to the south line of said Section 2; thence S89°34'58"W along the Section Line to the point of beginning

Contains: 108.19 Acres

NORTH

SCALE: 1" = 100'

100 50 0 100

TABULATIONS

COMMERCIAL AREA:	22.66 ACRES
RESIDENTIAL AREA:	46.05 ACRES
TOTAL AREA:	68.82 ACRES
LOT TOTAL:	244 LOTS
DENSITY:	5.30 UNITS/ACRE
OPEN SPACE:	4.34 ACRES (6.6%)
	190,702 S.F.

NOTES

1. ALL CONTOURS SHOWN ARE FROM THE UTAH STATE WEBSITE.
2. BASED ON UTAH COUNTY HAZARDS MAP, LIQUEFACTION POTENTIAL IS VERY LOW. NO FAULT LINES SHOWN

DEVELOPER / OWNER

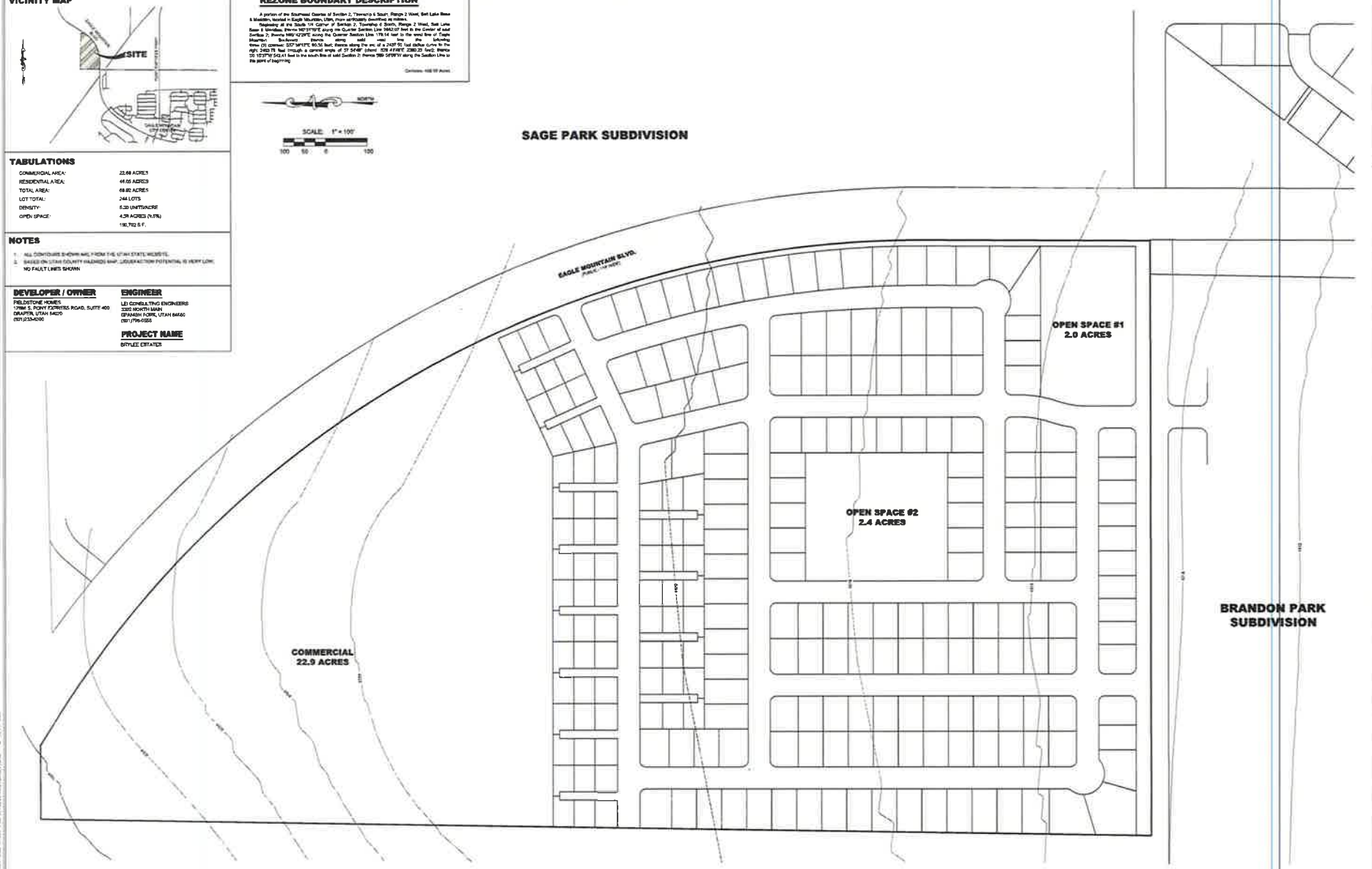
FIELDSTONE HOMES
17588 S. POINT EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
(801)233-4200

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

BRYLEE ESTATES



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
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3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

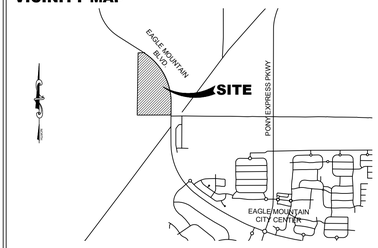
NOT FOR CONSTRUCTION

BRYLEE ESTATES
EAGLE MOUNTAIN, UTAH
CONCEPT PLAN #3

REVISIONS

LEI PROJECT #: 2016-0021
DRAWN BY: MJV
DESIGNED BY: BTG
SCALE: 1" = 100'
DATE: 04/17/2016
SHEET: 1

VICINITY MAP



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DEVELOPER / OWNER

FIELDSTONE HOMES
12896 S. PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
(801)233-8300

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

BRYLEE ESTATES

NORTH

SCALE: 1" = 100'

100 50 0 100

SAGE PARK SUBDIVISION

(±8000 SQ. FT.)

EAGLE MOUNTAIN BLVD.
(PUBLIC - 122' WIDE)

TIER 2 RESIDENTIAL
46.9 ACRES

COMMERCIAL
22.0 ACRES

BRANDON PARK SUBDIVISION

(±8000 SQ. FT.)

4920
4918
4916
4914
4912
4924
4926
4928
4930

POTENTIAL FUTURE FREEWAY

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NOT FOR CONSTRUCTION

BRYLEE ESTATES

EAGLE MOUNTAIN, UTAH

LAND USE EXHIBIT #1

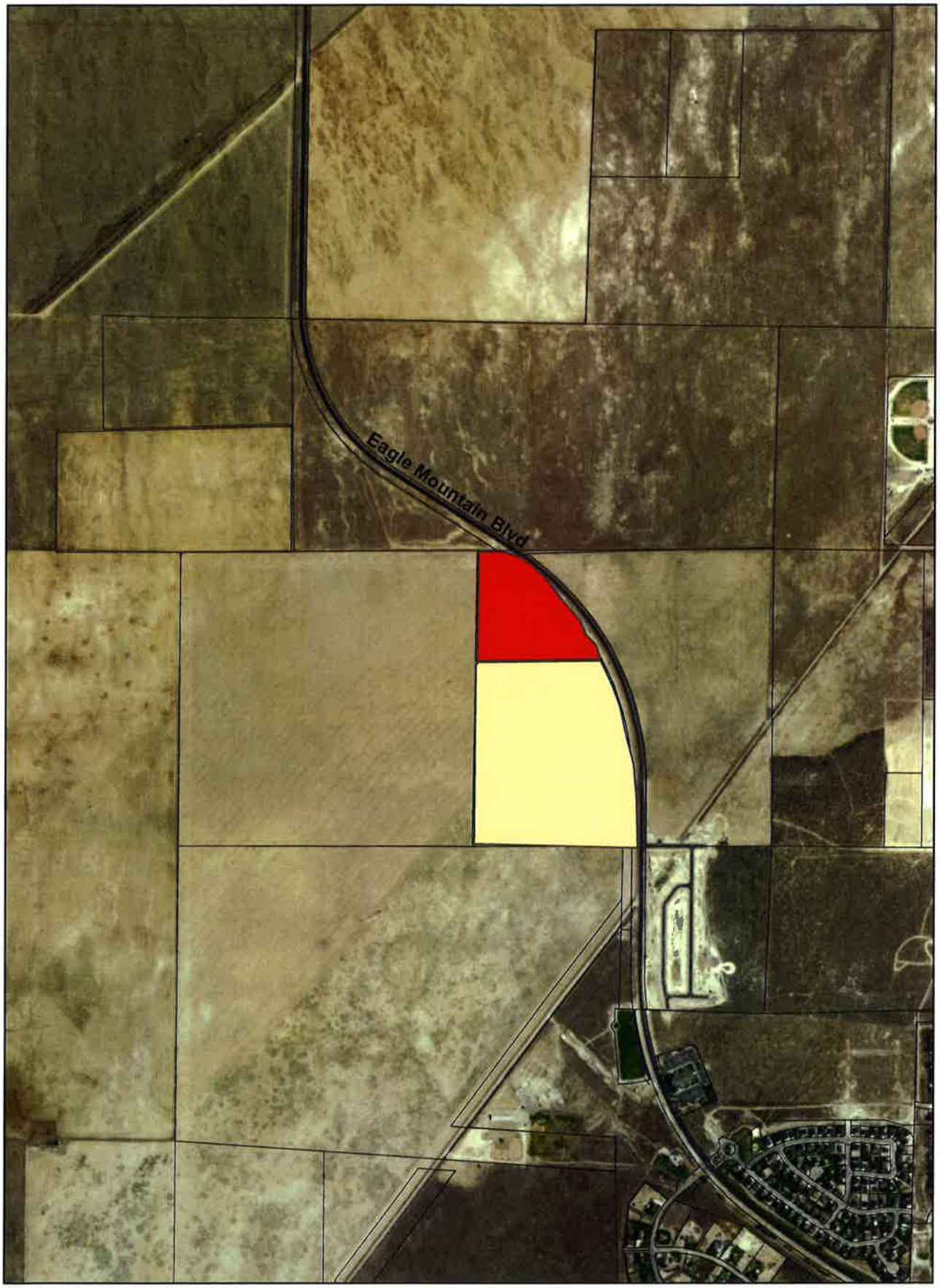
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0021
DRAWN BY: MJV
DESIGNED BY: BTG
SCALE: 1" = 100'
DATE: 05/03/2018

SHEET 1

U:\5_LEI PROJECTS\2018\2018-0021 FIELDSTONE SMITH SUBD - EMC\ACE\EXHIBITS\18-0021 BRYLEE ESTATES LAND USE EXHIBIT 1.DWG 5/3/2018 10:39 AM

Brylee Estates



Mixed Use Residential

Mixed Use Commercial

EAGLE MOUNTAIN

EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

May 15, 2018
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves.

CITY STAFF PRESENT: Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer/Assistant Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications and Community Relations Director; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Facilities/Operations Director; Ross Fowlks, Fire Chief.

Mayor Westmoreland called the meeting to order at 4:10 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This was an opportunity for the City Administrator to provide information to the City Council. These items were for information only and did not require action by the City Council.

   None.

2. AGENDA REVIEW – The City Council reviewed items on the Consent Agenda and Policy Session Agenda.

   CONSENT AGENDA (Items 9 and 10)
   9A. January 22, 2018 City Council Minutes

   Councilmember Clark requested that the January 22, 2018 minutes be removed from the Consent Agenda. Mayor Westmoreland directed that they be added to the next meeting's agenda.

   11. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2018-2019 Budget. ***This was not an action item, public hearing only***

   City Treasurer David Mortensen explained the changes in the proposed FY 2019 budget since his previous presentation.

   12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 68.77 Acres from Agriculture to Tier II Single Family Residential.

Planning Manager Mike Hadley stated this project, called Brylee Estates, was originally intended to be entirely residential. After discussion with the Planning Commission, the developer agreed to set aside the northern portion of the project as commercial development.

13. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Designating All or a Portion of Meadow Ranch Park as a Dog Park with Dog Specific Facilities and Amenities.

The Parks and Recreation Advisory Board researched the feasibility of building a dog park in the City. The Board considered various locations throughout the City and believed that the proposed Meadow Ranch Park was the most suitable of the potential sites. The park would be operated and maintained by a non-profit organization.

14. MOTION – Pacific Springs, Preliminary Plat.

Mr. Jensen said Pacific Springs consisted of a total of 180 single family residential lots on 41.31 acres, for an overall project density of 4.38 dwelling units per acre (du/ac). This proposal represented a reduction of 33 units from the previously reviewed concept plan. The project was located south of Cory B. Wride Memorial Park, directly north of the Cedar Valley High School and west of Pony Express Parkway.

Because the project is adjacent to Wride Memorial Park, the developers asked to be allowed to buy down some of the park requirements, meaning they would build fewer parks and amenities in the project and provide the rest of the funds to the City for use in Wride Memorial Park. Buy-downs have been done successfully in other, recent projects such as Oak Hollow.

The Planning Commission recommended that the City Council require a HAWK street crossing signal on Pony Express Parkway across from Wride Memorial Park. Councilmember Burnham asked Mr. Cook if that could be considered a taking, since it hadn't been required of any other developments. Mr. Cook said if the project created a need for it, the developers should pay for it. If the project created a partial need, the City could consider an impact fee reimbursement for part of the cost.

Councilmember Reaves felt the buy-down funds should be used for another park rather than Wride Park, since Phases 1A and 1B will have been completed by the time Pacific Springs was built.

Parks and Recreation Director Brad Hickman said the funds were intended to benefit the residents in that development. Adding a component to Wride Park would likely be more effective than building additional small parks.

Mayor Westmoreland multi-use fields were always in demand and could easily be completed with those funds. Councilmember Curtis suggested additional trees.

15. MOTION – SilverLake Phase 20, Preliminary Plat.

Mr. Jensen said SilverLake Phase 20 was a 12.618 acre, 97 unit residential development containing 41 cluster lots and 56 townhome units. A large clubhouse facility was also proposed as part of this plat. It was located south of the Tickville Wash and SilverLake

Plat 19. The applicant was applying for both a preliminary plat and a site plan; the City Council could vote on the items together or separately.

The applicant has completed a traffic study for all 1,200 units that are planned to eventually be built south of the Tickville Wash. The 97 proposed lots within SilverLake 20 were included within this study. The traffic study showed multiple intersections operating at an F level of service without this project or any mitigation. The planned improvements to Pony Express Parkway, Porter's Crossing, Woodhaven Blvd. and Golden Eagle Road would bring all intersections up to an acceptable level of service.

Councilmember Clark was very concerned that Golden Eagle Road wasn't completed, and additional traffic would be pushed onto residential roads. Mr. Jensen said the developers believed they would have Golden Eagle Road completed before the new school opened.

16. MOTION – Public Water Supply Agreement between Eagle Mountain City, Utah, and the Alpine School District.

City Attorney Jeremy Cook stated this was the City's standard water rights purchase agreement for Central Water Project (CWP) water. Alpine School District (ASD) wished to make a bulk purchase in preparation for the construction of future schools.

Mayor Westmoreland stated Mr. Pili initiated discussion of this agreement with ASD several months ago. It would save ASD a considerable amount in water costs and enable Eagle Mountain use up its annual water allocation from CWP. The City was under pressure at the time to exhaust the allocation.

Councilmember Curtis asked how fair market value was calculated for water. Mr. Jerome stated the price Alpine would pay was the current price when the agreement was first being negotiated. While the price has risen since then, the City agreed to honor the price agreed to verbally during the initial discussions.

Ms. Kofoed stated there was precedent for this type of agreement. The City sold water to Vineyard City at a reduced price several years ago when there was an earlier need to exhaust the annual water allocation.

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan, and Directing that Notice of the Adoption be Given as Required by Statute.

Mr. Sanborn said this was a proposed data center project to be located on 487 acres in the Sweetwater Industrial Park. The first two phases would bring 30 full-time jobs, as well as about 300 collateral jobs in trade and service industries, and an investment of $750M, divided between real and personal property.

At this time the property brings in $66 in total property taxes per year, divided among all taxing entities, giving Eagle Mountain City $6 per year. At the conclusion of a 20-year tax incentive project area, the data center would generate over $8M annually among all taxing entities, of which Eagle Mountain would receive $758K annually.

The company made a significant request for 80% of the real property taxes and 100% of the personal property taxes to be returned to the company over 20 years, due to the size of the up-front investment the company would make. The company's up-front investment was likely to be approximately $100M in public infrastructure costs. It would build infrastructure in excess of what the data center needed, to enable additional businesses to locate nearby. In addition, data centers reinvest in equipment every three to five years, so the taxable value of the project would remain high after the end of the tax incentive.

By State statute, 10% of the project's value, in this case $750,000 per year, must be paid to the Redevelopment Agency to support affordable housing.

Councilmember Reaves asked if any of the City's existing housing would qualify for affordable housing. Mr. Sanborn said he was looking into the exact definition of affordable housing.

Councilmember Curtis asked if the RDA Board would program those funds. Mr. Sanborn responded the Board would have control of how the funds were used. They could be used to build or refurbish housing, support affordable housing programs existing in Utah County and possibly fund infrastructure benefitting such housing.

18. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the City and the Eagle Mountain Redevelopment Agency.

Mr. Sanborn explained that, because a Redevelopment Agency was not a taxing entity, an agreement would have to be made with the City Council in order to provide funding to the agency. If the City Council and the Board were comprised of the same persons, the agreement was still required.

Each taxing entity party to the project would have to execute a similar interlocal agreement with the Redevelopment Agency Board. The agreements set out the terms for the distribution of tax revenue through the course of the project. If the project were to grow beyond the scope of the project area plan and budget, the agreements were flexible enough to accommodate that. The limit allowed by law was 40 years from the beginning of the project.

19. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement between Eagle Mountain City, Utah and Stadion, LLC.

Mr. Sanborn stated this development agreement set the terms and conditions under which Stadion, LLC would develop the project located in the Sweetwater Industrial Park, including specific infrastructure improvements and the schedule for their construction.

Mr. Cook stated this was similar to a master development agreement. Among the improvements called for in the agreement, the company would reimburse the City for $21M in infrastructure improvements not related to the project's requirements and would extend Pony Express Parkway south to the data center's location. The company would receive some impact fee credits, just as any other developer would. He asked the Council to authorize City staff determine specific projects and credit amounts.

Councilmember Curtis asked if a secondary water system could be constructed. Mr. Cook said it would require extensive permitting and Eagle Mountain doesn't have a source for secondary water.

20. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Water and Sewer Agreement between Eagle Mountain City, Utah and Stadion, LLC.

Mr. Sanborn stated this agreement spelled out the conditions under which the City would integrate Stadion's water needs into the City water and sewer system, since data centers were high-water-use operations.

Councilmember Clark asked how that would work in the event of an emergency. Mr. Cook said residents' health, safety and welfare issues would take priority over the company's needs. However, company operations would take priority over outdoor irrigation.

Mr. Jerome pointed out the City's water system was more than adequate to serve its needs. The entire City could be supplied by well #1 alone during the winter, because there was no outdoor irrigation going on. The company planned to construct an additional well and water tank as part of their $21M in upfront infrastructure construction, as well as upgrading the CWP booster station.

RDA MEETING AGENDA REVIEW

3. ORDINANCE – An Ordinance of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2018-2019 Budget.

City Treasurer David Mortensen stated there were no changes to the proposed budget since the previous Redevelopment Agency Board meeting. This was not an action item. The budget will be adopted on June 19.

4. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan as the official Project Area Plan.

Mr. Sanborn stated a redevelopment agency project was governed by a project area plan and a project area budget. The parcel of land involved in the proposed data center project was generating a total of $66 in annual property tax revenue for all taxing entities. If developed under this plan and budget, the property would generate significant revenue, in addition to infrastructure improvements. The company committed to install more infrastructure than needed for its own project to facilitate other development in the area. While data centers bring in few direct full-time jobs, they generate a lot of revenue and provide an excellent opportunity for other businesses to follow and require relatively small amounts of municipal services.

5. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Draft Sweetwater Industrial Park Community Reinvestment Project Area #1 Budget as the Official Project Area Budget.

Mr. Sanborn noted this item had the same background as the previous item.

6. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

Mr. Sanborn stated this agreement was the document that permitted the Redevelopment Agency to receive property tax from each of the taxing entities. There were some changes that were made in the agreement to comply with State law and to clarify certain issues.

1. The agreements sent to Unified Fire Authority and Alpine School District had language that should have been removed regarding the financial definition of a phase. Mr. Sanborn asked that the RDA Board authorize staff to work with those entities to correct the agreements.
2. The water district agreement referred to changes in its other interlocal agreement with the City. The district requested those changes be removed from this agreement and added to the other. Its agreement also limited the tax increment to $4.8M. Staff requested that that be removed.

City Attorney Jeremy Cook stated items 7 – 10 were substantially the same, except for the entity with which the agreement was being made.

7. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

8. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

9. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

10. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #1.

11. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Authorizing the Chair of the Redevelopment Agency to Enter Into and Execute a Participation Agreement with Stadion, LLC in the Sweetwater Industrial Park Community Reinvestment Project Area #1. The Participation Agreement Sets Forth the Conditions of

Reimbursement to Stadion, LLC for Certain Costs Involved in Developments in the Project Area; and Providing for an Effective Date.

Mr. Sanborn stated this was the agreement that authorized the Redevelopment Agency to transfer any incentives to the company according to the terms of the project area budget and the timing of those incentives.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No Closed Executive Session was held.

Mayor Westmoreland adjourned the meeting at 6:04 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer/Assistant Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications and Community Relations Director; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief.

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:00 p.m.

6. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

Mayor Westmoreland announced the Council would begin by convening as the Redevelopment Agency Board.

MOTION: ***Councilmember Burnham moved to convene the Redevelopment Agency Board meeting. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

The Redevelopment Agency Board meeting was convened at 7:03 p.m.

MOTION: ***Councilmember Gricius moved to adjourn the Redevelopment Agency Board meeting and reconvene the City Council meeting. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

The Redevelopment Agency Board meeting was adjourned at 7:55 p.m. and the City Council meeting was reconvened at the same time.

7. INFORMATION ITEMS/UPCOMING EVENTS

- Youth Council Election – The Eagle Mountain Youth Council election was held on May 8. Isaac Barrus will be the Youth Mayor for the 2018-2019 school year. Jordan Noyes, Brooke-Lynn Bytheway, Kayla Hall, Carter Morrison, and Tyler Manuel will serve as council members.
- Town Hall Meeting – A Town Hall meeting will be held tomorrow, May 16 at 7:00 p.m. The meeting will be focused on parks and recreation in the City, including an overview of upcoming events and programs and information on how residents can be involved.
- Pony Express Days Discount Carnival Tickets – The Pony Express Days carnival will be held May 31, June 1, and June 2. Discount tickets at $20 for a one-day unlimited ride pass are available for purchase at City Hall during business hours or at all Eagle Mountain schools except Frontier Middle School.
- Pony Express Rodeo and Demolition Derby – The Pony Express Rodeo will be held Memorial Day weekend on Friday, May 25, Saturday, May 26, and Monday, May 28. The Demolition Derby will be held Saturday, June 2. Tickets for both events are available at ponyexpressevents.com.
- Pony Express Days – Pony Express Days will be held May 25 through June 2. Events include those previously mentioned, as well as a free bike ride and pancake dinner, family fun night and movie in the park, and parade! For event information, please visit emcity.org/ped.
- Volunteers Wanted – Volunteers are wanted for Pony Express Days and other community events. Pick from available shifts. Register at emcity.org/volunteers.
- The Memorial Day program at the Pony Express Memorial Cemetery will begin at 10:00 a.m. The public is invited to attend and bring blankets or lawn chairs. In the event of inclement weather, the program will be moved to City Hall.

8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

None.

9. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis
Councilmember Curtis thanked everyone for attending the meeting.

Councilmember Burnham
Councilmember Burnham expressed appreciation for those who attended the meeting and were willing to be part of the governmental process.

Councilmember Reaves
Councilmember Reaves enjoyed the activities provided by the City in May and June. He invited residents to attend the events.

Councilmember Clark

Councilmember Clark appreciated the residents' involvement. She explained that the Council didn't ask a lot of questions during the Redevelopment Agency meeting because they have already read hundreds of pages of documents and asked many questions. She commended the City staff who put in hours of overtime to work through the redevelopment project, especially Jeremy Cook, Fionnuala Kofoed, Aaron Sanborn and Paul Jerome.

Councilmember Gricius
Councilmember Gricius echoed the previous comments and welcomed everyone to the meeting.

Mayor Westmoreland
Mayor Westmoreland welcomed everyone to the meeting. He said it was an exciting time to be part of Eagle Mountain City. He appreciated the hard work put in by the Council and staff, and the input from residents.

CONSENT AGENDA

10. MINUTES
    A. January 22, 2018 – Special City Council Meeting
    B. May 1, 2018 – Regular City Council Meeting

Councilmember Gricius asked for a correction on the May 1, 2018 minutes. The minutes of the discussion on blasting incorrectly stated the types of structures she wanted the blasting ordinance to protect. The corrected statement read "all permanent structures."

MOTION: ***Councilmember Reaves moved to approve the Consent Agenda with the exception of the January 22, 2018 minutes and with a correction to the May 1, 2018 minutes as stated above. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

PUBLIC HEARING

11. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2018-2019 Budget. *****This is not an action item, public hearing only*****

Utah State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the City Council on May 1, 2018. The final budget will be adopted on **June 19** and will be the document that governs the expenditures for FY 2018-2019.

City Treasurer David Mortensen stated the expenditures in the Enterprise, Capital Projects and Debt Service Funds would be lower than the last fiscal year. The General Fund and Impact Fee Fund expenditures would be higher. The cost of government per capita would be reduced to $321.

Mayor Westmoreland opened the public hearing at 8:17 p.m.

Tyler Shimakonis asked where fines and forfeitures came from. Mr. Mortensen said they were Library fines and Utility Billing fines.

Mr. Shimakonis asked if there was a cushion in the General Fund in case a school was built in the City mid-year. Mr. Mortensen said State statute required cities to keep a reserve of from 5-25% of their revenues. Eagle Mountain's reserve was at 25%.

Mayor Westmoreland closed the public hearing at 8:18 p.m.

PUBLIC HEARING

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 68.77 Acres from Agriculture to Tier II Single Family Residential.

This item was discussed after item 14.

Mayor Westmoreland stated the project, named Brylee Estates, was changed from entirely residential to 46.9 acres from Agriculture zoning to Tier II Residential and 22 acres from Agriculture to Commercial.

Planning Manager Mike Hadley said the project was located west of Eagle Mountain Boulevard and north of Brandon Park Estates.

Mayor Westmoreland opened the public hearing at 9:53 p.m.

Jeff Ruth felt the Council needed to be sure there was a variety of lot sizes in the project.

Dean Kesler asked at what point Eagle Mountain would no longer be eligible for USDA mortgage programs. The City's population may be approaching the threshold for ineligibility.

Mayor Westmoreland closed the public hearing at 9:56 p.m.

MOTION: ***Councilmember Burnham moved to adopt an ordinance of Eagle Mountain City, Utah, rezoning 46.9 acres from Agriculture to Tier II and Tier III Single Family Residential and Commercial, with 22 acres being Commercial, 15 acres being Tier III and the balance of the property being Tier II with a minimum of 15 lots being 8,000 sq. ft. or larger and the Tier III residential being adjacent to the Commercial acreage. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

PUBLIC HEARING

13. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Designating All or a Portion of Meadow Ranch Park as a Dog Park with Dog-Specific Facilities and Amenities.

This item was discussed prior to item 12.

Michael Johnson, representing the Eagle Mountain Dog Park Foundation, explained the proposed resolution was for the designation of all or a portion of the Meadow Ranch Park as a dog park. The proposed park would have dog-specific facilities and amenities. The Parks and Recreation Advisory Board and the foundation reviewed four possible locations and chose Meadow Ranch Park. Shortly before the City Council meeting, a location in SilverLake was suggested, as well.

The Council discussed the proposal with Parks and Recreation Director Brad Hickman.

Mayor Westmoreland opened the public hearing at 8:36 p.m.

Those in favor of the dog park were:
Frank Fotiatis
Anjanel Larsen
Mayor Westmoreland read a statement from Sgt. Roger Williams

Those opposed to locating the dog park in Meadow Ranch were:
Lisa Bowman spoke and read a statement from Kim Flora
Lindy Isaacson (brought a petition)
A resident read a statement from Kim Flora
Jeremy Wilson
Aaron Monson
Tracy Thomas
Mayor Westmoreland read a statement from Ching Carlson
Holly Harwood (brought messages from residents unable to attend the meeting)
Lucas Harwood
Roger Hurst

Tyler Shimakonis invited residents to get involved and help find solutions. He mentioned the Parks and Recreation Advisory Board was looking for another member. As a police officer, he stated Lehi, Saratoga Springs, and Utah County law enforcement trained during the day, so night training would not be a problem.

Mayor Westmoreland closed the public hearing at 9:04 p.m.

After discussion, the Council agreed that Meadow Ranch Park was not an ideal location for a dog park.

MOTION: ***Councilmember Gricius moved to deny a resolution of Eagle Mountain City, Utah, designating all or a portion of Meadow Ranch Park as a dog park with dog specific facilities and amenities. Councilmember Reaves seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

The Council instructed the Parks Department and the Parks and Recreation Advisory Board to look for additional locations that might be suitable for a dog park, including parks located or that will be located in subdivisions.

14. MOTION – Pacific Springs, Preliminary Plat.

City Planner Tayler Jensen said the proposed preliminary plat contained 180 single family units, a reduction of 33 units from the concept plan. The 41.31 acre parcel was located south of Cory B. Wride Memorial Park, north of the Cedar Valley High School site on the west side of Pony Express Parkway. The developers requested a partial buy-down of open space, due to the project's proximity to Cory B. Wride Memorial Park, with the buy-down funds to be used for amenities in Wride Park.

MOTION: ***Councilmember Burnham moved to approve the Pacific Springs preliminary plat with the conditions stated by the Planning Commission, with the exception of condition #5, and authorizing City staff to determine whether a crossing is necessary and if so, allowing a portion of the parks funding to be used for the crossing. Councilmember Curtis seconded the motion.***

The conditions stated by the Planning Commission were as follows:

1. All lots shall have frontages of at least 55'.
2. A park fee-in-lieu of $197,150 shall be collected as an open space buy-down.
3. Three elevation schemes shall be used for repeated floor plans and shall be approved by the Community Development Director.
4. Homes sited on adjacent lots (or directly across the street/sharing frontage) shall have different floor plans (or elevations) and different color schemes.
~~5. A mid-block HAWK signal shall be provided to the north of the project to allow safe pedestrian access to Cory B. Wride Memorial Park.~~
6. A traffic signal shall be placed at the intersection of Mid Valley Road and Pony Express Parkway when the warrants are met.
7. Required collector/arterial road fencing shall be installed with infrastructure.
8. All lots shall meet the side setbacks set forth in the Municipal Code.

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

15. MOTION – SilverLake 20, Preliminary Plat.

City Planner Tayler Jensen stated the proposed preliminary plat contained a total of 97 units, 41 cluster lots and 56 townhomes, as well as a clubhouse. The 12.61 acre property was located south of the Tickville Wash and SilverLake Plat 19.

Councilmember Clark told Nate Hutchinson, President of Rockcress Development, that she drove through the area shortly before this meeting. She found the roundabout and the park strips very unattractive and full of weeds. She questioned why the Council would approve more construction when the completed areas weren't being taken care of.

Mr. Hutchinson stated he had crews working on landscaping projects that weren't actually his company's responsibility. Many projects had been left undone before Rockcress bought the property out of bankruptcy. He also stated the company had donated millions of dollars' worth of land to the City for open space.

Mr. Mumford said there was $380,000 in fee-in-lieu funds available from the developers to the City to benefit SilverLake residents. The developers had been using those to finish the Ansley Lane park and complete the SilverLake Parkway landscaping, which will take more than 50% of those funds.

Councilmember Clark asked when Golden Eagle Road would be completed. Mr. Hutchinson said they would be happy to deed the land to the City if someone was ready to finish the road. Short of that, the developers were working their way towards finishing Golden Eagle.

Councilmember Clark noted that when Plats 16 and 17 were approved, the developers said the road would be completed before school started.

Mr. Hutchinson stated all the construction was taking longer than expected. Housing prices had gone up significantly.

Councilmember Curtis said two plats have exceeded the density allowed by the development agreement. Mr. Hutchinson said it made sense to put the townhomes together, close to the clubhouse.

Mr. Hutchinson and the Council had an extensive discussion and worked out a design acceptable to everyone.

MOTION: ***Councilmember Burnham moved to approve the second proposed SilverLake Plat 20 preliminary plat, authorize City staff to work with the developer to solve any minor issues that might arise due to the quick design process, and include the Planning Commission recommendations, except for those that no longer apply due to the change in construction. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark and Stephanie Gricius. Those voting no: Colby Curtis and Benjamin Reaves. The motion passed with a vote of 3:2.***

1. The applicant shall pay a park cash escrow of $2,810.40 per lot/unit (total escrow of $272,608.90) prior to recording this plat.
2. Side elevations of townhomes that face public rights-of-way shall have the same features in the same proportions as front elevations.
3. Clubhouse shall be designed and have received approval from the Community Development Director prior to recording SilverLake Plat 20.
4. A clubhouse must be constructed (have received a certificate of occupancy) prior to receiving certificates of occupancy for more than 75 townhome units in SilverLake, south of the wash.
5. The applicant shall provide a master parks and trails plan.
6. The applicant shall extend the cluster lot road to accommodate snow removal and parking.

16. MOTION – Public Water Supply Agreement between Eagle Mountain City, Utah, and the Alpine School District.

This item was discussed during Work Session.

MOTION: ***Councilmember Burnham moved to approve a public water supply agreement between Eagle Mountain City, Utah, and the Alpine School District in the amount of $971,500.00. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

17. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan, and Directing that Notice of the Adoption be Given as Required by Statute.

This item was discussed during Work Session.

MOTION: ***Councilmember Burnham moved to adopt an ordinance of Eagle Mountain City, Utah, adopting the Sweetwater Industrial Park Community Reinvestment Project Area #1 Plan, as approved by the Eagle Mountain Redevelopment Agency, as the official Community Reinvestment Project Area Plan, and directing that notice of the adoption be given as required by statute. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

18. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the City and the Eagle Mountain Redevelopment Agency.

This item was discussed during Work Session.

MOTION: ***Councilmember Gricius moved to adopt a resolution of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the City and the Eagle Mountain Redevelopment Agency, as amended during the Redevelopment Agency meeting. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

The changes discussed during the Redevelopment Agency meeting were as follows:

1. The duration of the tax increment agreement was changed to 40 years.
2. The financial definition of a phase was removed, as phases could vary in value.
3. Any additional phases not covered in the current project plan and budget would have to be added to the plan and budget so they could fall under the tax increment agreement.

19. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement between Eagle Mountain City, Utah and Stadion, LLC.

This item was discussed during Work Session.

MOTION: ***Councilmember Clark moved to adopt a resolution of Eagle Mountain City, Utah, approving a development agreement between Eagle Mountain City, Utah and Stadion, LLC, authorizing staff to make changes to the exhibits necessary to reflect changes in the system and development improvement costs and the allocation of the infrastructure to different system categories. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

20. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Water and Sewer Agreement between Eagle Mountain City, Utah and Stadion, LLC.

This item was discussed during Work Session.

MOTION: ***Councilmember Burnham moved to adopt a resolution of Eagle Mountain City, Utah, approving a water and sewer agreement between Eagle Mountain City, Utah and Stadion, LLC authorizing staff to make changes as necessary to comply with***

the development agreement, as approved by the City Administrator and City Attorney. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.

21. CITY COUNCIL/MAYOR'S BUSINESS

No comments.

22. CITY COUNCIL BOARD LIAISON REPORTS

None.

23. COMMUNICATION ITEMS
    A. Upcoming Agenda Items
    B. Financial Report

24. ADJOURNMENT

MOTION: ***Councilmember Curtis moved to adjourn the meeting at 11:38 p.m. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.***

Approved by the City Council on June 19, 2018.

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 16, 2019**
TITLE:	Brylee Estates Phase B, Preliminary Plat & Site Plan
ITEM TYPE:	Preliminary Plat & Site Plan
APPLICANT:	Concord Homes

ACTION ITEM:
Yes

PUBLIC HEARING:
No

REQUIRED FINDINGS:
Lighting Plan. A lighting plan, which indicates the illumination of all interior areas and immediately adjoining streets showing the location, height, lumen output and type of lighting proposed.
Mailboxes. Mailbox location is shown on the plans as NCBU, and seems to be in an appropriate location.
Architectural standards 17.72(E)(2). Multifamily buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.
Setbacks. Per 17.25 Tier IV setbacks are 20 feet between buildings. All buildings need to be separated by at least 20'.
Slope Stability Study. There are no steep slopes in this development and no required retaining walls.
Collector Road Fencing. City Code (16.35.090) requires that any lots that have side or rear yards along an arterial or collector road, the applicant shall provide fencing

BACKGROUND:
The proposed preliminary plat and site plan is for a multi-family project consisting of 162 town home units on 14.96 acres within the Brylee Estates development. The property is located west of Eagle Mountain Boulevard and north of the existing Brandon Park development. The density for this project was approved with the overall Brylee Estates development.
This property was rezoned on April 24, 2018, allowing for a maximum density of 180 total units on 15.02 acres. The applicant is now coming through with a preliminary plat based on the approved rezone, and is proposing 162 total units.
The proposed use is consistent with the rezoning of the property, the use complies with Health, Safety, and Welfare thus it is in compliance with 17.95.060 A-D.
The City Engineer has reviewed this traffic study and it has been approved in the past with previous versions of Brylee Estates. Thus the project is compliant with Conditional Use Standards 17.95.
Multifamily developments require 2 1/3 parking stalls per unit thus this 162-unit development is required to provide 378 parking stalls. The applicant is proposing 378 parking stalls. This complies with the city code requirement.
Open Space. This proposal requires 3.72 acres of improved open space and 372 amenity points. The applicant is proposing 4.29 acres of improved open space and a total of 377 amenity points including the required pool and clubhouse. Attached is the open space worksheet for this development.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:
Staff Recommends the following possible motions:

Option 1)
I move that the Eagle Mountain City Council approve the Brylee Estates Phase B Site Plan and Preliminary Plat with the following conditions:
1) Buildings shall be separated by 20 feet.
2) Town-home elevations shall comply with Chapter 17.72 Multifamily Design Standards.
3) Retention shall either be underground or else the project shall be

that complies with the City's Residential Collector Road fencing standards. This fence shall be installed with public infrastructure. This project has an arterial/collector road to the east.

PREPARED BY:
Michael Hadley, Planning

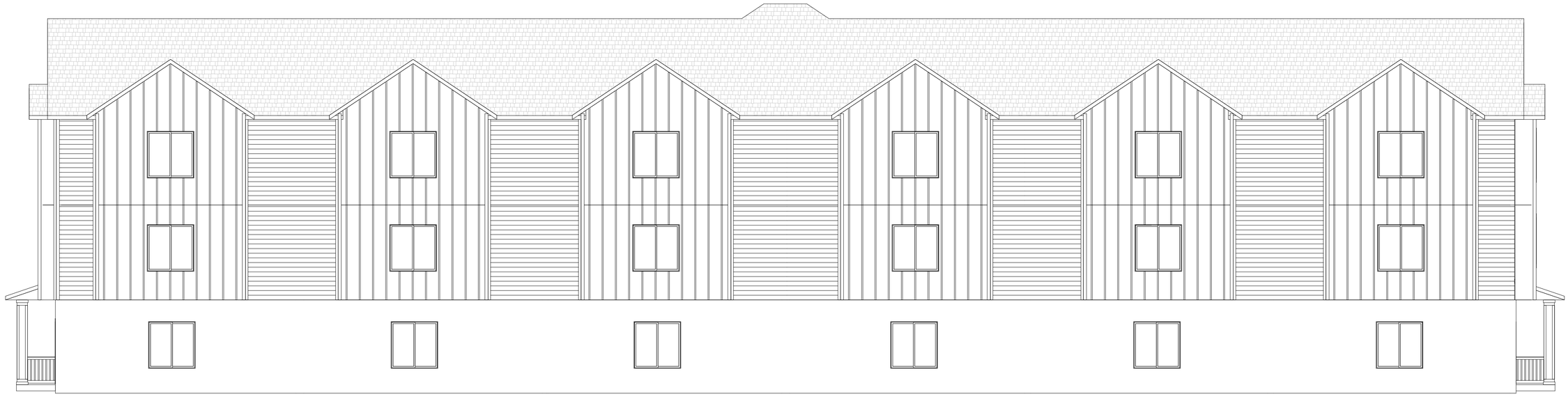
redesigned so the sport court is not placed in a retention pond.
4) Elevations for the clubhouse shall be submitted and the clubhouse shall comply with 17.30.090.
5) Any additional conditions the CC feels are appropriate.

Option 2)
I move that the Eagle Mountain City Council table the Brylee Estates Phase B site plan,and preliminary plat with the following direction/instructions...

Attachments:
Brylee Elevations
Lot Layout
Open space worksheet (1)

concordhomes

EAGEL MOUNTAIN TOWN HOMES



ELEVATIONS

SCALE: 3/16 = 1'-0"

5

concordhomes

EAGLE MOUNTAIN
TOWN HOMES

ELEVATIONS

SCALE: 3/16 = 1'-0"

6

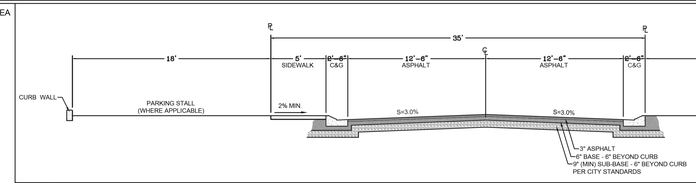
35
2
NORTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

QUARTER SECTION LINE: N0°51'28"E 4718.50 (MEASURED)

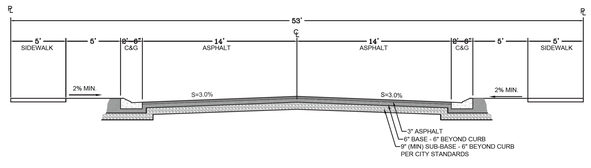
6' VINYL FENCE
LIMITED COMMON AREA
10.00
26.00
46.00
101
1196 S.F.
46.00
26.00
NORTH

SCALE: 1" = 50'
50 25 0 50

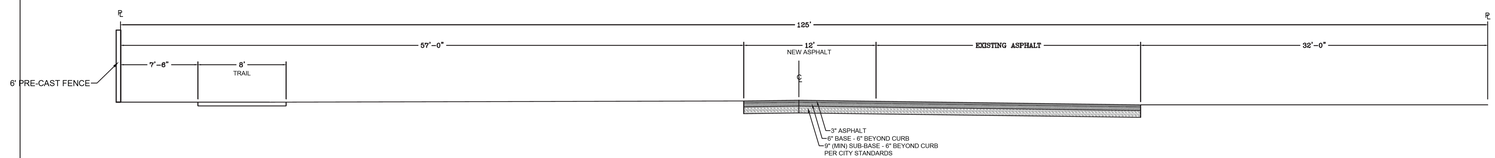
TYP. UNIT SIZE



1 35' ROAD CROSS SECTION



2 53' ROAD CROSS SECTION



3 125' ROAD CROSS SECTION

FUTURE BRYLEE DEVELOPMENT
SHADED AREA REPRESENTS TABULATED OPEN SPACE AREA
6' VINYL FENCE
EAST 1221.97
20.00
10.00 MIN (TYP.)
20.00 MIN (TYP.)
SAGE PARK SUBDIVISION
6' PRE-CAST FENCE
MONUMENT SIGN
EAGLE MOUNTAIN BLVD. (PUBLIC - 125' R.O.W.)
R=2437.50
Δ=11°35'16"
L=492.97
CH=S16°34'22"E 492.13
EMERALD WAY (PUBLIC - 53' R.O.W.)
FOLKSTONE DR. (PUBLIC - 53' R.O.W.)
S79°41'28"W 158.22

RYEGRASS DRIVE
(PRIVATE - 35' R.O.W.)

138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153
137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106
105 104 103 102 101
167 166 165 164 163 162 161 160 168 169 170 171 172 173 174 175
195 194 193 192 191 190 189 188 196 197 198 199 200 201 187 186 185 184 183
202 203 204 205 206 207 208 209
224 223 222 221 220 219 218 217 225 226 227 228 229 230 231 232
251 252 253 254 250 249 248 247 246 245 244
255 256 257 258 259 260 261 262
154 155 156 157 158 159 176 177 178 179 180 181 182 210 211 212 213 214 215 216 233 234 235 236 237 238 239 240 241 242 243

WILLOW TREE ROAD (PRIVATE - 35' R.O.W.)
INLAND WAY (PRIVATE - 35' R.O.W.)
GREENFIELD WAY (PRIVATE - 35' R.O.W.)
EVERGREEN WAY (PRIVATE - 35' R.O.W.)
WILLOW TREE ROAD (PUBLIC - 53' R.O.W.)
GARDEN GROVE DRIVE (PRIVATE - 35' R.O.W.)

SPORT COURT (RETENTION/UNDERGROUND RETENTION)
CLUBHOUSE
POOL
BASKETBALL/ TOT LOT/ OTHER
TOT LOT
NCBU
15' MIN (TYP)

6' VINYL FENCE
N0°51'28"E 500.06
B & H LAND HOLDING LLC
22.07
20.00
WEST 1214.16
POINT OF BEGINNING
N0°51'28"E 944.23
FUTURE BRYLEE ESTATES PHASE A
BRYLEE ESTATES PHASE A

SECTION LINE-BASIS OF BEARING
N89°55'09"W 2688.69 (MEASURED)

SOUTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1974 UTAH COUNTY MONUMENT)

LEI
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REGISTERED PROFESSIONAL ENGINEER
No. 323808
BRIAN T. GABLER
STATE OF UTAH
NOT FOR CONSTRUCTION

BRYLEE ESTATES - PHASE B

EAGLE MOUNTAIN, UTAH

LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0029
DRAWN BY: DSE/MJV
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 05/23/2018

SHEET 2

Brylee Estates - Phase B

Parks and Open Space Worksheet

Units	162	units
Req'd open space	3.72	acres
Req'd points	372	points

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	8	16
Bicycle Rack (4+ bikes)	2		0
Trees (5) (A majority must be shade trees)	2	10	20
Shade Structure	4		0
Drinking Fountain	5	2	10
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	21	126
Parking* (5 stalls)	6	3	18
Swings (4+ swings)	7	1	7
Concrete Basketball Court (1/2)	20	1	20
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		0
Playground Equipment* per $1,000	2	30	60
Splash Pad* per $1,000	2		0
Tennis Court (6,600 sq ft or 55'x120')	100		0
Sports Court (6,600 sq ft or 55'x120')	100	1	100
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other:	Varies		
Other:	Varies		
TOTAL			**377**

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

July 16, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, Melissa Clark, and Stephanie Gricius.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Tayler Jensen, Planner; Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; Linda Peterson, Communications Director; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:10 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE - UFA

City Administrator Ifo Pili introduced Fire Chief Ross Fowlks. Chief Fowlks said when Unified Fire Authority began servicing Eagle Mountain City, the staffing was maintained with three full-time employees and three paid-call personnel per day. In July 2017, staffing was increased to three full-time personnel at each fire station. Each station has a large apparatus and an ambulance. Depending on the type of emergency call, they may have to move equipment from one vehicle to the other, which causes a slight delay. To improve this, Station 252 has two part-time paramedics on site from 9:00 a.m. to 9:00 p.m., which allows for faster response. Chief Fowlks stated he hopes that the paramedics' hours will be increased to twenty-four hours each day in the next year or two, depending on growth and budgeting.

2. AGENDA REVIEW

11. BOND RELEASES

11.E. SilverLake Plat 10

Councilmember Curtis confirmed with staff that the trail had been repaired in this development.

13. MINUTES

13.A. June 18, 2019 Minutes

Councilmember Clark asked if the ladder sign that was discussed at the June 18 meeting had been moved. Economic Development Director Aaron Sanborn said staff is working with the sign contractor to relocate a sign at Porters Crossing, as well as a sign in City Center. He stated this should happen by the end of July.

14. PRELIMINARY PLATS & SITE PLANS

14.A. Brylee Estates Phase B, Preliminary Plat & Site Plan

Councilmember Curtis asked if option number one is the staff recommendation for approval, and what option number two included. Community Development Director Steve Mumford explained the conditions included in option two were the Planning Commission's recommendations.

Planner Tayler Jensen said the Planning Commission asked the applicant to consider adding additional trails and to remove one of the sports courts. The applicant has not made those changes. Option one includes the original conditions of approval; option two includes the Planning Commission's recommendations.

Councilmember Curtis said the plan should include a variety of amenities, but questioned if the Council could require the changes proposed by the Planning Commission. Mr. Jensen explained that the original plan includes a variety of amenities, and stated that the Planning Commission asked the applicant to consider their suggestions, but did not require the changes.

The Council asked for clarification from City Recorder Fionnuala Kofoed regarding the consent agenda motion. Ms. Kofoed stated that as long as the Council makes their decision clear in the work session, the item can remain on the consent agenda. Mr. Mumford explained that option number two was to table the item to allow the applicant to implement the Planning Commission's recommendations.

Councilmember Curtis confirmed with the Council that option number one, excluding the Planning Commission's recommendations, is what the Council intends to approve.

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zone and Chapter 17.30 Residential Zone Bonus Density Entitlements.

Mr. Mumford explained the amendment removes the bonus density system from the Development Code and replaces the current residential zone with twelve zones. It includes a land use table that specifies permitted, conditional, special and prohibited uses by zone. Another table includes a majority of the residential standards by zone, including setbacks, building heights, lot sizes, open space requirements, units per building in multifamily zones, lot frontages, and dwelling size minimums. The amendment also includes generally applicable provisions.

Mr. Mumford said the amendment also implements principles and key initiatives listed in the City's General Plan. The General Plan contains six residential categories, and the proposed zones help implement the standards for the categories.

Rural Density One is intended for large lots that range from 2.5 to 5 acres with animal rights. The RR1-1 and RR1-2 zones will be permitted in this designation. Rural Density Two is intended for lots from 0.5 to 2.5 acres with semi-rural infrastructure. Zones RR2-1 and RR2-2 are intended for this designation. The FR zone is intended to meet the intent of the Foothill Residential designation.

There are three Neighborhood Residential designations in the General Plan. The following zones are intended for the Neighborhood Residential One category: R1, which allows for single-family detached homes on a minimum lot size of ¼-acre and an average of 1/3-acre lots; R2, which allows a minimum lot size of 8,000 square feet and an average lot size of ¼-acre; and R3, which allows a minimum lot size of 6,500 square feet and an average lot size of 8,500 square feet. The average lot sizes are calculated using the actual square footage of every lot in the project; it does not take roads or open space into account.

Neighborhood Residential Two will contain the RC and MF1 zones. RC's intended use is small lot, single-family detached homes. The minimum lot size is 4,500 square feet and the required average lot size is 6,000 square feet. MF1 allows for single-family detached homes with common open space and multifamily projects with two to four units per building.

Neighborhood Residential Three will contain MF2 and MF3 zones. MF2 allows four to six units per building, and MF3 allows up to 24 units per building. The Planning Commission recommended 18 units per building in the MF3 zone, but staff increased that to 24 based on research. An example of that is the Aldara Apartments in Saratoga Springs.

Councilmember Clark asked what the highest number of units per building currently exists in the City. Mr. Mumford said the highest number of units per building is twelve. He said staff can draft a transit-oriented zone with higher density, as well as an updated commercial zone structure once the residential amendment is completed. Councilmember Curtis asked that a transit-oriented zone contain proximity limitations.

Councilmember Curtis expressed concern that SilverLake is designated Neighborhood Residential Three and could potentially have twenty-four units per building. Mr. Mumford clarified that SilverLake is designated Neighborhood Residential Two.

Mr. Mumford explained that benefits of higher units per building are a greater distribution of number of bedrooms and unit types, and stated that if units can be increased vertically, more open space is available in the project.

Mr. Mumford said most of the Planning Commission's recommendations were implemented in the current draft. Councilmember Clark asked for the reasoning behind the hot tub requirement. Mr. Mumford said the Commissioners felt that if a pool is required in a multifamily project, a hot tub should be required as well.

Mr. Mumford explained the required open space is determined by lot size. The requirement decreases as lot sizes increase, and open space in multifamily projects are based upon number of bedrooms. The parking and garage dimensions were discussed during multiple Planning Commission meetings and the Commissioners determined that the width of the garages should be increased from twenty to twenty-two feet to allow for usable space for parking vehicles.

Mr. Mumford said staff was concerned that large lots in a power corridor or with a wash or hillside could contain large unbuildable areas. He stated the requirement that 75% of the square footage of lots in the RR1-1, RR1-2, and RR2-1 zones be buildable is likely too high.

Regarding rural infrastructure, the approval authority may exempt projects in RR1-1, RR1-2, and RR2-1 from curb, gutter, and streetlights. The Planning Commission recommended that streetlights be required on all arterial and collector roads, and that exemptions not be allowed for sidewalks and trails.

Mr. Mumford said minimum architectural standards were discussed at many Planning Commission meetings, as well. The Commissioners recommend that at least three exterior materials are required for residential buildings, no full stucco facades on road-facing elevations, vinyl and aluminum siding be prohibited, and a minimum of five elevation schemes be required from builders for a subdivision. Councilmembers Curtis and Burnham requested these items be discussed in detail during the policy session.

The clubhouse size requirement was increased from 1,200 square feet to 1,500 square feet. Alternatives may be considered if comparable or equivalent in cost and benefit. The increased clubhouse size allows for a more useful facility for residents. Councilmember Clark asked if the leasing office space or business operation space will be included in the minimum square footage of the clubhouse. Mr. Mumford said leasing offices are specifically excluded from the square footage calculation.

Mr. Mumford explained pools in multifamily projects must be a minimum of 1,000 square feet and at least four square feet per unit. The Planning Commission requested a maximum limit of 2,000 square feet and discussed the option of one pool for every 100 units. This is due to the possibility of one pool serving more units than is feasible. Councilmember Clark expressed concern that the limit may hinder a developer from providing a larger, nicer facility.

Discussion ensued regarding possible language to meet the Planning Commission's intent without limiting larger pools.

Mr. Mumford said the Planning Commission removed one-bedroom units from the multifamily zones, but staff added it back in after researching the issue and limited them to 25% of the project. One-bedroom units provide an affordable housing option alternative to basement accessory apartments; no other city prohibits them that staff could find. Councilmember Gricius stated the standard limit for one-bedroom units is 35% and asked why staff determined 25% was the limit to implement. Mr. Mumford explained that was to address the Planning Commission's concern; research determined projects contain between 35% and 65% of one-bedroom units, so

staff decided to limit them more than the standard, as the Planning Commission wanted them prohibited.

Councilmember Curtis expressed concern that one-bedroom units will utilize the finite resource of building permits. He stated residents cannot move up within the City and said each one-bedroom unit permit removes the possibility of an additional move-up home. Councilmember Burnham stated housing costs are high and the City needs affordable options.

Mr. Mumford said the City does not currently restrict the number of bedrooms. The amendment includes minimum sizes for two- and three-bedroom units, so the discussion was held regarding one-bedroom units.

Discussion ensued regarding the market for one-bedroom units and future growth.

Mr. Mumford explained that setbacks were increased from five feet on each side to eight feet. This also increased the lot frontages, based on lot size. The increase in lot frontages is to allow for three-car garages. Councilmember Curtis asked that the lot frontage include a ratio or a required average lot frontage.

The proposal allows accessory apartments above detached garages on lots greater than ½ acre. Mr. Mumford asked the Council if they should be allowed on lots over 8,000 square feet. Basement accessory apartments are currently allowed on any size lot, as long as standards such as an additional off-street parking stall are available.

Discussion ensued regarding current basement accessory apartments and the total number that are legally permitted. Mr. Mumford explained that accessory structures must be permitted and can be enforced as the structure is visible, where a basement apartment is not.

Councilmember Clark said there are many issues to consider regarding assessory apartments over detached garages such as setbacks, parking availability, and permitting. Councilmember Burnham said it is currently regulated in Development Code, and setbacks are typically five feet. Mr. Mumford said that the permitting process will regulate the accessory structures. He said the City allows structures up to 800 square feet, or 35% of the main dwelling square footage; there are no minimum limits. There is also a limit of 50% of the main dwelling footprint allowed for accessory structures.

Mr. Mumford showed comparisons for current subdivisions and how they meet current Development Code and how they would meet the proposed amendment. The smallest lots in the Ash Point subdivision are 4,400 square feet, which would not be permitted in the RC zone. The frontages are currently 45 feet; footages in the RC zone are required to be 58 feet. The smallest lots in the Ruby Valley subdivsion conform to the R2 zone requirements, and the subdivision contains lot frontages of 60 feet, although most frontages are over 80 feet; the frontage requirement in the R2 zone is 85 feet. Eagle Park and Castle Rock meet the R2 zone minimum lot size requirement and are slightly below the required average lot size and lot frontage.

Councilmember Curtis suggested a percentage be in place for lot frontages in order to avoid all lot frontages being the minimum length allowed, or allow variances. Mr. Mumford said the best practice is to have the requirement listed in Development Code and not allow variances.

Mr. Mumford showed garage layouts with vehicles parked inside using floor plans that are currently being built in the City. Councilmember Curtis stated his preference to require longer garages instead of wider garages. Councilmember Gricius explained if the intent is to provide off-street parking, longer driveways should be required, not larger garages.

Councilmember Curtis expressed concern that trucks will not fit in the current required garage size. Councilmember Burnham said it is not the role of the Council to ensure residents' vehicles fit in the garage of the home they purchase. Councilmember Clark stated expanding garages by two feet will not solve the current concerns.

15.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35.080 Street Trees and Chapter 17.60.140 Clear Vision Triangle.

Mr. Jensen explained that the amendment clarifies approval processes for required street trees; defines what trees are allowed within certain park strips and rights-of-way; clarifies tree spacing including spacing from utilities, traffic control signs, and intersections; defines approved trees; and clarifies spacing, for safety, for non-required trees. He said the proposal also includes a recommended change from the Planning Commission to increase the clearance height over roads and parking areas from twelve to fourteen feet.

Councilmember Clark said she understands the Planning Commission's desire to increase the clearance, but stated it can be difficult to trim trees up to eight feet, and increasing the height to fourteen may be difficult. Councilmember Curtis stated that a ladder is required to trim up to twelve feet, and an additional two feet may not be much more work.

Parks and Recreation Director Brad Hickman explained the size of the park strip will determine the height of the tree, so smaller trees will be located in residential areas. The amendment is more specific to major roadways, as trees are required on collector and arterial roads. The updated requirements will help mitigate issues that the City is currently seeing. If a resident chooses to install street trees on a residential roadway, they are required to meet the amendment.

Councilmember Curtis expressed concern that residents may cut off all tree branches that hang over roadways. Mayor Westmoreland stated the City can create an instructional video showing best practices for trimming trees.

Councilmember Gricius asked if the amendment can be split into two sections: one for major roadways and one for residential roadways. Mr. Hickman explained that they attempted to write the amendment specific to major roadways. The residential component is that if residents choose to install a street tree that is not required, they should meet the requirements listed in the Development Code. Trees can be pruned during early development to encourage vertical growth to allow for the required clearances.

Councilmember Burnham stated the clearance requirement is in place for safety and will help mitigate issues that are occurring with street trees in Eagle Park.

Councilmember Clark stated she agrees with the fourteen foot clearance requirement, as branches lower than that will impede traffic.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 6:06 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, Melissa Clark, and Stephanie Gricius.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Linda Peterson, Communications Director; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

4. CALL TO ORDER

Mayor Tom Westmoreland called the meeting to order at 7:23 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Gricius led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:26 p.m. As there were no comments, he closed public comment.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis
Councilmember Curtis thanked and welcomed those in attendance.

Councilmember Burnham
Councilmember Burnham welcomed those in attendance.

Councilmember Reaves
Councilmember Reaves welcomed those in attendance.

Councilmember Clark
Councilmember Clark welcomed those in attendance and said she received her HAM radio license after taking a training at City Hall. Another training class will be held in September.

Councilmember Gricius
Councilmember Gricius welcomed those in attendance.

Mayor Westmoreland
Mayor Westmoreland explained that he had recently signed a petition as a personal decision. Signing the petition was not done in an official capacity and did not reflect the City's position on the matter. It was not his intent was not to defame anyone or undermine any process, and he will offer more information regarding the petition in the future.

9. APPOINTMENTS

9.A. Senior Council Advisory Board - Charlene Diehl

MOTION: ***Councilmember Clark moved to appoint Charlene Diehl to the Senior Council Advisory Board, completing a three-year term, ending December 2021. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

CONSENT AGENDA

10. BID AWARD

10.A. 2019 Pony Express Parkway Micro Surface Project

11. BOND RELEASES

11.A. Harmony Phase A, Plat 11

11.B. Dublin Farms

11.C. Scenic Mountain Phase A, Plat 1

11.D. Scenic Mountain Phase A, Plat 2

11.E. SilverLake Plat 10

12. CHANGE ORDER

12.A. 2018 Traffic Signal Installation

13. MINUTES

13.A. June 18, 2019 Minutes

14. PRELIMINARY PLATS & SITE PLANS

14.A. Brylee Estates Phase B, Preliminary Plat & Site Plan

MOTION: ***Councilmember Curtis moved to approve the consent agenda with the understanding that the approval for item 14.A. is for option number one. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

Brylee Estates Option 1, conditions of approval:

1) Buildings shall be separated by 20 feet.
2) Town-home elevations shall comply with Chapter 17.72 Multifamily Design Standards.
3) Retention shall either be underground or else the project shall be redesigned so the sport court is not placed in a retention pond.
4) Elevations for the clubhouse shall be submitted and the clubhouse shall comply with 17.30.090.
5) Any additional conditions the CC feels are appropriate.

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zone and Chapter 17.30 Residential Zone Bonus Density Entitlements.

This item was discussed after item 15.B.

Mr. Mumford said the proposal removes the bonus density chapter and replaces the current residential zone chapter. It includes twelve residential zones intended to implement principles and key initiatives in the City's General Plan. It includes a land use table, a table containing a majority of the residential development standards by zone, and includes generally applicable provisions.

There are six residential land uses in the General Plan. Staff has implemented the intended land uses in the proposed zones. When a developer rezones land, they will be able to propose a zone

that fits within the designated land use. Mr. Mumford explained the different zones permitted within each land use.

The land use table includes permitted, conditional, special and prohibited uses by zone. The residential development standards table condenses many requirements into a single table, instead of including the information in a large document.

The Planning Commission reviewed the draft several times and have recommended approval of the amendment with conditions that staff has worked to implement.

Regarding buildable land, Mr. Mumford stated requiring 75% of the lot square footage to be buildable is too high for larger lots. He said frontages should be addressed and stated Evans Ranch is an example of a good development that would not meet the proposed frontage standards; flexibility may need to be added to allow for similar developments.

Mayor Westmoreland opened the public hearing at 8:22 p.m.

Deann Huish with the Utah Valley Homebuilders Association expressed concerns regarding the cash escrow requirement, the required front and side landscaping before a certificate of occupancy is granted, and the garage and architectural standards. She said the setbacks are not excessive and asked the Council to consider items such as off-street parking for accessory structures, instead of size.

Jacinda Montano spoke against high density and allowing multifamily projects to contain buildings with up to twenty-four units.

Mare Burningham expressed concern that the vision of the City is being directed by developers and stated the intent should be to remain a rural area.

Councilmember Gricius asked staff if developers will be required to rezone property in order to build multifamily projects. Mr. Mumford said multifamily projects will require a rezone, which is a legislative decision that provides leeway to the Council.

Mayor Westmoreland closed the public hearing at 8:38 p.m.

Mr. Mumford clarified that current zoning does not limit number of units per building, as long as the project is at or under the project's density limit. The proposed Development Code simply puts a cap on the number of units per building, versus units per acre.

Councilmember Burnham said the State is attempting to mandate affordable housing, and it helps the City if a plan is in place that allows affordable housing while allowing the City to dictate requirements for the developments.

Councilmember Gricius said a transit-oriented residential zone can require high density multifamily projects to be located within certain distances to transportation, industrial projects, commercial developments, or other uses.

Councilmember Clark said the highest density project currently located in the City has twelve units per building and expressed concern that the proposed limit is double that which currently exists.

Councilmember Reaves agreed that twenty-four units is too high for a single multifamily building, but said the City should not put restrictions on what types of people can locate here. He stated the City needs to plan for what is going to come in the future.

Mr. Mumford confirmed that the Council would like to limit the multifamily units to twelve per building. One option to increase the number of units per building is to create proximity requirements; another option is to create a new zone that allows more units per building.
Councilmember Gricius stated she generally prefers campus-style multifamily projects. She likes the additional open space that can be provided when the buildings contain more units vertically. She can see MF3 as the transition zone to a transit-oriented residential zone. She clarified that creating a zone does not vest any developer with any rights.

Councilmember Clark recommended the Council wait to create additional zones until they are needed. She stated the City currently meets more than the required criteria regarding affordable housing; the Council should not rush to create a zone based on fear of potential issues that may arise due to the State's mandate for affordable housing.

Councilmember Gricius clarified that her desire for this discussion is not related to fear of the State's mandate. There has to be a place in the City for affordable housing. She also stated that creating a high-density zone will not vest any property with rights; developers will need to apply to the Council to rezone property for high-density projects.

Councilmember Curtis stated the current Council has not approved any new condominium or apartment projects. He expressed dislike for the flattop condominium-style buildings and said they do not fit the vision of the City.

Councilmember Reaves asked if the City can wait to research a high-density zone until infrastructure and amenities are in place.

Councilmember Burnham said MF1 and MF2 are very similar and may need to be combined into one zone, and change MF3 to a zone that allows seven to twelve units per building. An additional zone can be added with very stringent requirements for higher density such as proximity to transit, entertainment, employment centers, and industrial areas.

Councilmember Clark cautioned allowing density in areas where the City will not be able to provide transportation, infrastructure or other services. She said the City does not need to plan for every eventuality; the Development Code can be adjusted as needed.

Mr. Mumford confirmed the Council would like to combine MF1 and MF2 and create a new zone allowing eight to twelve units per building. An additional higher density zone can be added in the future after staff researches potential proximity requirements.

Regarding changes to architectural standards, Councilmember Gricius spoke against requiring three building materials.

Councilmember Curtis said the Development Code currently requires two building materials and adding an additional requirement for building materials would not raise home prices significantly.

Councilmember Burnham stated her concern is not a possible increase to home prices; residents should be able to build their homes with any valid building material. It is not the Council's place to legislate building material preferences.

Mr. Mumford explained some subdivisions have master development agreements that require additional building materials. The Development Code requires homes to consist of at least 75% masonry materials, such as stucco. A home that is 100% stucco would meet existing Development Code requirements.

Councilmember Clark said the purpose of zoning is to protect property and property values of individual homeowners and of neighbors. A home that is 100% stucco does not lower property values.

Councilmember Curtis stated if the City does not set minimum requirements, developments will not have creativity and developers will use the cheapest building materials possible. His concern is variation, not the number or types of materials; examples of this are the Ivory homes that are 100% stucco with no variation on the back sides. He suggested offering options such as color variation to break up the monotony of homes within projects, instead of requiring three building materials.

Councilmember Clark stated that the homes Councilmember Curtis described have been purchased; the market allowed those homes to be built and sold.

Councilmember Gricius stated a home on a corner lot should also contain variation on the road-facing facade, similar to the front of the home.

Mayor Westmoreland asked the Council for their opinions on allowing one-bedroom units. Councilmember Clark said that there is not a restriction on one-bedroom units at this time. She stated she would prefer to allow one-bedroom units within a certain zone and limit the total number allowed within projects.

Discussion ensued regarding one-bedroom homes and potential effects on adjacent property values.

Councilmember Curtis said he would be comfortable with allowing one-bedroom units, as long as it is limited to a certain percentage of the project.

Mr. Cook expressed concern that limiting one-bedroom units may also limit senior living facilities or retirement communities. Mr. Mumford said assisted living facilities are special uses in the proposed amendment.

Councilmember Burnham explained the market will dictate how many one-bedroom units are developed in the City. Councilmember Curtis stated allowing accessory dwellings over detached garage structures is a more natural progression over centrally-managed apartment buildings.

Regarding garage sizes, Councilmember Reaves said it is the Council's job to set a standard for garages that accommodate two vehicles. Councilmember Burnham said standard cars will fit in twenty-foot by twenty-foot garages; if a resident purchases a large truck, they will need to understand that it may not fit in a garage. Councilmember Curtis said it is a bait and switch by developers because residents will not know that a truck does not fit until they attempt to park in the garage after they purchase a home.

Councilmember Clark said increasing the required length of driveways is a vastly less expensive option than requiring larger garages, if off-street parking is the concern.

Councilmember Gricius explained standard parking stalls are eighteen feet deep and nine feet wide; the current City standard for two-car garages is twenty feet deep and twenty feet wide, which is larger than two standard parking stalls. She stated she is not willing to expand the garage size, but is willing to look into lengthening the driveway requirement.

Councilmember Clark asked for the reasoning behind requiring minimum dwelling sizes. Mr. Mumford explained the minimum dwelling size is in place to protect property values. Councilmember Burnham said she has concerns setting required size for homes; a resident may want to build a small one-story home with no basement, and would not be able to do so.

Councilmember Curtis asked if the purpose of the limit is similar to transitioning, to avoid small homes adjacent to large homes, and said he did not feel strongly about the limit.

Mayor Westmoreland stated the ordinance will be tabled and asked the Council for any additional comments.

Councilmember Clark said the 75% buildable land restriction could potentially restrict accessory structures such as barns, but stated there are areas in the City that are physically unbuildable. Councilmember Burnham stated a building envelope should be required showing the main dwelling structure and any accessory structures, such as barns.

Councilmember Curtis asked how the draft ordinance can contain language that prohibits skinny, deep lots. Councilmember Burnham said some people prefer deep back yards, versus long frontages.

Councilmember Burnham asked if the Council would approve of detached accessory structures on lots that are at least 8,000 square feet instead of requiring the lots be ½-acre lots. The Councilmembers stated their approval of that change.

Councilmember Curtis said 60% of the lots in the City are within the RC zone; he expressed concerns regarding flooding in lots that are 4,500 square feet, and asked that the minimum lot size be increased to 5,500 square feet, and allow MF1 to contain lots 4,500 square feet or more. Councilmember Clark stated she would prefer to have the City Engineer set drainage requirements. Councilmember Gricius stated she prefers to keep the draft as is, as the RC zone allows for detached homes.

MOTION: ***Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zone and Chapter 17.30 Residential Zone Bonus Density Entitlements. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

15.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35.080 Street Trees and Chapter 17.60.140 Clear Vision Triangle.

This item was discussed after the consent agenda.

Parks and Recreation Director Brad Hickman explained the amendment creates an approval process for trees along collector and arterial roadways. It clarifies distances from other trees and structures, and lists permitted trees that can be placed in park strips of specific widths. He stated the International Society of Arboriculture recommended clearance is fourteen feet over streets and eight feet over sidewalks. Larger roadways typically have larger park strips, which allows for larger trees. As long as trees are pruned correctly once they are planted, existing concerns with trees will be negated.

Councilmember Clark stated the recommended clearance heights allows for large trucks on roadways and for pedestrians to safely walk along sidewalks.

Councilmember Gricius asked for clarification on the tree escrow process. She asked if a resident were to accidentally kill a tree within the first year, if the escrow funds would be used for replacement. Mr. Hickman explained that the City only requires street trees along arterial and collector roads, and if a developer chooses to install street trees in a park strip along a residential road, the bond is in place to replace the tree. In that instance, the developer would be responsible to replace the tree.

Councilmember Burnham asked if developers will be required to install irrigation on private properties. Mr. Hickman said the areas along arterial and collector roads will have landscaped area that is deeded to the City. Mr. Mumford explained that the City does not allow homes to front on arterial or collector roads; most of these situations will have land deeded to the City. For example, Pony Express Parkway and Ranches Parkway have open space deeded to the City.

Councilmember Burnham asked if arterial road street trees die within the first year while the City is maintaining the trees, will the developer be responsible for replacement. She also stated she does not want to discourage additional trees in the City and expressed concern that the $600 escrow amount will discourage developers from planting trees. Mr. Hickman stated that as long as approved, non-defective trees are planted correctly, they will survive the initial year.

Discussion ensued regarding requiring developers to replace trees that died due to circumstances out of their control.

Mr. Hickman said the intent of the ordinance is to address issues related to trees in park strips on major roadways. Staff drafted it with their best intentions and with much research and discussion. He stated this draft is a good starting point and will likely need future discussion and amendments.
Councilmember Clark asked the Council if they would approve the amendment without the escrow requirement. Councilmember Curtis stated he would like to remove any language that will discourage additional trees from being planted in the City. Councilmember Burnham stated she would be comfortable removing section C. Councilmember Gricius expressed concern that developers would be responsible for trees that are not under their care.

City Attorney Jeremy Cook clarified that section C relates to required street trees along arterial and collector roads and would require the escrow, but the optional trees in residential areas will not require the escrow. He said the bond language warranties against defective trees or trees that are planted improperly, and said they can add language defining defective trees.

City Recorder Fionnuala Kofoed asked if the escrow is a requirement prior to recording. Mr. Hickman said the intent is if the developer chooses to plant trees, the escrow would be required at the time of recording.

Councilmember Clark asked staff if the escrow requirement could be removed. Mr. Hickman said the amendment would still function without the escrow. The intent is to secure the commitment from developers and ensure that required trees will be planted. Councilmember Burnham said that since the escrow is only needed for required street trees, it would not cover residential trees that were promised by the developer but not planted.

Mr. Hickman said the residential component was added to help monitor and guide tree planting in residential park strips. The City wants to avoid trees that will damage infrastructure. He explained staff feels this draft is one that does not discourage trees but still offers guidance to protect the City from issues that are occurring now because of trees located in inappropriate locations.

Mr. Cook stated the intent was to regulate trees along major roadways; the Council can remove the escrow portion of the amendment and that section can be brought back to a future meeting.

Ms. Kofoed requested that the amendment states whether the escrow will be collected at recording or at the time of the building permit. She asked if the escrow requirement could be included in notice of decision.

Mr. Hickman said the best process moving forward is to remove the escrow language from the draft and staff will work on drafting different language regarding residential guidelines and the escrow process.

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

Councilmember Reaves said he does not have concerns regarding the escrow, as the City currently requires bonds for parks and open space.

Councilmember Curtis said the City wants to encourage trees along major roadways. With that goal in mind, the draft appears to add roadblocks to that vision. He said residents often times plant trees in park strips without referencing the City's Development Code or approved list of trees. A future draft could include pictures of approved trees and examples of the spacing guidelines.

Councilmember Burnham suggested that language be added that requires developers to replace trees that die due to poor planting or defective trees, instead of requiring an escrow.

Councilmember Gricius expressed concerns that the developers' funds are used to replace trees that die, regardless of the reason.

Discussion ensued regarding residential trees damaging sidewalks and determining responsibility for infrastructure repair. Mr. Mumford said the responsibility of residents maintaining trees has been excluded at this time. The intent of this amendment regarding residential trees is to offer a list of approved trees and spacing guidelines in order to avoid future infrastructure damage due to improper trees or improper planting.

Councilmember Curtis stated he would approve the amendment with the escrow portion removed, or is willing to table the item to allow staff to bring back another draft of the amendment. He said if landscape bonds are required for a development, trees could be included in those bonds.

MOTION: ***Councilmember Gricius moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 16.35.080 Street Trees and Chapter 17.60.140 Clear Vision Triangle until staff has had sufficient time to implement changes based on guidance the Council has given. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

16. CITY COUNCIL/MAYOR'S BUSINESS

None.

17. CITY COUNCIL BOARD LIAISON REPORTS

None.

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

18.B. Financial Report

19. ADJOURNMENT

MOTION: ***Councilmember Gricius moved to adjourn the meeting at 9:43 p.m. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

Approved by the City Council on August 6, 2019.

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**

TITLE:	MOTION - Approve the Results of the 2019 General Election.
ITEM TYPE:	Motion
FISCAL IMPACT:	NA
APPLICANT:	City Recorder/Election Official

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
NA	NA	NA	

PUBLIC HEARING:
No

REQUIRED FINDINGS:
NA

PLANNING COMMISSION ACTION / RECOMMENDATION
NA

PREPARED BY:
Fionnuala Kofoed, Recorder's Office

RECOMMENDATION:
Staff recommends that the Board of Canvassers approves the results of the election by ratifying the results of the canvass; accepting the report of the Election Official and certifying the election results; and declaring the persons reported by the Election Official as receiving the highest number of votes elected to the Office of City Council.

BACKGROUND:
The Eagle Mountain City Council will convene as the official Board of Canvassers to canvass the General Election held November 5, 2019. As the Board of Canvassers, the Board will review the report of election results, approve the report of the results and execute the report and certify the final vote totals for persons on the ballot. Pursuant to State law, it is necessary that the City Council, as the Board of Canvassers, canvass the 2019 General Election no sooner than seven days and no later than fourteen days after the election.

Attachments:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**		
TITLE:	Smith Ranch Road Traffic Signal Installation - Cache Valley Electric		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$143,051.70		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:

BACKGROUND:
The City has planned to install a traffic signal at Smith Ranch Road and Pony Express Parkway to provide a safer crossing for children traveling to school. The materials were ordered through UDOT, but have just become available. The City has re-solicited bids for the installation of the traffic light. The three bids received are as follows:

Cache Valley Electric: $143,051.70
SCI: $151,355.00
Hunt: $162,023.00

Attachments:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**		
TITLE:	Test Pumping Ault Well Bid Award - Rhino Pumping		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$23,503		
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
Staff recommends that the City Council award a bid to Rhino Pumping in the amount of $23,593 to test pump and collect water samples of the Ault well. This was the only bid the City received.

BACKGROUND:
The Ault well has been used for a number of years to irrigate the Ault sod farms near the Community Development Building. The property has recently been sold and because of recent growth, the City is interested in acquiring the existing well. The well is thought to be able to produce 2,000-3,000 gpm. Part of the City's due diligence before making an offer on the well is to test pump the well the verify the expected well capacity and to collect water samples to ensure the water is viable.

Attachments:

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

Monday, September 30, 2019

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

SUBJECT: **Evans Ranch plat "I-1" into warranty Bond Release**

City Recorder:

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

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

Sincerely,

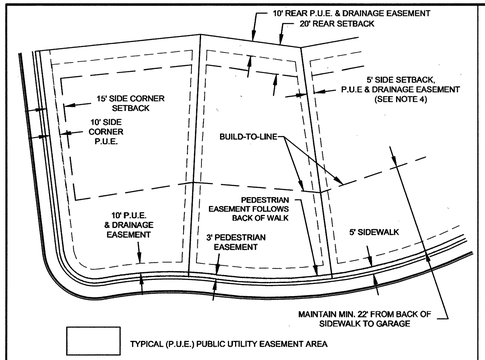
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Chris Cozens, DAI

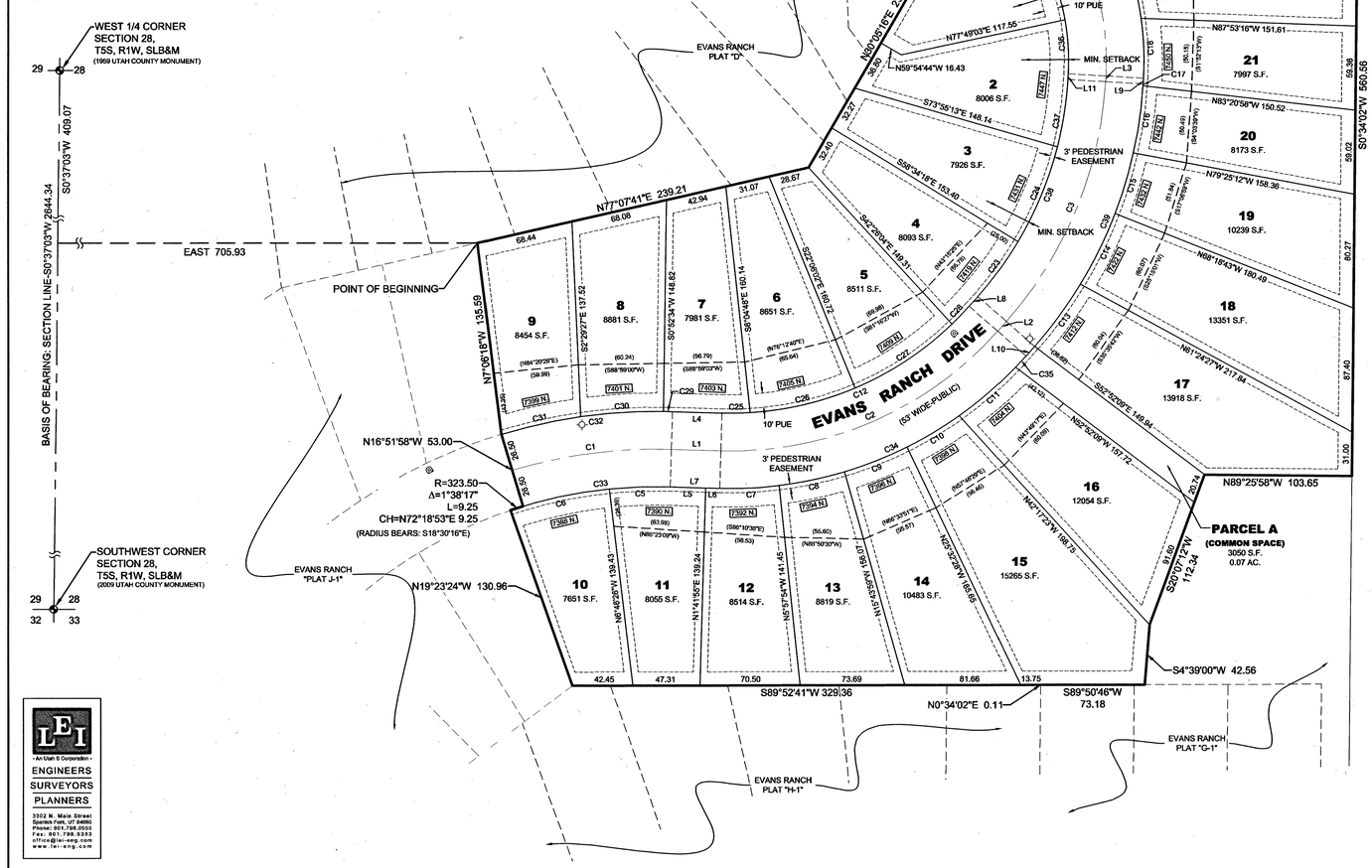
EVANS RANCH

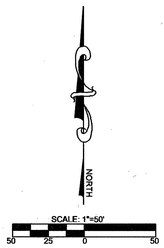
PLAT "I-1"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T5S, R1W SLB&M



BUILDING SETBACK & EASEMENT DETAIL





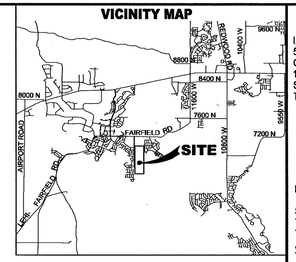
LINE TABLE

LINE	DIRECTION	LENGTH
L1	N88°18'05"W	34.90
L2	S41°28'14"W	9.13
L3	S3°23'42"W	4.03
L4	N88°18'05"W	34.90
L5	N88°18'05"W	25.12
L6	N88°18'05"W	9.77
L7	S88°18'05"E	34.90
L8	S41°28'14"W	9.13
L9	S3°23'42"W	4.03
L10	N41°28'14"E	9.13
L11	N3°23'42"E	4.03

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	350.00	18°33'53"	113.41	S82°24'58"W 112.91
C2	250.00	50°13'41"	219.16	N66°35'04"E 212.21
C3	280.00	38°04'32"	186.07	N22°25'58"E 182.67
C4	185.00	49°09'36"	158.73	N21°11'06"W 153.91
C5	323.50	7°35'13"	42.84	S87°54'19"W 42.81
C6	323.50	12°36'58"	71.23	S77°48'13"W 71.09
C7	276.50	8°41'59"	41.98	N87°20'55"E 41.94
C8	276.50	9°46'05"	47.14	N78°06'53"E 47.08
C9	276.50	9°48'29"	47.33	N68°19'36"E 47.27
C10	276.50	8°52'39"	42.84	N58°59'02"E 42.80
C11	276.50	10°50'28"	52.32	N49°07'29"E 52.24
C12	223.50	50°13'41"	195.93	N66°35'04"E 189.72
C13	306.50	10°09'53"	54.38	N36°23'18"E 54.30
C14	306.50	10°23'25"	55.58	N26°06'39"E 55.51
C15	306.50	8°19'57"	44.57	N16°44'58"E 44.54
C16	306.50	8°57'18"	47.90	N8°06'20"E 47.86
C17	306.50	0°13'59"	1.25	N3°30'41"E 1.25
C18	211.50	11°28'25"	42.35	N2°20'31"W 42.28
C19	211.50	15°18'33"	56.51	N15°44'00"W 56.34
C20	211.50	11°03'08"	40.80	N28°54'50"W 40.73
C21	211.50	11°19'30"	41.80	N40°06'09"W 41.74
C22	158.50	43°17'54"	119.78	N32°04'57"W 116.95
C23	253.50	10°49'25"	47.89	N36°03'31"E 47.82
C24	253.50	16°24'37"	72.61	N22°26'31"E 72.36
C25	223.50	5°06'45"	19.88	N89°09'02"E 19.87
C26	223.50	19°31'24"	76.16	N76°50'28"E 75.79
C27	223.50	21°05'05"	82.25	N56°32'13"E 81.78
C28	223.50	4°31'27"	17.65	N43°43'57"E 17.64
C29	376.50	0°57'59"	6.35	N88°47'05"W 6.35
C30	376.50	8°52'19"	58.30	S86°17'46"W 58.24
C31	376.50	8°43'35"	57.34	S77°29'49"W 57.29
C32	376.50	18°33'53"	121.99	S82°24'58"W 121.46
C33	323.50	18°33'53"	104.82	S82°24'58"W 104.36
C34	276.50	50°13'41"	242.39	N66°35'04"E 234.71
C35	276.50	2°14'01"	10.78	N42°38'14"E 10.78
C36	158.50	13°49'43"	38.25	N3°31'09"W 38.16
C37	253.50	10°50'30"	47.97	N8°48'57"E 47.90
C38	253.50	38°04'32"	168.46	N22°25'58"E 165.38
C39	306.50	38°04'32"	203.68	N22°25'58"E 199.96
C40	211.50	49°09'36"	181.47	N21°11'06"W 175.95
C41	158.50	49°09'37"	135.99	N21°11'06"W 131.86

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF PLAT "D", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION LINE 409.07 FEET AND EAST 705.93 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDRY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: N77°07'41"E 239.21 FEET; THENCE N30°05'16"E 235.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 158.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S36°16'06"W) 22.04 FEET THROUGH A CENTRAL ANGLE OF 7°58'00" (CHORD: S49°44'54"E 22.02 FEET); THENCE N44°14'06"E 53.00 FEET; THENCE N45°52'03"E 163.47 FEET; THENCE N88°41'14"E 98.47 FEET; THENCE S0°34'02"W 560.56 FEET TO THE NORTHERLY BOUNDARY OF PLAT "G-1", EVANS RANCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES: N89°25'58"W 103.65 FEET; THENCE S20°07'12"W 112.34 FEET; THENCE S4°39'00"W 42.56 FEET; THENCE S89°50'46"W 73.18 FEET TO THE EAST BOUNDARY OF PLAT "H-1", EVANS RANCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES: N0°34'02"E 0.11 FEET; THENCE S89°52'41"W 329.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 323.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'16"E) 9.25 FEET THROUGH A CENTRAL ANGLE OF 1°38'17" (CHORD: N72°18'53"E 9.25 FEET); THENCE N16°51'58"W 53.00 FEET; THENCE N7°06'18"W 135.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.44 ACRES

Oct. 8, 2019
DATE

SURVEYOR (See Seal Below)

OWNERS 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.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 9th DAY OF October, 2019.

OWNER(S):

BY: EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER
BY: DAI MANAGERS LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

BY: NATHAN SHIP, ITS MANAGER

ENT 106358:2019 Map # 16764
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Oct 16 4:46 pm FEE 100.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THIS 9th DAY OF October, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN SHIP, THE MANAGER OF DAI MANAGERS, LLC A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: Katelyn Nickerson
COMMISSION NUMBER: 704247
MY COMMISSION EXPIRES: 11-17-22
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 14 DAY OF October, A.D. 20 19

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

PLAT "I-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

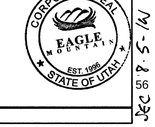
SCALE: 1" = 50'

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL



This form approved by Utah County and the municipalities therein.

LEI
- An Utah S Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOTES:

1. ⊕ ...TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
3. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
4. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
5. ALL OPEN SPACE/COMMON SPACE TO BE PUBLIC UTILITY AND ACCESS/PEDESTRAIN EASEMENTS IN THEIR ENTIRETY.
6. COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH 84095
7. ☼ ...STREET LIGHT
8. ◎ ...FIRE HYDRANT

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	6.44 ACRES
TOTAL AREA IN LOTS:	5.49 ACRES
ROW AREA:	0.88 ACRES
COMMON AREA:	0.07 ACRES
AVERAGE LOT SIZE:	9,961 SQ. FT.
LARGEST LOT SIZE:	15,449 SQ. FT.
SMALLEST LOT SIZE:	7,651 SQ. FT.
# OF LOTS:	24
DENSITY:	3.72 LOTS/ACRE

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 EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER — 10/9/19 DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 10 DAY OF October, 20 19

DOMINION ENERGY
BY: Brandy Eldredge
TITLE: Pre-Const Specialist

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 — 10/10/19 DATE

16764

* EVANS RANCH HOME OWNERS ASSOCIATION, INC.
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095

56 Sec 8 T5S R1W

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

Thursday, November 07, 2019

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

SUBJECT: **Hidden Hollow phase "B" plat 1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Hidden Hollow phase B plat 1
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	105,649.89
Previous Release Amount:	$	-
Amount to Release this Period:	$	62,761.39
Amount Remaining in Bond :	$	42,888.50

Bond Releases Summary		
#1	$	62,761.39
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	62,761.39

11/7/2019

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**MOBILIZATION/MISC.**										
a	Swppp	1	0.5	LS	$2,805.27	$1,402.64	0	1	50%	$1,402.64	$1,402.64
b	Mobilization	1	0.5	LS	$5,422.03	$2,711.02	0	1	50%	$2,711.02	$2,711.02
2	**ROAD & CONCRETE**										
a	3" asphalt	32650	3265	SF	$1.35	$4,407.75	0	32650	90%	$4,407.75	$4,407.75
b	6" road base	32650	3265	SF	$0.66	$2,154.90	0	32650	90%	$2,154.90	$2,154.90
c	9" sub base	2232	223.2	TON	$5.30	$1,182.96	0	2232	90%	$1,182.96	$1,182.96
d	30" curb & gutter	1440	144	LF	$16.54	$2,381.76	0	1440	90%	$2,381.76	$2,381.76
e	5' sidewalk	5650	5650	SF	$5.05	$28,532.50	0	5650	100%	$28,532.50	$28,532.50
f	Curb tie in	2	0.2	EA	$385.78	$77.16	0	2	90%	$77.16	$77.16
g	ADA ramps w/placards	2	2	EA	$881.77	$1,763.54	0	2	100%	$1,763.54	$1,763.54
h	Curb prep	1440	144	LF	$5.29	$761.76	0	1440	90%	$761.76	$761.76
i	Retention area grade fill	7000	700	CY	$5.21	$3,647.00	0	7000	90%	$3,647.00	$3,647.00
j	Site grading fill	3167	316.7	CY	$3.69	$1,168.62	0	3167	90%	$1,168.62	$1,168.62
k	Haul to retention grade fill	6500	650	CY	$3.79	$2,463.50	0	6500	90%	$2,463.50	$2,463.50
l	Rip rap	565	56.5	LF	$4.87	$275.16	0	565	90%	$275.16	$275.16
m	Haul to crush site	4	0.4	DY	$5,682.36	$2,272.94	0	4	90%	$2,272.94	$2,272.94
n	Concrete mob	2	0.2	EA	$661.33	$132.27	0	2	90%	$132.27	$132.27
3	**CULINARY WATER**										
a	8" Water Main C-900	860	86	LF	$22.09	$1,899.74	0	860	90%	$1,899.74	$1,899.74
b	8" gate valves	4	0.4	EA	$1,583.94	$633.58	0	4	90%	$633.58	$633.58
c	Tee	1	0.1	EA	$951.56	$95.16	0	1	90%	$95.16	$95.16
d	Bedding material	450	45	TON	$11.92	$536.40	0	450	90%	$536.40	$536.40
e	Backfill material	1000	100	TON	$2.42	$242.00	0	1000	90%	$242.00	$242.00
f	1" Service laterals	17	1.7	EA	$1,336.43	$2,271.93	0	17	90%	$2,271.93	$2,271.93
g	Fire hydrant with valve	2	0.2	EA	$4,913.36	$982.67	0	2	90%	$982.67	$982.67
h	8" fittings (bends)	4	0.4	EA	$599.29	$239.72	0	4	90%	$239.72	$239.72
i	Testing	1	0.1	LS	$1,826.79	$182.68	0	1	90%	$182.68	$182.68
j	2" blow off	1	0.1	EA	$1,074.29	$107.43	0	1	90%	$107.43	$107.43
k	Valve collars	6	0.6	EA	$391.05	$234.63	0	6	90%	$234.63	$234.63
4	**SEWER IMPROVEMENTS**										
a	8" sewer main	840	0	LF	$25.47	$0.00	0	840	100%	$0.00	$0.00
b	4" sewer laterals	17	0	EA	$938.88	$0.00	0	17	100%	$0.00	$0.00
c	Backfill material	4800	0	TON	$2.42	$0.00	0	4800	100%	$0.00	$0.00
d	Bedding material	677	0	TON	$19.14	$0.00	0	677	100%	$0.00	$0.00
e	Manholes	3	0	EA	$2,624.74	$0.00	0	3	100%	$0.00	$0.00
f	TV & air test	1	0	LS	$2,755.54	$0.00	0	1	100%	$0.00	$0.00
g	Manhole collars	4	0	EA	$455.80	$0.00	0	4	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	15" storm drain	320	0	LF	$33.17	$0.00	0	320	100%	$0.00	$0.00
b	Curb inlet boxes	2	0	EA	$2,339.76	$0.00	0	2	100%	$0.00	$0.00
c	Manhole	1	0	EA	$3,221.59	$0.00	0	1	100%	$0.00	$0.00
d	Combo box	1	0	EA	$4,671.70	$0.00	0	1	100%	$0.00	$0.00
e	Manhole collars	2	0	EA	$455.80	$0.00	0	2	100%	$0.00	$0.00
f	Storm drain testing	1	0	LS	$1,653.32	$0.00	0	1	100%	$0.00	$0.00
g	Backfill material	400	0	TON	$2.42	$0.00	0	400	100%	$0.00	$0.00
h	Bedding material	300	0	TON	$19.14	$0.00	0	300	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$62,761.39**					
	Original 10% Bond Coverage					$42,888.50					
										Released this Period	$62,761.39
	TOTAL BOND AMOUNT:					**$105,649.89**					

APPROVED BY EAGLE MOUNTAIN:

Christopher T. Trusty P.E.
Engineering Director

11/7/19
Date

Robert Ballif
Engineering Tech 1

11-7-19
Date

HIDDEN HOLLOW PHASE 'B' PLAT '1'

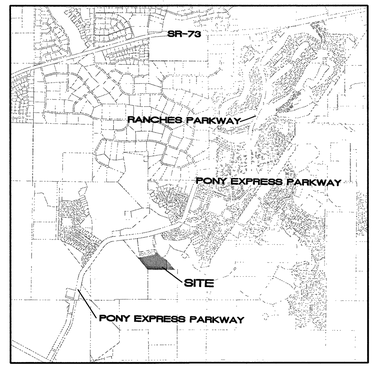
SITUATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	185.42	740.00	14°21'23"	184.93	S39°04'02"E
C2	228.11	865.50	15°06'02"	227.45	S38°32'35"E
C3	74.58	150.00	28°29'14"	73.81	N66°14'15"E
C4	211.60	840.00	14°25'59"	211.04	S38°52'26"E
C5	77.89	891.00	5°00'32"	77.87	S32°52'24"E
C6	24.95	15.00	95°18'23"	22.17	N12°16'32"E
C7	44.66	124.50	20°33'09"	44.42	N70°12'18"E
C8	73.25	175.50	23°54'49"	72.72	N68°31'28"E
C9	21.70	15.00	82°54'10"	19.86	N81°58'52"W
C10	86.56	891.00	5°33'59"	86.53	S43°18'47"E
C11	18.32	15.00	69°59'44"	17.21	S64°31'16"E
C12	240.24	50.00	275°17'55"	67.37	S12°49'38"W
C13	6.62	15.00	25°18'11"	6.57	S67°49'46"W
C14	60.44	740.00	4°40'47"	60.42	S34°13'44"E
C15	60.65	740.00	4°41'44"	60.63	S38°55'00"E
C16	64.33	740.00	4°58'52"	64.31	S43°45'18"E
C17	69.24	840.00	4°43'21"	69.22	S34°01'07"E
C18	69.07	840.00	4°42'41"	69.05	S38°44'09"E
C19	73.29	840.00	4°59'57"	73.27	S43°35'28"E
C20	105.94	865.50	7°00'48"	105.88	S34°29'58"E
C21	122.17	865.50	8°05'14"	122.06	S42°02'59"E
C22	47.55	175.50	15°31'22"	47.40	N64°19'44"E
C23	25.70	175.50	8°23'27"	25.68	N76°17'09"E
C24	66.06	50.00	75°41'54"	61.36	N67°22'21"W
C25	62.68	50.00	71°49'43"	58.66	S38°51'50"W
C26	57.02	50.00	65°20'06"	53.98	S29°43'05"E
C27	40.08	50.00	45°55'33"	39.01	S85°20'54"E
C28	14.41	50.00	16°30'38"	14.36	N63°26'00"E

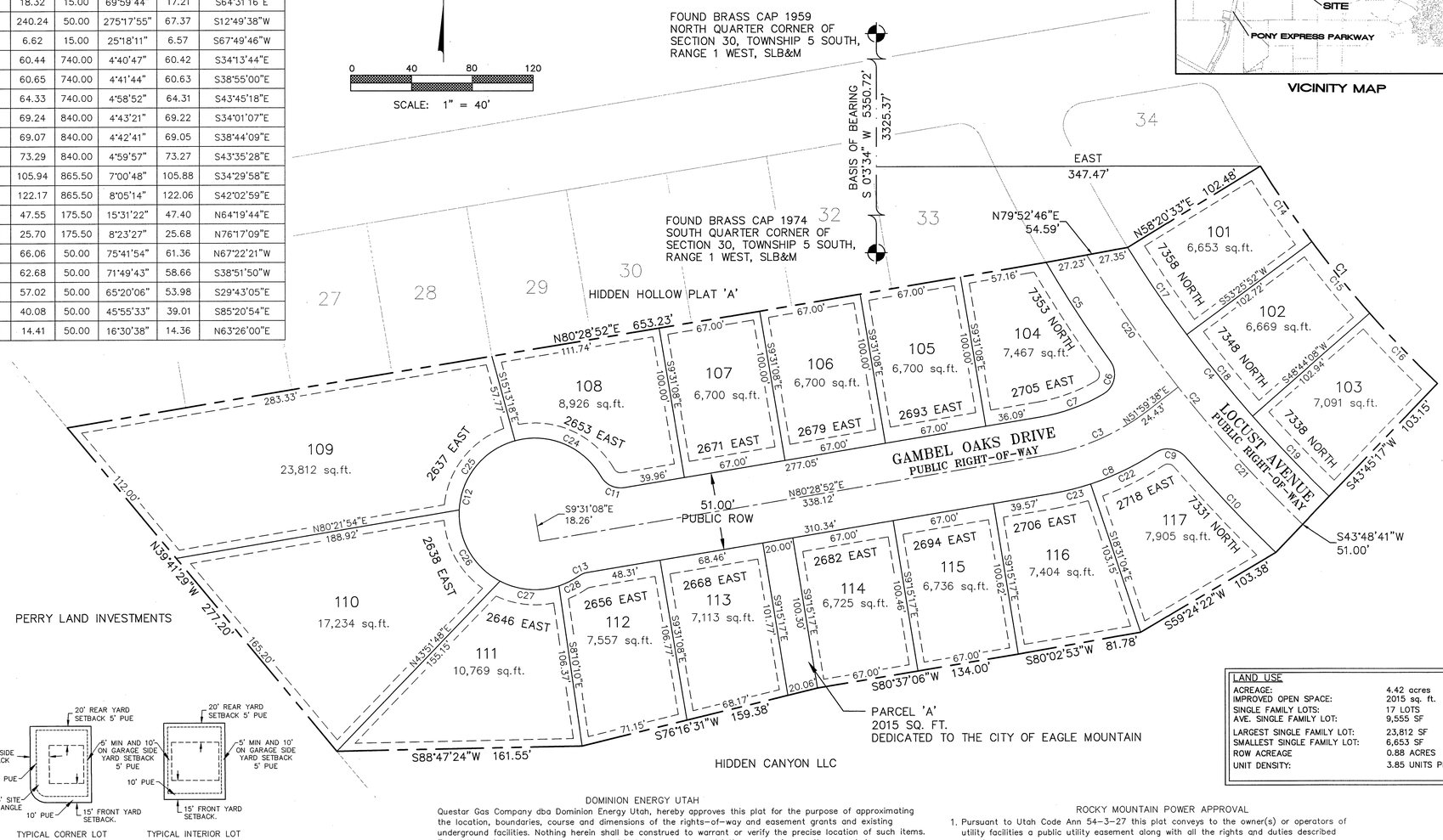
0 40 80 120

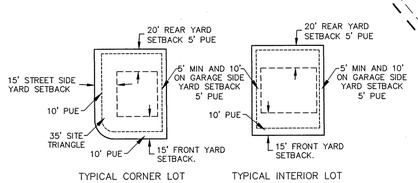
SCALE: 1" = 40'

NOTES:
1- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
2- ALL PROPERTIES TO CONTROL RUNOFF OF LOT FROM IMPACTING ADJACENT LAND OWNERS.



VICINITY MAP





SETBACK AND EASEMENT DETAIL

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.

Marjorie Clifford 7/12/19
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY UTAH

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

Approved this 11th day of July 20 19

By: _____ Title: PRE-CONSTRUCTION REP.

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

Ted Edwards 7/11/19
ROCKY MOUNTAIN POWER DATE

LAND USE	
ACREAGE:	4.42 acres
IMPROVED OPEN SPACE:	2015 sq. ft.
SINGLE FAMILY LOTS:	17 LOTS
AVE. SINGLE FAMILY LOT:	9,555 SF
LARGEST SINGLE FAMILY LOT:	23,812 SF
SMALLEST SINGLE FAMILY LOT:	6,653 SF
ROW ACREAGE	0.88 ACRES
UNIT DENSITY:	3.85 UNITS PER ACRE

16625

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

Travis Trane July 10, 2019
(SURVEYOR), P.L.S. DATE

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°03'34" West 3325.37 feet along the quarter section line and East 347.47 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Southeasterly 185.42 feet along the arc of a non-tangent 740.00 foot radius curve to the left, through a central angle of 14°21'23", the chord of which bears South 39°04'02" East 184.93 feet; thence South 43°45'17" West 103.15 feet; thence South 43°48'41" West 51.00 feet; thence South 59°24'22" West 103.38 feet; thence South 80°02'53" West 81.78 feet; thence South 80°37'06" West 134.00 feet; thence South 76°16'31" West 159.38 feet; thence South 88°47'24" West 161.55 feet; thence North 39°41'29" West 277.20 feet; thence North 80°28'52" East 653.23 feet; thence North 79°52'46" East 54.59 feet; thence North 58°20'33" East 102.48 feet to the point of beginning.

Parcel contains: 4.42 acres

Basis of Bearing: the line between the North Quarter Corner and the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears South 00°03'34" West (NAD 83).

ENT 68105:2019 Map # 16625
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 22 2:18 pm FEE 86.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CIT

OWNER'S 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, 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 an the inhabitants thereof.

OWNER(S): PRINTED
Hidden Canyon, LLC - Manager
Nathan Ricks

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the 11th day of July, 2019, 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 Aug 1 2020
NOTARY PUBLIC SIGNATORE
690190
COMMISSION NUMBER
Cambry A. Beazer
PRINTED NAME OF NOTARY

CAMBRY A. BEAZER
Notary Public - State of Utah
Comm. No. 690190
My Commission Expires on
Aug 1, 2020

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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 24 day of July, 2019

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(See Seal Below)
APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER
(See Seal Below)

PHASE 'B' PLAT '1'

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL — NOTARY PUBLIC SEAL — CITY-COUNTY ENGINEER SEAL — CLERK-RECORDED SEAL

Loc. 30-5-1W T-038

EAGLE MOUNTAIN

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

Thursday, October 10, 2019

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

SUBJECT: **Silverlake plat 14 exit warranty Release**

City Recorder:

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

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

Sincerely,

Christopher T. Trusty, P.E.
City Engineer
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Melanie Lahman, Deputy City Recorder

SILVERLAKE PLAT "14"

SITUATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

FOUND SECTION CORNER
PRIVATE
LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
COMMON AREA
SUBDIVISION BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

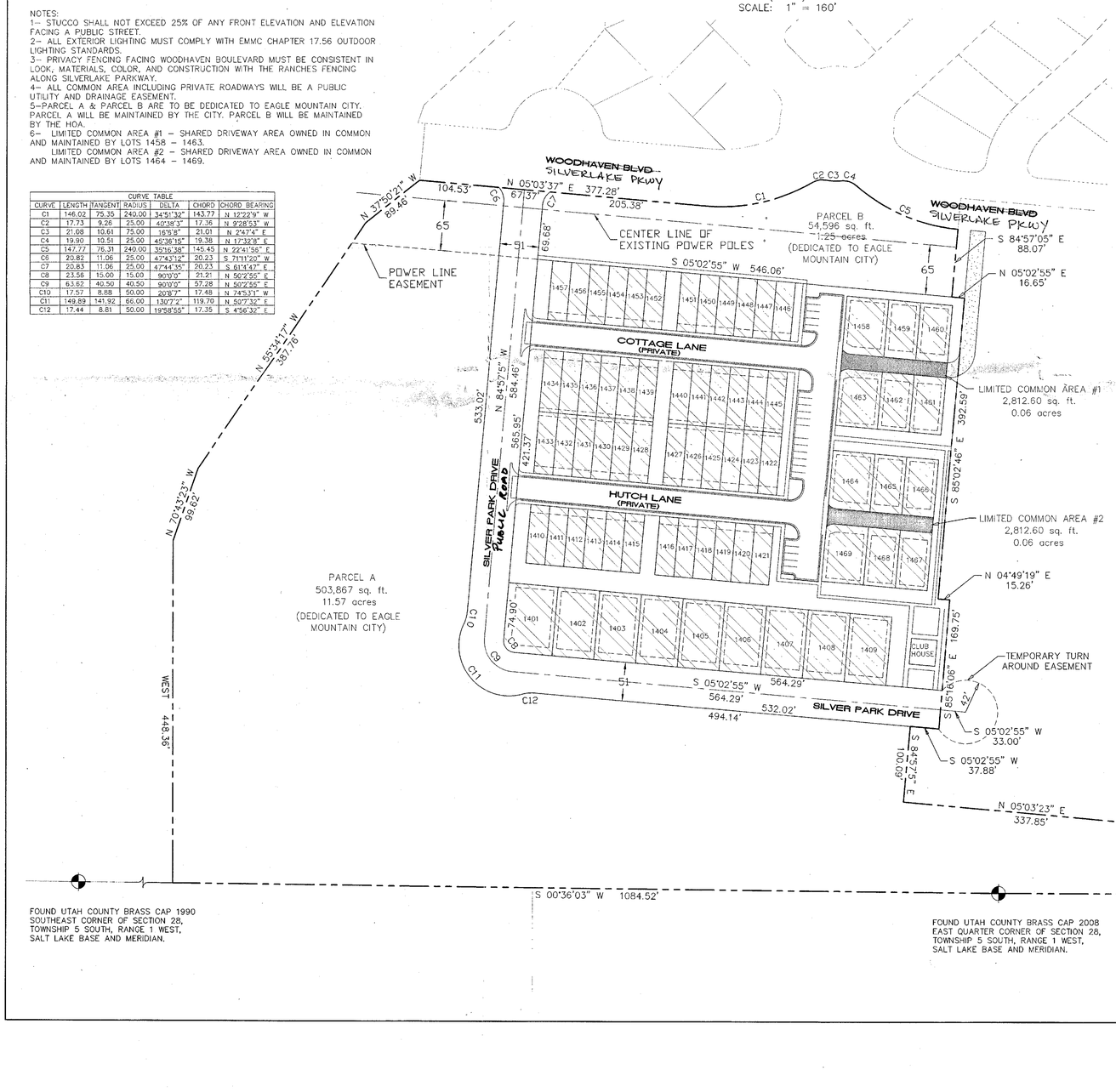
0 80 160 240

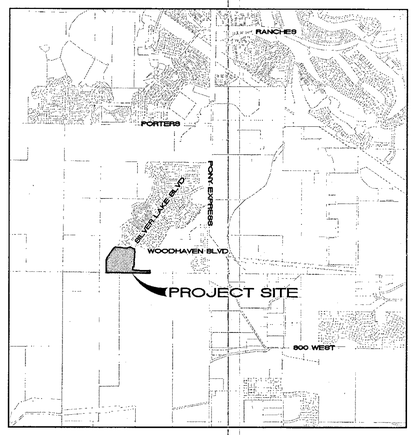
(24"x36")
SCALE: 1" = 80'
(11"x17")
SCALE: 1" = 160'

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- PRIVACY FENCING FACING WOODHAVEN BOULEVARD MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
4- ALL COMMON AREA INCLUDING PRIVATE ROADWAYS WILL BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.
5-PARCEL A & PARCEL B ARE TO BE DEDICATED TO EAGLE MOUNTAIN CITY. PARCEL A WILL BE MAINTAINED BY THE CITY. PARCEL B WILL BE MAINTAINED BY THE HOA.
6- LIMITED COMMON AREA #1 - SHARED DRIVEWAY AREA OWNED IN COMMON AND MAINTAINED BY LOTS 1458 - 1463.
LIMITED COMMON AREA #2 - SHARED DRIVEWAY AREA OWNED IN COMMON AND MAINTAINED BY LOTS 1464 - 1469.

CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	146.02	75.35	240.00	34°51'32"	143.77	N 17°22'9" W
C2	17.73	9.26	25.00	40°38'3"	17.36	N 9°28'53" W
C3	21.08	10.61	75.00	16°6'8"	21.01	N 2°47'4" E
C4	19.90	10.51	25.00	45°36'15"	19.38	N 17°32'8" E
C5	147.77	76.31	240.00	35°16'38"	145.45	N 22°41'56" E
C6	20.82	11.06	25.00	47°43'12"	20.23	S 71°11'20" W
C7	20.83	11.06	25.00	47°44'35"	20.23	S 61°14'47" E
C8	23.56	15.00	15.00	90°0'0"	21.21	N 50°2'55" E
C9	63.62	40.50	40.50	90°0'0"	57.28	N 50°2'55" E
C10	17.57	8.88	50.00	20°8'7"	17.48	N 74°53'1" W
C11	149.89	141.92	66.00	130°7'2"	119.70	N 59°7'32" E
C12	17.44	8.81	50.00	19°58'55"	17.35	S 4°56'32" E





VICINITY MAP
NTS

Basis of Bearing: the line between the East Quarter Corner and the Northeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 00°08'18" East taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

QUESTAR GAS COMPANY APPROVAL

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 Questar's right-of-way department at 1-800-366-8532

Approved this 27 day of October 20 15 Quest Gas Company
By: Beverly Hardy Title: Rw Coor

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

Mark Stucki 10/27/15
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

Chuck McCown 10-28-15
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence 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 "14" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at East Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°36'03" West 1084.52 feet along the section line; thence West 448.36 feet; thence North 70°43'23" West 99.62 feet; thence North 55°34'17" West 387.76 feet; thence North 37°50'21" West 89.46 feet; thence North 05°03'37" East 377.28 feet; thence Northerly 146.02 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 34°51'32" the cord of which bears North 12°22'09" West 143.77 feet; thence Northerly 17.73 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 40°38'03" the cord of which bears North 09°28'53" West 17.36 feet; thence Northerly 21.08 feet along the arc of a 75.00 foot radius curve to the left, through a central angle of 16°06'08" the cord of which bears North 02°47'04" East 21.01 feet; thence Northerly 19.90 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 45°36'15" the cord of which bears North 17°32'08" East 19.38 feet; thence Northeasterly 147.77 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 35°16'38" the cord of which bears North 22°41'56" East 145.45 feet; thence South 84°57'05" East 88.07 feet; thence North 05°02'55" East 16.65 feet; thence South 85°02'46" East 392.59 feet; thence North 04°49'19" East 15.26 feet; thence South 85°16'06" East 169.75 feet; thence South 05°02'55" West 37.88 feet; thence North 84°57'05" East 100.09 feet; thence North 05°03'23" East 337.85 feet; thence North 00°40'22" East 130.63 feet; thence North 02°43'28" West 156.15 feet; thence North 89°44'32" East 96.06 feet; thence South 00°08'18" East 498.49 feet along the section line to the point of beginning.

Parcel contains: 20.92 acres more or less.

10/26/15
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: Nathan Hutchinson — AUTHORIZED SIGNATURE(S)

President, Rock Cross Development Inc.

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ENT 102398:2015 Bk# 14833
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Nov 12 1:34 pm FEE 83.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

On the 26 day of October, 2015, 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 8-23-16
NOTARY PUBLIC SIGNATURE
Summermaulea L. Doyle

658307
COMMISSION NUMBER
Summermaulea F. Doyle
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 10 day of November 2015

APPROVED BY MAYOR
APPROVED BY CITY ENGINEER
(See Seal Below)
APPROVED BY CITY ATTORNEY
ATTEST BY CITY RECORDER
(See Seal Below)

PLAT "14"
SHEET 1 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL
SUMMERMAULOA F. DOYLE
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires August 23, 2016
COMMISSION NUMBER 658307

CITY ENGINEER SEAL
No. 260233
CHRISTOPHER TODD TRUSTY
STATE OF UTAH

CLERK-RECORDER SEAL

No. 5152741
TRAVIS TRANE
STATE OF UTAH

SEC. 28-5-1W TC-038

SILVERLAKE PLAT "14"

SITUATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

0 100 200 300

(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'

ADDRESS TABLE		ADDRESS TABLE	
UNIT	ADDRESS	UNIT	ADDRESS
1401	7389 NORTH SILVER PARK DRIVE	1436	7402 NORTH COTTAGE LANE
1401	5123 EAST SILVER PARK DRIVE	1437	7406 NORTH COTTAGE LANE
1402	7395 NORTH SILVER PARK DRIVE	1438	7410 NORTH COTTAGE LANE
1403	7405 NORTH SILVER PARK DRIVE	1439	7414 NORTH COTTAGE LANE
1404	7415 NORTH SILVER PARK DRIVE	1440	7422 NORTH COTTAGE LANE
1405	7425 NORTH SILVER PARK DRIVE	1441	7426 NORTH COTTAGE LANE
1406	7435 NORTH SILVER PARK DRIVE	1442	7430 NORTH COTTAGE LANE
1407	7445 NORTH SILVER PARK DRIVE	1443	7434 NORTH COTTAGE LANE
1408	7455 NORTH SILVER PARK DRIVE	1444	7438 NORTH COTTAGE LANE
1409	7465 NORTH SILVER PARK DRIVE	1445	7442 NORTH COTTAGE LANE
1410	7388 NORTH HUTCH LANE	1446	7443 NORTH COTTAGE LANE
1411	7392 NORTH HUTCH LANE	1447	7439 NORTH COTTAGE LANE
1412	7396 NORTH HUTCH LANE	1448	7435 NORTH COTTAGE LANE
1413	7400 NORTH HUTCH LANE	1449	7431 NORTH COTTAGE LANE
1414	7404 NORTH HUTCH LANE	1450	7427 NORTH COTTAGE LANE
1415	7408 NORTH HUTCH LANE	1451	7423 NORTH COTTAGE LANE
1416	7420 NORTH HUTCH LANE	1452	7415 NORTH COTTAGE LANE
1417	7424 NORTH HUTCH LANE	1453	7411 NORTH COTTAGE LANE
1418	7428 NORTH HUTCH LANE	1454	7407 NORTH COTTAGE LANE
1419	7432 NORTH HUTCH LANE	1455	7403 NORTH COTTAGE LANE
1420	7436 NORTH HUTCH LANE	1456	7399 NORTH COTTAGE LANE
1421	7440 NORTH HUTCH LANE	1457	7395 NORTH COTTAGE LANE
1422	7441 NORTH HUTCH LANE	1458	7465 NORTH COTTAGE LANE
1423	7437 NORTH HUTCH LANE	1459	7473 NORTH COTTAGE LANE
1424	7433 NORTH HUTCH LANE	1460	7481 NORTH COTTAGE LANE
1425	7429 NORTH HUTCH LANE	1461	7480 NORTH COTTAGE LANE
1426	7425 NORTH HUTCH LANE	1462	7472 NORTH COTTAGE LANE
1427	7421 NORTH HUTCH LANE	1463	7464 NORTH COTTAGE LANE
1428	7409 NORTH HUTCH LANE	1464	7463 NORTH HUTCH LANE
1429	7405 NORTH HUTCH LANE	1465	7471 NORTH HUTCH LANE
1430	7401 NORTH HUTCH LANE	1466	7479 NORTH HUTCH LANE
1431	7397 NORTH HUTCH LANE	1467	7478 NORTH HUTCH LANE
1432	7393 NORTH HUTCH LANE	1468	7470 NORTH HUTCH LANE
1433	7389 NORTH HUTCH LANE	1469	7462 NORTH HUTCH LANE
1434	7394 NORTH COTTAGE LANE	CLUB HOUSE	7479 NORTH SILVER PARK DRIVE
1435	7398 NORTH COTTAGE LANE		

FOUND SECTION CORNER

PRIVATE

LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)

COMMON AREA

SUBDIVISION BOUNDARY

SECTION LINE

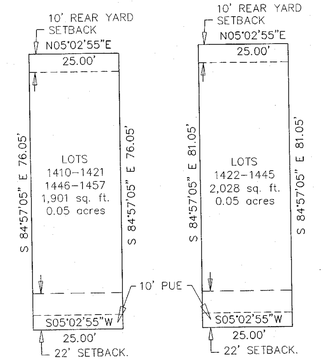
ROAD CENTER LINE

EASEMENT LINE

LOTS POINT OF BEGINNING LOCATED FROM THE EAST QUARTER CORNER		
LOTS	LENGTH	BEARING
1458–1461	804.44	S 75°36'33" W
1462–1469	617.44	S 69°21'7" W
1457–1446	1011.74	S 54°34'28" W
1422–1445	871.22	S 46°7'40" W
1410–1421	756.42	S 34°47'50" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	S 28°37'55" W
L2	12.00	S 18°32'4" E
L3	12.00	S 28°37'55" W
L4	12.00	S 18°32'4" E

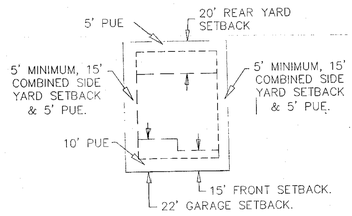
LAND USE	
TOTAL ACREAGE:	20.92 acres
TOTAL ACREAGE IN LOTS:	4.16 acres
TOTAL OPEN SPACE:	14.11 acres
DEDICATED OPEN SPACE	12.82 acres
TOWNHOME/CLUSTER OPEN SPACE:	1.29 acres
TOWNHOME LOTS:	48 LOTS
CLUSTER LOTS:	12 LOTS
SINGLE FAMILY LOTS:	9 LOTS
TOTAL # OF LOTS:	69 LOTS
AVE. SINGLE FAMILY LOT:	5,039 SF
LARGEST SINGLE FAMILY LOT:	5,795 SF
SMALLEST SINGLE FAMILY LOT:	4,945 SF
SMALLEST CLUSTER LOT:	3,150 SF
OVERALL DENSITY:	3.3 UNITS PER ACRE
UNIT DENSITY: (EXCLUDING DEDICATED OPEN SPACE)	8.52 UNITS PER ACRE



SETBACK & EASEMENT DETAIL

TYPICAL TOWNHOME LOT

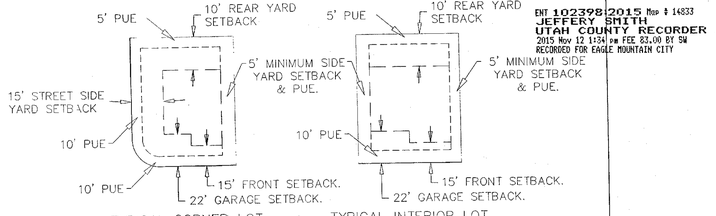
–NTS–



SETBACK AND EASEMENT DETAIL

–NTS–

(LOTS 1401–1409)



SETBACK AND EASEMENT DETAIL

–NTS–

(LOTS 1458–1469)

ENT 102398:2015 Map # 14833
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Nov 12 1:54 pm FEE 83.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

PLAT "14"
SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR No. 5152741 TRAVIS TRANE STATE OF UTAH

NOTARY PUBLIC SEAL

LICENSED PROFESSIONAL ENGINEER No. 211532 CHRISTOPHER D. TEDD STATE OF UTAH

CLERK–RECORDED SEAL

EAGLE MOUNTAIN

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

Wednesday, November 06, 2019

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

SUBJECT: **Hidden Hollow phase "A" plat 1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

HIDDEN HOLLOW PLAT "1" PHASE "A"

SITUATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

0 40 80 120

SCALE: 1" = 40'

AREA TABULATIONS

TOTAL AREA:	4.11 ACRES
TOTAL AREA IN LOTS:	2.995 ACRES
OVERALL DENSITY	4.37 LOTS PER ACRE
TOTAL # OF LOTS:	18
LARGEST LOT:	8,602 SQ.FT.
SMALLEST LOT:	6,670 SQ.FT.
AVERAGE LOT:	7,247 SQ.FT.

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	123.95	62.14	693.00	10°14'52"	123.78	S 23°52'44" E
C2	53.84	26.93	740.00	4°10'8"	53.83	S 29°48'16" E
C3	33.55	16.78	740.00	2°35'51"	33.55	S 20°3'14" E
C4	26.66	18.47	15.00	101°50'1"	23.29	N 29°33'51" E
C5	18.80	10.86	15.00	71°47'55"	17.59	N 63°37'10" W
C6	27.84	20.03	15.00	106°20'30"	24.01	S 27°18'37" W
C7	84.99	42.53	840.00	5°47'49"	84.95	S 28°45'32" E
C8	93.38	46.73	891.00	6°0'17"	93.33	S 27°21'59" E
C9	19.68	11.54	15.00	75°9'17"	18.29	N 61°56'29" W
C10	131.15	65.70	865.50	8°40'56"	131.03	S 26°39'6" E
C11	86.30	43.21	693.00	7°8'6"	86.24	S 22°19'21" E
C12	37.65	18.83	693.00	3°6'45"	37.64	S 27°26'47" E
C13	7.77	3.88	141.50	3°8'42"	7.77	N 82°3'13" E
C14	15.46	7.73	167.00	5°18'13"	15.45	N 83°7'59" E

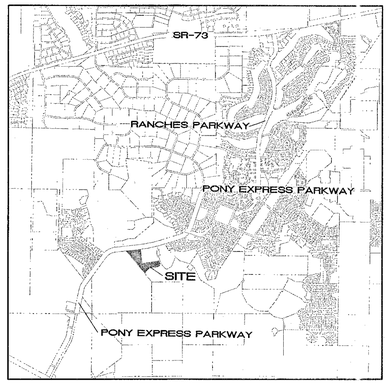
FOUND BRASS CAP 1959
NORTH QUARTER CORNER OF
SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SLB&M

S 89°19'2" E
2760.91'

FOUND BRASS CAP 2001
NORTHEAST CORNER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SLB&M

BASIS OF BEARING: S 00°03'34" W 5350.72'

3117.55'



VICINITY MAP

POB

EAST
305.88'

S 18°45'18" E
41.94'

HIDDEN VALLEY SC LLC

BOARD OF EDUCATION
ALPINE SCHOOL DISTRICT

N 80°28'52" E 701.74'

HIDDEN VALLEY PARKWAY (2730 EAST)

FUTURE PHASE

WHITE BIRCH DRIVE (7385 NORTH)

LOCUST AVE (2700 EAST)

S 80°28'52" W 727.59'

S 80°28'52" W 574.11'

S 80°28'52" W 49.66'

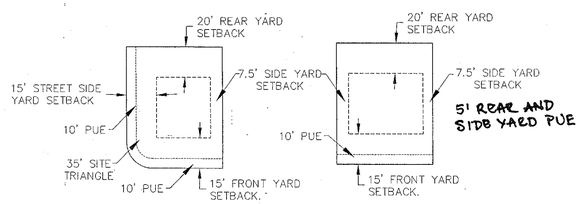
S 79°52'46" W 54.59'

N 07°32'44" E 52.60'

84' TEMPORARY TURN AROUND

FUTURE LOTS

FOUND BRASS CAP 1974
SOUTH QUARTER CORNER OF
SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SLB&M



TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
   (1). A recorded easement 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

Mark Stuk — 9/10/15
ROCKY MOUNTAIN POWER — DATE

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 Questar's right-of-way department at 1-800-366-8532

Approved this 11th day of September 2015 Quest Gas Company
By: Valerie Young Title: Pre-Const.

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

DIRECT COMMUNICATIONS — 1-4-16 DATE

14914

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence 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 HIDDEN HOLLOW PLAT "A" 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 South 00°03'34" West 3117.55 feet along the quarter section line and East 305.88 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 18°45'18" East 41.94 feet; thence Southeasterly 123.95 feet along the arc of a 693.00 foot radius curve to the left, through a central angle of 10°14'52", the chord of which bears South 23°52'44" East 123.78 feet; thence South 80°28'52" West 49.66 feet; thence Southeasterly 53.84 feet along the arc of a non-tangent 740 foot radius curve to the left, through a central angle of 04°10'08", the chord of which bears South 29°48'16" East 53.83 feet; South 58°20'33" West 102.48 feet; thence South 79°52'46" West 54.59 feet; thence South 80°28'52" West 574.11; thence North 09°31'08" West 100.71 feet; thence North 07°32'44" East 52.60 feet; thence North 09°31'06" West 100 feet; thence North 80°28'52" East 701.74 feet the point of beginning.

Parcel contains: 4.11 acres

Basis of Bearing: the line between the North Quarter Corner and the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears South 00°03'34" East (NAD 83).

Sept 10, 2015 — 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 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, 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 on the inhabitants thereof.

OWNER(S): PRINTED
Ryan Bybee, Manager
Hidden Canyon, LLC

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the 10th day of September 2015, 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 8/2/2016

657477
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

Danice A. Taylor
PRINTED NAME OF NOTARY

ENT 33582:2016 Map # 14914
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jan 13 2:39 pm FEE 45.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on 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 13 day of January 2015

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below)

ATTEST BY CITY RECORDER (See Seal Below)

PHASE "A" PLAT "1"

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN — UTAH COUNTY, UTAH

SURVEYOR SEAL: PROFESSIONAL LAND SURVEYOR — 9-10-15 — No. 5152741 — TRAVIS TRANE — STATE OF UTAH

NOTARY PUBLIC SEAL

CITY PROFESSIONAL ENGINEER SEAL: No. 285052 — CHRISTOPHER TODD TRUSTY — 1-6-16 — STATE OF UTAH

CLERK-RECORDER SEAL

SEC. 30-5-1W PA-038

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

Wednesday, November 06, 2019

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

SUBJECT: **Hidden Hollow phase "A" plat 2 out of warranty Bond Release**

City Recorder:

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

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

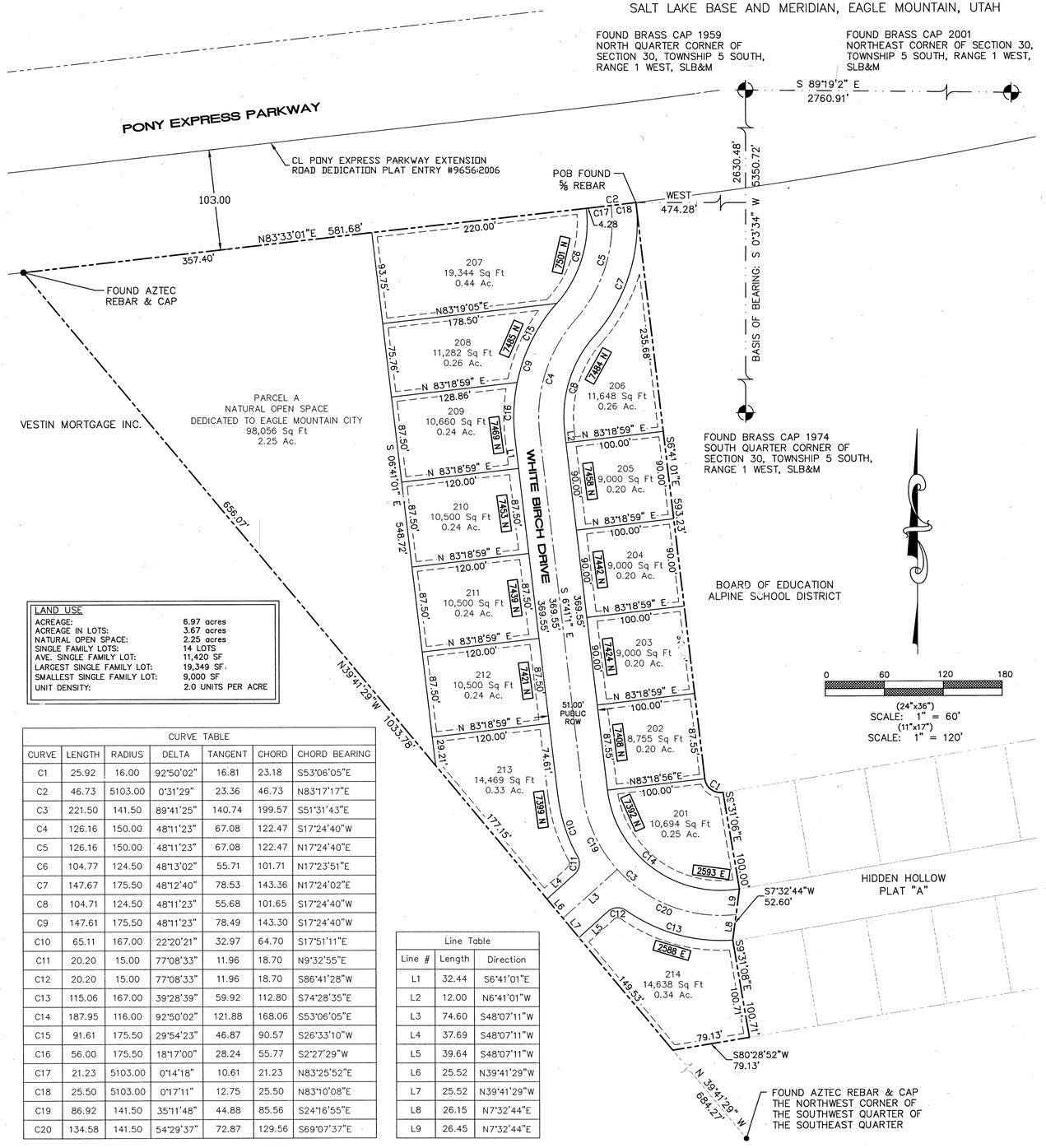
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

HIDDEN HOLLOW PHASE "A" PLAT "2"

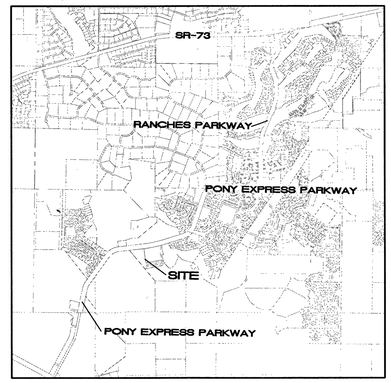
SITUATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



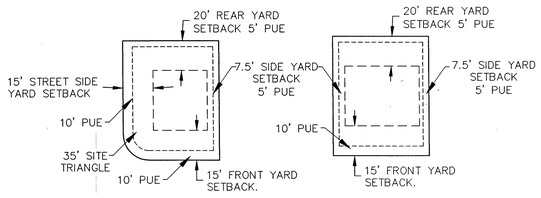
LAND USE	
ACREAGE:	6.97 acres
ACREAGE IN LOTS:	3.67 acres
NATURAL OPEN SPACE:	2.25 acres
SINGLE FAMILY LOTS:	14 LOTS
AVE. SINGLE FAMILY LOT:	11,420 SF
LARGEST SINGLE FAMILY LOT:	19,349 SF.
SMALLEST SINGLE FAMILY LOT:	9,000 SF
UNIT DENSITY:	2.0 UNITS PER ACRE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.92	16.00	92°50'02"	16.81	23.18	S53°06'05"E
C2	46.73	5103.00	0°31'29"	23.36	46.73	N83°17'17"E
C3	221.50	141.50	89°41'25"	140.74	199.57	S51°31'43"E
C4	126.16	150.00	48°11'23"	67.08	122.47	S17°24'40"W
C5	126.16	150.00	48°11'23"	67.08	122.47	N17°24'40"E
C6	104.77	124.50	48°13'02"	55.71	101.71	N17°23'51"E
C7	147.67	175.50	48°12'40"	78.53	143.36	N17°24'02"E
C8	104.71	124.50	48°11'23"	55.68	101.65	S17°24'40"W
C9	147.61	175.50	48°11'23"	78.49	143.30	S17°24'40"W
C10	65.11	167.00	22°20'21"	32.97	64.70	S17°51'11"E
C11	20.20	15.00	77°08'33"	11.96	18.70	N9°32'55"E
C12	20.20	15.00	77°08'33"	11.96	18.70	S86°41'28"W
C13	115.06	167.00	39°28'39"	59.92	112.80	S74°28'35"E
C14	187.95	116.00	92°50'02"	121.88	168.06	S53°06'05"E
C15	91.61	175.50	29°54'23"	46.87	90.57	S26°33'10"W
C16	56.00	175.50	18°17'00"	28.24	55.77	S2°27'29"W
C17	21.23	5103.00	0°14'18"	10.61	21.23	N83°25'52"E
C18	25.50	5103.00	0°17'11"	12.75	25.50	N83°10'08"E
C19	86.92	141.50	35°11'48"	44.88	85.56	S24°16'55"E
C20	134.58	141.50	54°29'37"	72.87	129.56	S69°07'37"E

Line Table		
Line #	Length	Direction
L1	32.44	S6°41'01"E
L2	12.00	N6°41'01"W
L3	74.60	S48°07'11"W
L4	37.69	S48°07'11"W
L5	39.64	S48°07'11"W
L6	25.52	N39°41'29"W
L7	25.52	N39°41'29"W
L8	26.15	N7°32'44"E
L9	26.45	N7°32'44"E



VICINITY MAP



TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
   (1). A recorded easement 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

Carolyn D. Jones 6-7-17
ROCKY MOUNTAIN POWER DATE

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 Questar's right-of-way department at 1-800-366-8532

Approved this 14th day of JUNE 2017 Quest Gas Company
By: Title: PRE-CONSTRUCTION SPECIALIST

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

Chris McLean 6-12-17
DIRECT COMMUNICATIONS DATE

15575

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
37 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence 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 HIDDEN HOLLOW PHASE "A" PLAT "2" PHASE "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the South Right of Way line of the Pony Express Parkway Extension Roadway Dedication Plat Entry #9656:2006 which is South 00°03'34" West 2630.48 feet along the quarter section line and West 474.28 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along a Order of Condemnation Entry #56880:2010 the following two courses South 06°41'01" East 593.23 feet; thence Southeasterly 25.92 feet along the arc of a 16.00 foot radius curve to the left, through a central angle of 92°50'02", the chord of which bears South 53°06'05" East 23.18 feet; thence South 09°31'06" East 100.00 feet; thence South 07°32'44" West 52.60 feet; thence South 09°31'08" East 100.71 feet; thence South 80°28'52" West 79.13 feet to a line surveyed by Aztec Engineering Survey Entry #07-41; thence along said surveyed line North 39°41'29 West 1033.78 feet to a found rebar and cap (AZTEC); thence along the South Right of Way line of the Pony Express Parkway Extension Roadway Dedication Plat Entry #9656:2006 the following two courses North 83°33'01" East 581.68 feet; thence Easterly 46.73 feet along the arc of a 5,103.00 radius curve to the left, through a central angle 00°31'29", the chord of which bears North 83°17'17" East 46.73 feet the point of beginning.

Parcel contains: 11.08 acres

Basis of Bearing: the line between the North Quarter Corner and the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears South 00°03'34" East (NAD 83).

6-5-17
DATE

Travis Trane
SURVEYOR
(See Seal Below)

ENT 57556:2017 Map # 15575
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jun 14 4:26 pm FEE 45.00 BY DA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S 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, 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 on the inhabitants thereof.

OWNER(S): PRINTED
Nathan Ricks
Manager, Hidden Canyon LLC

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the 12th day of June, 2017, 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 8/3/2020
NOTARY PUBLIC SIGNATURE

690060
COMMISSION NUMBER

Danice A Taylor
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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 14 day of June, 2017

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER
(See Seal Below)

PHASE "A" PLAT "2"

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL: No. 5152741 TRAVIS TRANE STATE OF UTAH LICENSED LAND SURVEYOR
NOTARY PUBLIC SEAL: Notary Public DANICE A TAYLOR Commission Expires August 3, 2020 STATE OF UTAH
CITY-COUNTY ENGINEER SEAL
6/13/17
CLERK-RECORDED SEAL

SEC 30-5S-1W TU-038

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

October 15, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:30 P.M. FIELD TRIP – OVERLAND SIGN

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. Councilmember Stephanie Gricius was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:11 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION – Eagle Mountain City Citizen Survey Results Review

Management Analyst Evan Berrett presented the results from the Citizen Survey that was completed earlier this year. The City received 741 responses with the majority of responders being females between 25 and 44 years old. The results showed residents enjoy the small, rural feel of the City, and 93% of responses rated the overall quality of life in the City as good or very good, and stated the City is a good or very good place to raise children. Seventy-three percent of responders noted they agree or strongly agree with the statement that they are optimistic about the City's future.

Regarding the responders' perceived effectiveness of government, the majority were neutral or satisfied with the effectiveness in making positive changes within the community, involvement of citizens in decisions, and responsiveness to problems. Mr. Berrett explained that a large number of responses showed staff that there is a lack of understanding of departmental functions in the City. He stated this can be improved through education of residents.

Mr. Berrett presented the overall satisfaction of responders with the financial management of the City; forty-eight percent of responses were neutral and 35% were satisfied with financial management. Last year, 60% of responders rated financial transparency as moderate to very good. This year, that number increased to 75%.

Mr. Berrett explained the budget document includes more detailed information regarding specific answers to the survey questions.

2. CONCEPT PLANS

2.A. Eagle Quest Concept Plan

Community Development Director Steve Mumford stated the project is located northeast of City Center and is approximately 160 acres. Mr. Mumford noted the lot sizes range from 4,200 square feet to one-quarter acre, and showed the locations for the improved open space in the plan. The property is designated Residential One on the Future Land Use and Transportation Map. A power utility corridor is directly east of this project with larger 0.5-acre to 1-acre lots, as well as 2.5-acre and larger lots adjacent to the corridor. Property to the north, south, and west of the project is designated Neighborhood Residential One, with a small section of Neighborhood Residential Two to the northwest. The proposed plan shifts the major arterial road to the east of the project. The applicant has proposed including the amount of dedicated right-of-way acreage in the calculation of the lot sizes of the smaller cottage lots, which increases the minimum and average lot square footage. This exception also allows for an increase in the number of lots in the project.

Eagle Quest Owner Kurt Ostler stated the master development agreement for Sunset Flats requires the developer to complete half of Aviator Avenue, which was 26.5 feet of right-of-way at the time the agreement was signed. The updated Future Land Use and Transportation Map now designates this road as a minor collector, which has a 77-foot right-of-way. Mr. Ostler stated they are working to include the additional twelve feet of right-of-way on their property to accommodate the increased width.

Mr. Ostler stated they are proposing to straighten the major arterial road to allow for safer intersections with the minor arterial and collector roads, as these will likely be lighted intersections. This alignment also complies with the Utah Department of Transportation spacing requirements for lighted intersections. This will be a seven-lane road with trails on both sides; they propose to dedicate the entire required 200 feet of right-of-way. In exchange for these road dedications, he requested the dedicated right-of-way square footage be included in the lot size calculations to comply with the City's minimum lot size requirement. Mr. Ostler stated the nearest home to the east is 683 feet from this project and requested this distance be considered as a portion of the required transitioning.

Councilmember Burnham stated the plan does not meet transitioning requirements, minimum lot size requirements, or density allowances. The project requests too many exceptions to the Municipal Code.

Councilmember Clark explained transitioning requirements are in place to protect compatible uses.

Councilmember Curtis said the applicant is requesting multiple exceptions in exchange for the right-of-way dedication. The plan contains hundreds more lots than allowed in the highest density in Municipal Code. The plan does not meet minimum lot size requirements, average lot size requirements, buffering or transitioning requirements, or density allowances. This is not a comparable value exchange.

Councilmember Reaves stated the transitioning requirements must be met, as well as density requirements.

Discussion ensued regarding the applicant's proposed transitioning, as well as possible zones for the property.

The Council agreed that the plan should be amended to comply completely with the City's Municipal Code. Once that plan has been drafted, the Council can discuss potential exchanges for the dedication of right-of-way.

3. AGENDA REVIEW

11. AGREEMENTS

11.A. AGREEMENT – An Agreement between Eagle Mountain City, Utah, and Utah State University Water Conservation Strategies Collaborative Research Project, Phase II.

Mr. Berrett explained this item is a continuation of the existing agreement with Utah State University.

12. BID AWARDS

12.C. Well #6 Well House (Facebook) – VanCon, Inc.

City Engineer Chris Trusty stated Facebook is funding this well development. Staff is concerned about possible arsenic and lead levels and may not complete this well. He explained he is considering testing the Ault well, which may be a better water source. He requested the item be removed from the consent agenda and placed as a scheduled item.

12.D. Well #6 Water Quality Testing (Facebook) – Rhino Pumps

Mr. Trusty explained this item relates to item 12.C. He stated staff may not move forward with the water quality testing and requested this item be removed from the consent agenda and placed as a scheduled item.

13. BOND RELEASES

Regarding bond releases, Engineering Assistant Robert Ballif explained some bonds are held for the full warranty period to ensure any damage to improvements is repaired.

Councilmember Clark asked staff to inspect damage due to rocks from construction vehicles traveling from Penny Lane to Porters Crossing.

13.D. SilverLake Plat 15 - Out of Warranty

Councilmember Curtis asked about repairs to the sidewalks along Woodhaven Boulevard in this area which were washed out due to lack of landscaping. Mr. Trusty requested the item be placed as a scheduled item in order to place a condition of approval that the bond is released once all repairs have been made.

14. CHANGE ORDERS

14.B. Change Order #1 Steeplechase Offsite Improvements (Facebook) – Reynolds Brothers Construction

Mr. Trusty explained this item is related to projects at the Facebook site.

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

Mr. Mumford stated the applicant has requested this item be placed on the November 19 City Council meeting as a scheduled item.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City General Plan.

Planning Manager Michael Hadley explained this property is approximately 162 acres located west of the Brylee Estates development and north of the Brandon Park development. The land is currently zoned Agricultural. The current General Plan designation is a combination of Employment Center/Campus and Neighborhood Residential One. The applicant is proposing to keep a portion of the property as Neighborhood Residential One, and change the Employment Center/Campus designation to Agricultural Rural Density Two, Neighborhood Residential Three, and Commercial.

The Future Land Use and Transportation Map shows a freeway located through this property. The Council should consider if commercial and multifamily development in this area is consistent with good planning practices, and if the proposed change is consistent with approved development surrounding the property that is currently under construction.

Councilmember Clark stated the City went through an extensive process to update the General Plan and asked if the Council will evaluate every General Plan amendment application. She said multiple changes diminish the strength of the plan.

Mayor Westmoreland stated the Council needs a compelling reason that benefits the City to consider a possible amendment to the General Plan.

Councilmember Reaves stated the Council should schedule regular reviews of the General Plan, consistent with the City's rate of growth; reviews should not be based upon developers' requests. Multiple reviews and amendments to the General Plan set a bad precedent.

Councilmember Curtis expressed concern with proposals that change Commercial land uses to Residential land uses.

17.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving an Enterprise Fund Transfer.

Assistant City Administrator/Finance Director Paul Jerome explained the proposed transfer includes $235,000 from the Solid Waste Fund to the Transportation Impact Fee Fund for the City's loan payment to the Transportation Infrastructure Bank, which provided the funding for the Pony Express Parkway expansion. Also included in the transfer is $200,000 from the Solid Waste Fund to the Capital Projects Fund for construction of a traffic signal at Aviator Avenue and Eagle Mountain Boulevard. The Solid Waste Fund is at 36% of anticipated revenues and will have a 15% fund balance if the transfer is approved. The project is impact fee-eligible, so funds can be reimbursed to the Solid Waste Fund in the future.

Councilmember Burnham asked if a traffic study was completed for the traffic signal at Aviator Avenue. Mr. Jerome explained staff performed an in-house study; the study showed there are just fewer than 10,000 average daily trips on Eagle Mountain Boulevard. Staff has determined a signal at this intersection is prudent due to increased traffic to the new high school and to the data center. The signal will also ensure pedestrian safety for students traveling to and from school across Eagle Mountain Boulevard.

Councilmember Curtis asked why the traffic signal cannot wait for the next budget cycle. Mr. Jerome said Alpine School District applies safe routes to school for elementary school students, but not for middle and high schools. With the increase of average daily trips and resident concerns, it is wise to begin the process now. If they wait for the next fiscal year budget approval, the signal will likely not be complete before the start of the 2020-2021 school year.

Councilmember Curtis stated he does not like interfund transfers; residents pay into this fund for solid waste service and the money should be used for that purpose.

Councilmember Clark asked what other fund could be used in place of an Enterprise Fund transfer. Mr. Jerome said the projects are impact fee-eligible, so the Transportation Impact Fee fund can be utilized. Staff wants to ensure the Transportation Impact Fee

Fund contains the money needed for the completion of the Pony Express Parkway expansion if the City does not obtain another Transportation Infrastructure Bank loan. Currently, the Transportation Impact Fee Fund contains enough to expand Pony Express Parkway from Bobby Wren Boulevard to Frontier Middle School. If used for the traffic signal and loan payment, the fund will be depleted.

Councilmember Clark asked what fund the City will use for future payments of the Transportation Infrastructure Bank loan. Mr. Jerome stated the Transportation Impact Fee Fund will be utilized.

17.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2019-2020 Budget.

Mr. Jerome stated the amendment includes the following increases to the General Fund budget: $1,500 for a defibrillator for the Senior Center, $3,500 to remove the wrap from the senior bus, $10,000 for traffic studies on Pony Express Parkway at the intersections of Lone Tree Parkway and Bobby Wren Boulevard, and $2,000 for a Youth Council scholarship. The proposed amendment for electric vehicle charging stations has been removed to allow staff to obtain additional information regarding the stations. Staff is considering locating charging stations at City Hall, Wride Memorial Park, and potentially Smith Ranch Park. Once staff has final details, the item will be included in a future budget amendment request.

The changes associated with the Enterprise Fund transfer are included in this amendment, as are two projects from the 2018-2019 fiscal year budget that were not completed before the end of the fiscal year.

Changes to the Capital Projects Fund include the traffic signal described earlier, as well as a $25,000 reimbursement for landscape improvements made by the developer on City-owned property at the corner of Pony Express Parkway and Ranches Parkway. The increase of $20,000 for SilverLake trees is due to the City collecting $52,000 but only expending $32,000 thus far. An increase of $29,000 is included to install a card access system at City Hall which links to the same system as is in the Community Development Building.

The budget originally included funds for a Water Impact Fee Analysis (IFA) and a Water Impact Fee Facilities Plan (IFFP); however, the actual costs are higher than anticipated. The budgeted cost of the IFFP was increased by $13,000, and the IFA was increased by $25,000.

18. MOTION – AVAILABLE STORAGE

18.A. Available Storage – Conditional Use Permit Appeal

Mr. Hadley explained the project is on a seven-acre lot in the Sweetwater Industrial Park. The proposal is to build the storage units in phases. The Planning Commission approved

the conditional use permit with conditions on September 24. The Commission was concerned that if the project began construction and later stalled, only one phase would contain screening. The applicant is requesting an appeal to the condition requiring the entire project be screened, as it is not fiscally possible to do so in the first phase. Typically when storage facilities are constructed, the facility is built in phases and the individual storage units act as the exterior wall.

Councilmember Clark asked how far away the homes to the north are from this project. Mr. Hadley explained the storage site is surrounded by industrial land uses. He said Tiffany Way is the north boundary to the Sweetwater Industrial Park and presented the elevations for the north side of the buildings.

Councilmember Burnham explained at the Planning Commission meeting, the applicant expressed concern that building all of the perimeter units would impede on an existing "handshake easement" the former property owner has with an adjacent property owner to access Arrow Engineering. She stated this project is not similar to storage facilities in residential areas and should not be held to the same standard.

Councilmember Clark stated a phasing plan could address the Planning Commission's concerns while allowing the applicant to move forward with construction.

Mr. Mumford explained some reduced standards were allowed with the approval of the Sweetwater Industrial Park site plan. An example he gave of a reduced standard is only requiring paving of front parking lots, versus both the front and rear lots.

Applicant representative Ken Menlove explained they have submitted a phasing plan. He stated they typically do not have a set timeline for each phase, but once the first phase is at fifty to sixty percent capacity, the second phase begins. Storage facilities typically begin to make money around the time the second phase is completed. Mr. Menlove said the backs of the storage units are the perimeter walls and are aesthetically pleasing from all sides of the project. It would not make sense financially to build all of the perimeter units in the first phase. Once they construct phase three, the business owner using the southern end of the applicant's property as an access to his property will be able to use another road that is scheduled to be completed in the future. Phase two will likely be built three years after phase one begins, with phase three construction beginning two years after that. He asked if a solid wall is required in this zone, as chain link fence exists in other areas near this site.

Owner Dustin Aldridge said another storage facility in the area began construction of phase two within one year, but allowing this project two years until phase two begins will ensure they can meet the timeline.

Councilmember Curtis stated his concerns regarding unfinished projects and chain link fence. Mr. Mumford said the phasing plan can include specific details regarding location of buildings and timelines. City Attorney Jeremy Cook expressed concern regarding enforcement of a timeline. He said the last phase of construction will complete the wall

between City property and this project; the first two phases will include screening between all other property owners.

Councilmember Clark stated the Council must be comfortable with chain link fencing until the phases are complete and asked if this approval will cause the Council to be forced to approve a future storage facility in an undesirable area or with reduced screening requirements. Mr. Mumford explained both of the storage units on Wride Memorial Highway were built in phases and had chain link fencing.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 5:58 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. Councilmember Stephanie Gricius was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:03 p.m.

6. PLEDGE OF ALLEGIANCE

Councilmember Reaves led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

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

- Halloween Town – Eagle Mountain City's traditional Halloween event, Halloween Town, will be held Saturday, October 26 from 11:00 a.m. to 2:00 p.m. at Nolen Park. Businesses and organizations are invited to register for a free informational booth. Visit emcity.org/events and click on the Halloween Town link to register. Bring the kids in

costume for trick-or-treating, a free car show, and a dog costume contest. Food trucks will be on site with food for purchase.

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

- Bag the Leaf – Eagle Mountain City is offering our annual free bagged leaf pickup and disposal service from October 22 to November 22. Information is available on the City website, News section.

- Veterans Breakfast – The Eagle Mountain Military and Veterans Advisory Board will host a free pancake breakfast for military veterans and their families on Saturday, November 9 from 8:00 a.m. to 10:00 a.m. at The Ranches Academy.

- Veterans Day Concert – The Eagle Mountain Symphony Orchestra will perform a Salute to Veterans on November 11 at 7:00 p.m. at Cedar Valley High School.

- Turkey Trot – Eagle Mountain City's annual Turkey Trot fun run/walk will be held on Thanksgiving morning, November 28 at Wride Memorial Park. This event is free with prizes, refreshments, and giveaways. Register at emcity.org/turkey.

8. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:08 p.m.

Alpine School District School Board Member Julie King thanked the City for funding street expansion and traffic light installations for local schools.

Mayor Westmoreland closed public comment at 7:10 p.m.

9. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis
Councilmember Curtis thanked Ms. King for the support she provides to the community on the School Board.

Councilmember Burnham
Councilmember Burnham also thanked Ms. King for her service to the City and expressed appreciation to residents for their involvement with the City.

Councilmember Reaves
Councilmember Reaves stated his appreciation for Ms. King and thanked residents for communicating with the City Council.

Councilmember Clark

Councilmember Clark also expressed appreciation to Ms. King and City residents, and said City staff is the best in the state. She encouraged residents to vote in the upcoming election.

10. PROCLAMATION

10.A. Type I Diabetes Awareness Week

Mayor Westmoreland read the following proclamation, proclaiming November 10 through November 16, 2019 as Type 1 Diabetes Awareness Week:

> Whereas, Type 1 Diabetes (T1D) affects three million people in the United States; and
>
> Whereas, 40,000 young children and adults are diagnosed with this disease every year in the United States; and
>
> Whereas, there is no way to prevent T1D, there is no cure, and it causes dependence on injected insulin for the rest of one's life; and
>
> Whereas, living with T1D is a constant challenge, requiring daily care and putting patients at risk for dangerous complications; and
>
> Whereas, people with T1D are continually raising awareness about T1D and advocating for research dollars, as evidenced by Sydney Glass, the founder of The Glass Sneakers; and
>
> Whereas, an increase in community awareness will create a better future for people with T1D through support, research, diagnosis and treatment;
>
> Now, therefore, be it resolved that I, Tom Westmoreland, Mayor of Eagle Mountain City, and the Eagle Mountain City Council proclaim November 10 through November 16, 2019 Type 1 Diabetes Awareness Week in Eagle Mountain City and encourage all citizens to help fight this disease and its deadly complications, and provide support to those suffering from Type 1 Diabetes.

City Recorder Fionnuala Kofoed explained the City will have blue lights at City Hall in recognition of Type 1 Diabetes Awareness Week and stated information will be included on the City's website.

MOTION: ***Councilmember Curtis moved to proclaim November 10 through November 16, 2019 as Type 1 Diabetes Awareness Week. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

CONSENT AGENDA

11. AGREEMENTS

    11.A. AGREEMENT – An Agreement between Eagle Mountain City, Utah, and Utah State University Water Conservation Strategies Collaborative Research Project, Phase II.

12. BID AWARDS

    12.A. Airport Road Alignment and Design Bid Award – Civil Science

    12.B. Valley View Sewer Line Extension & Water Service – CT Davis Excavation

    12.C. Well #6 Wellhouse (Facebook) – VanCon, Inc

    12.D. Well #6 Water Quality Testing (Facebook) – Rhino Pumps

13. BOND RELEASES

    13.A. Evans Ranch Plat E-1 – Into Warranty

    13.B. Evans Ranch Plat J-1 – Into Warranty

    13.C. Oak Hollow Phase A, Plat 4 – Out of Warranty

    13.D. SilverLake Plat 15 – Out of Warranty

14. CHANGE ORDERS

    14.A. Change Order #1 Well #6 (Facebook) – Widdison Turbine

    14.B. Change Order #1 Steeplechase Offsite Improvements (Facebook) – Reynolds Brothers Construction

15. MINUTES

    15.A. October 1, 2019 Meeting Minutes

16. PRELIMINARY PLATS & SITE PLANS

    16.A. John Walden Clubhouse – Site Plan

MOTION: ***Councilmember Clark moved to approve the consent agenda, moving items 12.C., 12.D., and 13.D. to the scheduled items and excluding item 16 from the agenda. Councilmember Curtis seconded the motion. Those voting aye:***

Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

12. BID AWARDS

12.C. Well #6 Well House (Facebook) – VanCon, Inc.

City Engineer Chris Trusty explained staff has concerns with this well and may need to abandon this location for a new site. He stated he had hoped the well would produce 2,000 to 3,000 gallons per minute, but it is only producing 600 gallons per minute. Staff is also concerned about possible contamination. He explained staff is working with a property owner who is interested in selling an irrigation well, which would be a better water source. As Facebook is funding the well, staff will continue consulting with them regarding future steps.

MOTION: ***Councilmember Curtis moved to approve the Well #6 well house bid award to VanCon, Inc. with the condition that if, after consulting with Facebook, the City Engineer determines Well #6 will not be developed at this location, the City can choose not to award the bid. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

12.D. Well #6 Water Quality Testing (Facebook) – Rhino Pumps

Mr. Trusty requested this item contain the same condition of approval as the well house bid award.

MOTION: ***Councilmember Curtis moved to approve the Well #6 water quality testing bid award to Rhino Pumps with the condition that if, after consulting with Facebook, the City Engineer determines Well #6 will not be developed at this location, the City can choose not to award the bid. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

13. BOND RELEASES

13.D. SilverLake Plat 15 – Out of Warranty

Mayor Westmoreland stated the Council expressed a concern during the work session regarding a sidewalk in this plat. He stated the item was removed from the consent agenda to allow the motion of approval to resolve the concern.

MOTION: ***Councilmember Curtis moved to approve the bond release for SilverLake Plat 15 – out of warranty, with the condition that staff confirms any erosion damage to the sidewalk adjacent to the townhomes that face Woodhaven***

Boulevard near the traffic circle has been repaired. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City General Plan.

Planning Manager Michael Hadley explained the 162-acre property is zoned Agricultural and is designated Employment Center/Campus on two thirds of the property, with the remainder designated Neighborhood Residential One. The applicant-proposed amendment is to keep the Neighborhood Residential One and include Agricultural Rural Two, Neighborhood Residential Three and Commercial. He presented a proposed concept plan of the property. The City's Future Land Use and Transportation Map shows a freeway corridor through the property. The applicant would like to adjust the freeway alignment to lessen the impact on this property.

Mayor Westmoreland opened the public hearing at 7:28 p.m. As there were no comments, he closed the hearing.

Applicant representative Andrew Flamm explained they have worked to align this plan with the adjacent approved plans that currently are being developed. They want to ensure the proposed uses are compatible with surrounding land uses, and stated they are no longer requesting to adjust the freeway alignment. He stated the only feedback he received from the Planning Commission was that the commercial zones are being updated and they did not want to approve any commercial development; however, this is not a commercial rezone application.

Councilmember Burnham expressed concerns regarding Tier 1 abutting Tier 3 with no buffering. She asked what the City will gain by making an exception to the zoning requirements.

Mr. Flamm explained a project he previously worked on was between Mountain View Corridor and Bangerter Highway, where Salt Lake Community College has planned a future campus. This project has been in process for many years and there is still no campus at the site. Allowing this amendment will ensure the land does not remain vacant while waiting for potential businesses to develop. The amendment allows Tier 3 development adjacent to commercial development, which will buffer the residential areas from the freeway.

Councilmember Burnham stated there is not much Commercial or Employment Center/Campus area designated in the City.

Councilmember Curtis stated the City should not replace Commercial zoning with more residential area.

Councilmember Clark stated the freeway location is a valid reason for the land to remain designated as a commercial use. Councilmember Curtis said if residential development is

allowed at this location, eminent domain may need to be used for the development of the freeway.

Mr. Flamm explained the property owner wants to ensure the project is feasible, but there is not a large demand for commercial development at this time. He stated they would be willing to develop commercial property once the demand increases. The commercial use is better suited near the freeway.

Councilmember Curtis said no property owner rezones from residential to commercial; in Eagle Mountain, developers simply build the highest density permitted.

Mr. Flamm confirmed with the Council that they do not want to remove any of the Employment Center/Campus land designation at this time.

Councilmember Clark stated if the City does not set aside land for commercial use, it will not be developed as commercial. She recommended the applicant look at employment centers in the region for examples of what the Council is asking for.

Mr. Flamm asked that the item be tabled, rather than denied, and stated the application was for a General Plan amendment and a rezone. Councilmember Curtis said they can table the General Plan amendment, but stated he is against increasing Residential zoning in the City.

Ms. Kofoed explained the agenda item was noticed as a General Plan amendment, not as a rezone. City Attorney Jeremy Cook stated if the Planning Commission did not consider the item as a rezone, the application should be presented to Planning Commission as a rezone.

Mr. Hadley asked if the Council would consider allowing the residential area of this property to be squared off, changing a small portion of commercial to residential.

Councilmember Burnham said if homes are built in that area, residents will be upset when commercial development begins. Councilmember Curtis said commercial must be adjacent to the freeway; the General Plan should remain unchanged.

MOTION: ***Councilmember Curtis moved to deny an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain City General Plan. Councilmember Reaves seconded the motion.***

The applicant requested the item be tabled, rather than denied. The Council declined the request.

Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

17.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving an Enterprise Fund Transfer.

Assistant City Administrator/Finance Director Paul Jerome explained the proposed transfer is from the Solid Waste Fund to the Transportation Impact Fee and General Fund Capital Projects Funds. The transfer includes $230,000 for the first of ten payments for the Transportation Infrastructure Bank loan the City received from the Utah Department of Transportation to expand Pony Express Parkway. The remaining $200,000 in the transfer would be used to install a traffic signal at Aviator Avenue and Eagle Mountain Boulevard. The Solid Waste Fund has a 35% fund balance; if the transfer is approved, the fund balance would be lowered to 15%. This fund has seen savings due to favorable contract negotiations for waste disposal.

Councilmember Curtis asked what the City's reserve balance would be if the General Fund was used for these projects. Mr. Jerome stated the reserve fund would be approximately 22%. This item was noticed thirty days in advance, as required for an Enterprise Fund transfer; if the Council would prefer to use the General Fund for these items, the budget amendment does not have the same noticing requirements.

Councilmember Clark stated the Council prefers to use the General Fund for these items, instead of an Enterprise Fund transfer.

Mr. Jerome explained the Council can direct staff to use the Transportation Impact Fee Fund for these items; if the City cannot obtain another loan for the remaining Pony Express Parkway expansion, the General Fund can be used at that time.

Discussion ensued regarding using Enterprise Funds for projects not related to the designated fund.

Mayor Westmoreland clarified that the funds were received through contract negotiation; this is not a hidden tax. He explained if Council de-incentivizes staff from renegotiating contracts to a more favorable rate, the result is bloated government.

Councilmember Clark stated the Solid Waste Fund could be used to implement programs related to solid waste, such as a green waste program.

Mayor Westmoreland opened the public hearing at 7:49 p.m.

Roman Backs said it appears the intersection at Eagle Mountain Boulevard and Aviator Avenue is already under construction for the traffic signal. He stated the Solid Waste Fund should be utilized for solid waste projects such as plumbing, and said many neighbors did not receive notification of the agenda item.

Mr. Jerome explained the noticing procedures and stated that solid waste relates to garbage and recycling.

Mayor Westmoreland closed the public hearing at 8:02 p.m.

Councilmember Reaves asked if there are limitations regarding how long the City can retain a reserve balance.

Mr. Jerome explained that there is no time limit on the General Fund, but impact fees have to be paid within six years of receipt, which the City complies with. If the State Legislature does not fund the Utah Department of Transportation as anticipated, the City will not have the option of using the Transportation Infrastructure Bank for future expansion of Pony Express Parkway. Depending on reimbursement agreements, the balance in the Transportation Impact Fee Fund may not cover the future expansion. The City also has the option to bond for the expansion project.

Councilmember Clark asked the Council if they would prefer to use the Transportation Impact Fee Fund or the General Fund for these two projects. Mr. Jerome recommended using the Transportation Impact Fee Fund.

MOTION: ***Councilmember Burnham moved to deny an ordinance of Eagle Mountain City, Utah, approving an Enterprise Fund Transfer. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

17.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2019-2020 Budget.

Mr. Jerome stated the General Fund budget amendments include a defibrillator for the Senior Center, removal of the senior bus wrap, a traffic study on Pony Express Parkway at the intersections of Bobby Wren Boulevard and Lone Tree Parkway, a Youth Council scholarship, and electric vehicle charging stations. He explained he has removed the line item for charging stations until staff obtains more information.

The Enterprise Fund transfers from the Solid Waste Fund will be removed, and the other two budget amendment items in the Enterprise Funds relate to projects that were budgeted in the 2018-2019 fiscal year, but were not completed.

The amendments listed in the Capital Projects Fund include the traffic signal at Aviator Avenue and Eagle Mountain Boulevard, a reimbursement to a developer for landscape improvements made on City property at the corner of Pony Express Parkway and Ranches Parkway, trees in the SilverLake subdivision, and a card access security system at City Hall. The Transportation Impact Fee Fund will be used for the traffic signal, and the other items presented will be funded through the General Fund.

The two amendments listed in the Water Impact Fee Fund are due to higher costs for the Water Impact Fee Analysis and the Impact Fee Facilities Plan than were originally budgeted.

Mayor Westmoreland opened the public hearing at 8:10 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, approving the second amendment to the Fiscal Year 2019-2020 budget, as presented. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

18. MOTION – AVAILABLE STORAGE

18.A. Available Storage – Conditional Use Permit Appeal

Mr. Hadley stated this project is located in the Sweetwater Industrial Park, which was approved by the City Council in 2015. The Planning Commission approved a conditional use permit for Available Storage with a condition that a screening wall or fence is constructed around the entire property with the completion of the first phase of development. The Commissioners expressed concern that the project may stall after the first phase, resulting in a lack of screening. The applicant is concerned that the condition imposed by the Planning Commission is not financially feasible, as the storage units are the perimeter wall; they do not construct additional masonry walls. He presented elevations of the storage and office units, and the proposed site plan.

Councilmember Curtis confirmed with staff that the Municipal Code does not allow the Council to require a perimeter wall around the entire property, as the structural walls of the storage units act as the fence.

Discussion ensued regarding appropriate language of the City Council's motion and potential issues with enforcement.

Mr. Cook asked if the perimeter fencing outside of the retention basin will be chain link. Applicant representative Ken Menlove stated the retention basin will be included on the west side of the property and chain link fence will surround this for safety purposes. A temporary chain link fence will be placed around the property to secure the site, which will be replaced as the phases are completed.

Discussion ensued regarding the Planning Commission's conditions of approval of the conditional use permit.

MOTION: ***Councilmember Curtis moved to uphold the Planning Commission's approval of the conditional use permit for Available Storage with the following modification to condition of approval number three:***

1. ***The full length of the perimeter wall is built with each phase before the certificate of occupancy is issued.***

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

18.B. Available Storage – Site Plan

MOTION: ***Councilmember Curtis moved to approve the Available Storage site plan with the following conditions:***

1. ***Applicant shall submit a phasing plan;***
2. ***Applicant shall submit a specification sheet for lighting that complies with the City's dark sky ordinance; and***
3. ***A second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.***

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

19. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Clark
Councilmember Clark suggested a Soar Award program be implemented in the City for Councilmembers to nominate one resident a month for recognition.

Councilmember Reaves
None.

Councilmember Burnham
See Board Liaison Report.

Councilmember Curtis
Councilmember Curtis apologized to Economic Development Director Aaron Sanborn for mistakes made at the previous City Council meeting. He stated he appreciates Mr. Sanborn and the Eagle Mountain Chamber of Commerce.

Mayor Westmoreland
Mayor Westmoreland explained the Unified Fire Authority is updating the interlocal agreement they have with the municipalities they serve. They hope to have the contract finalized and approved by the end of the year.

20. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark
Councilmember Clark stated the City's HAM radio training is currently underway and residents can still attend. Residents can also study the material online and take the test with the class. A Volunteer Coordination Center will be held in November to allow volunteers to familiarize themselves with emergency response practices. The Youth Council will meet on October 30, and the Military and Veterans Advisory Board will meet on October 24.

Councilmember Burnham
Councilmember Burnham clarified that although the City Council did not agree with the Planning Commission's decision regarding the Available Storage conditional use permit, they appreciate and respect the Commissioners and the work they do for the City. The Eagle

Mountain Chamber of Commerce has set a goal to obtain more business members by the end of December.

21. COMMUNICATION ITEMS

21.A. Financial Report

21.B. Upcoming Agenda Items.

22. ADJOURNMENT

MOTION: ***Colby Curtis moved to adjourn the meeting at 8:35 p.m. Melissa Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

The meeting was adjourned at 8:35 p.m.

Approved by the City Council on November 19, 2019.

_____

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**

TITLE:	John Walden Clubhouse - Site Plan		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Evans & Associates Architecture (Chad Spencer)		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial	1.6 Acres	South Town (City Center)

PUBLIC HEARING:
No

REQUIRED FINDINGS:
Site plans are administrative actions and require specific findings of facts. The City Council may approve, approve with conditions, or deny based upon findings of facts. The Council may also table applications if additional information is required in order to verify code compliance.

PLANNING COMMISSION ACTION / RECOMMENDATION

On September 24th the Planning Commission held a public hearing and ultimately approved the conditional use permit and recommended approval of the site plan with the following conditions:

1) Applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.

2) The access to the trash receptacles and catering loading area shall be removed and the trash receptacles shall be moved to another location (southeast portion of the site is recommended).

RECOMMENDATION:
See "Planning Commission Action/Recommendation" section of this report.

BACKGROUND:
This applicant-proposed clubhouse building is intended to serve the Eagle Mountain Communities Master Association (homeowners association for the neighborhoods built by John Walden or associated companies). It will include office use, health/fitness use, reception use, and a preschool. The office use, fitness use, and preschool are all permitted uses in the Commercial Zone, but the reception use requires a conditional use approval. The conditional use permit was approved by the Planning Commission on September 24th.

ITEMS FOR CONSIDERATION

Parking:
A breakdown of the required and provided parking is located on the site plan. The requirement for reception use, however, should be listed as 1 stall per 250 sq ft of gross floor area. The project requires 45 parking stalls (Preschool - 5; Office - 18; Health/Fitness - 7; Reception - 15) and is providing 45. The project includes a drive-thru access for garbage disposal and materials/kitchen deliveries on the northwest corner at the roundabout. The Planning Commission recommended that this access be removed and that the trash enclosure be moved to the southeast area of the site.

Stagecoach Run:
Although it has been used as a public road for many years, Stagecoach Run has never been dedicated/deeded to the City as a public right-of-way. We recommend that this be resolved along with this project. It can be easily resolved with a road dedication plat.

Street Lights / Lighting:
The project will be required to install street lights along the public roads as

PREPARED BY:
Fionnuala Kofoed, Planning

required in EMMC 15.10.390. Lighting specs and calculations shall be provided showing compliance with EMMC 17.56 Outdoor Lighting, including full cut-off fixtures and less than 100,000 lumens per acre.

Architecture:
EMMC 17.72.040(A) states that "Commercial buildings should be similar in style as significant adjacent buildings." This building was designed to be similar to City Hall. While we encourage a little more modern variety in colors and materials, we at least recommend that the stucco color be adjusted to more closely match the color of the stucco on the City Hall building.

EMMC 17.72.040(F)2 restricts stucco to not more than 50% of a building. This building has a mix of stucco and stone/rock, and the applicant has indicated that the stucco is less than 50%.

EMMC 17.72.040(G) states that "Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended. A building's color palette should be similar to that of significant neighboring structures." Although the Code requires a similar color palette to City Hall (neighboring building), other colors may be introduced as well if they are not overpowering.

Attachments:
Walden Clubhouse - Site Plan Drawings
Walden Clubhouse - Colored Elevations
09.24.2019 PC Minutes Approved

CODE INFORMATION

2018 IBC / 2018 IFC / 2017 NEC / 2018 IPC / 2018 IMC / 2018 IECC / 2018 IFGC / ICC ANSI A117.1-2009

Code Item	IBC Reference Code Requirement	Actual Building Design
Occupancy Classification	Chapter 3	Assembly Group A-3 Business Group B Educational Group E
Construction Type	602.5	Type V-B
Fire Sprinklers		Yes
Allowable Building Height	Table 504.3 Assembly Group A-3: 60 feet Business Group B: 60 feet Educational Group E: 60 feet	29'-9"
Allowable Stories Above Grade	Table 504.4 Assembly Group A-3: 2 Business Group B: 3 Educational Group E: 2	2
Allowable Area	Table 506.2 Assembly Group A-3: 18,000 sf Business Group B: 27,000 sf Educational Group E: 28,500 sf Storage Group S-2: 40,500 sf	9,164 sf
Total Occupant Load	Table 1004.1.2	See Egress Floor Plan
Common Path of Travel	Table 1006.2.1 Assembly Group A-3: 75 feet Business Group B: 100 feet Educational Group E: 75 feet	See Egress Floor Plan
Maximum Travel Distance	Table 1017.2 Assembly Group A-3: 250 feet Business Group B: 300 feet Educational Group E: 250 feet	See Egress Floor Plan
Egress Information	1005.3.1 Stairways: 0.3" per Occupant 1005.3.2 Others: 0.2" per Occupant 36" door = 32" clear = 160 people at 0.20" per person Pair of 36" doors = 64" clear = 320 people at 0.20" per person	56" Stairways = 186 occupants (1) Lower Level Doors = 180 occupants (7) Main Level Doors = 1,120 occupants

PLUMBING FIXTURE COUNT - TABLE 2902.1

Total Occupants	Assembly Group A-3: 334 Business Group B: 39 Educational Group E: 34		
Water Closets			
Assembly Group A-3:	Male: 1 per 125 Female: 1 per 65		167/125 = 1.34 167/65 = 2.57
Business Group B:	1 per 25 for the first 50		39/25 = 1.56
Educational Group E:	1 per 50		34/50 = 0.68
		Required:	6.15
		Provided:	8
Lavatories			
Assembly Group A-3:	1 per 200		334/200 = 1.67
Business Group B:	1 per 40 for the first 80		39/40 = 0.98
Educational Group E:	1 per 50		34/50 = 0.68
		Total Required:	3.33
		Total Provided:	6
Service Sink			
Assembly Group A-3:	1		1
Business Group B:	1		1
Educational Group E:	1		1
		Total Required:	1
		Total Provided:	2
Drinking Fountains			
Assembly Group A-3:	1 per 1000		334/1000 = 0.34
Business Group B:	1 per 100		39/100 = 0.39
Educational Group E:	1 per 100		34/100 = 0.34
		Total Required:	1.07
		Total Provided:	6

ENERGY REQUIREMENTS

Utah County:	Climate Zone 5B
Roof:	R-38 Batt Insulation
Floor:	R-30 Batt Insulation
Walls:	R-13 Batt Insulation + R3.8 Continuous Insulation
Foundation Walls:	R-10 Continuous Insulation

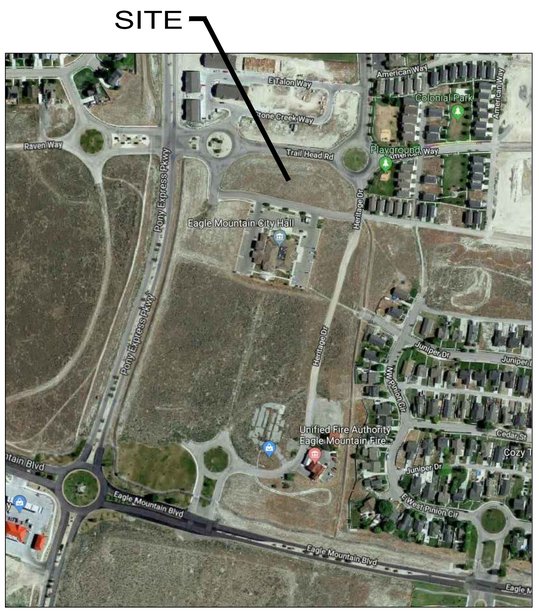
DRAWING INDEX

	GENERAL	S601	SCHEDULES
G100	COVER AND CODE INFORMATION	S602	SCHEDULES
G110	EGRESS FLOOR PLAN - LOWER LEVEL		
G111	EGRESS FLOOR PLAN - MAIN LEVEL		PLUMBING
G112	EGRESS FLOOR PLAN - UPPER LEVEL	P001	PLUMBING LEGEND AND GENERAL NOTES
	SITE DEVELOPMENT	PL100	PLUMBING FLOOR PLAN - LOWER LEVEL
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	PL101	PLUMBING FLOOR PLAN - MAIN LEVEL
C1	CIVIL SITE PLAN	PL102	PLUMBING FLOOR PLAN - UPPER LEVEL
C2	GRADING AND DRAINAGE PLAN	PL103	PLUMBING FLOOR PLAN - ROOF LEVEL
C3	UTILITY PLAN	P401	PLUMBING LARGE SCALE FLOOR PLANS
C4	EROSION CONTROL SITE PLAN	P501	PLUMBING DETAILS
C5	SITE DETAILS	P601	PLUMBING SCHEDULES AND GAS SCHEMATICS
C6	SITE DETAILS		MECHANICAL
C301	ELECTRICAL SITE PLAN	M001	MECHANICAL LEGEND AND GENERAL NOTES
C302	ELECTRICAL SITE ILLUMINATION PLAN	MH100	MECHANICAL FLOOR PLAN - LOWER LEVEL
C303	ELECTRICAL SITE PLAN DETAILS	MH101	MECHANICAL FLOOR PLAN - MAIN LEVEL
C401	ARCHITECTURAL SITE PLAN	MH102	MECHANICAL FLOOR PLAN - UPPER LEVEL
C421	ENLARGED SITE PLAN	MH103	MECHANICAL FLOOR PLAN - ROOF LEVEL
C422	ENLARGED SITE PLAN	M301	MECHANICAL SECTIONS
C501	ARCHITECTURAL SITE DETAILS	M401	MECHANICAL LARGE SCALE FLOOR PLANS
C601	DUMPSTER AND MECHANICAL ENCLOSURE DETAILS	M501	MECHANICAL DETAILS
LS1.1	LANDSCAPE PLAN	M502	MECHANICAL DETAILS
		M503	REFRIGERANT DETAILS
	ARCHITECTURAL	M601	MECHANICAL SCHEDULES
A101	FLOOR PLAN - LOWER LEVEL		ELECTRICAL
A102	CEILING PLAN - LOWER LEVEL	E100	SYMBOLS AND NOTES
A111	FLOOR PLAN - MAIN LEVEL	E210	LOWER LEVEL - LIGHTING PLAN
A112	CEILING PLAN - MAIN LEVEL	E211	MAIN LEVEL - LIGHTING PLAN
A121	FLOOR PLAN - UPPER LEVEL	E212	UPPER LEVEL - LIGHTING PLAN
A122	CEILING PLAN - UPPER LEVEL	E220	LIGHTING DETAILS AND CONTROLS
A131	ROOF PLAN	E230	LIGHTING SCHEDULES
A211	EXTERIOR ELEVATIONS	E310	LOWER LEVEL - POWER PLAN
A212	EXTERIOR ELEVATIONS	E311	MAIN LEVEL - POWER PLAN
A231	EIFS DETAILS	E312	UPPER LEVEL - POWER PLAN
A232	EIFS DETAILS	E320	POWER DETAILS
A233	EIFS DETAILS	E330	ONE-LINE DIAGRAM
A311	BUILDING SECTIONS	E340	PANEL SCHEDULES
A312	BUILDING SECTIONS	E341	PANEL SCHEDULES
A321	SECTIONS	E410	LOWER LEVEL - SYSTEMS PLAN
A322	SECTIONS	E411	MAIN LEVEL - SYSTEMS PLAN
A323	SECTIONS	E412	UPPER LEVEL - SYSTEMS PLAN
A324	SECTIOS	E420	SYSTEM DETAILS AND RISERS
A331	WALL SECTIONS	E421	SYSTEM DETAILS AND RISERS
A341	DETAILS		
A401	ENLARGED FLOOR PLAN - MAIN LEVEL		KITCHEN
A402	ENLARGED CEILING PLAN - MAIN LEVEL	K1-EL	KITCHEN EQUIPMENT LAYOUT
A411	ENLARGED FLOOR PLAN - MAIN LEVEL	K1-ER	KITCHEN ELECTRICAL ROUGH-INS
A412	ENLARGED CEILING PLAN - MAIN LEVEL	K1-PR	KITCHEN PLUMBING ROUGH-INS
A421	ENLARGED FLOOR PLAN - UPPER LEVEL	K1-HD	KITCHEN HOOD DRAWING
A431	INTERIOR ELEVATIONS	K1-HFD	KITCHEN HOOD FAN DRAWINGS
A432	INTERIOR ELEVATIONS	K1-HED	KITCHEN HOOD ELECTRICAL DRAWINGS
A511	WALL TYPES AND FLOOR PLAN DETAILS	K1-HCD	KITCHEN HOOD CONTROL DRAWINGS
A521	CEILING DETAILS		
A541	ROOF DETAILS		
A611	DOOR AND WINDOW SCHEDULES		
A612	DOOR DETAILS		
	STRUCTURAL		
S001	GENERAL STRUCTURAL NOTES		
S002	SPECIAL INSPECTIONS		
S101	FOOTING AND FOUNDATION PLAN		
S111	FLOOR AND LOWER ROOF FRAMING PLAN		
S121	UPPER ROOF FRAMING PLAN		
S501	FOUNDATION DETAILS		
S502	FOUNDATION DETAILS		
S511	FLOOR FRAMING DETAILS		
S521	ROOF FRAMING DETAILS		
S522	ROOF FRAMING DETAILS		

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

VICINITY MAP



SITE INFORMATION

Assessor Parcel Number	59:044:0152
Total Parcel Area	70,041 sf / 1.608 acres
Building Area	9,425 sf (13.45%)
Impervious Areas	37,372 (53.35%)
• Concrete Walks / Pads	11,285 sf
• Concrete Curb and Gutter	1,186 lf
• Concrete Drive Approach	2
• Asphalt Paving	18,946 sf
• Playground	3,598 sf
Landscaping Areas On-Site	23,244 sf (33.18%)
Landscaping Park Strip	5,658 sf

Parking Provided	
• Regular	43 stalls
• Van Accessible	2 stalls
Parking Required	43 stalls
• Child Preschool 1 stall per staff plus 1 stall per 10 children	(4 stalls)
• Health/Fitness 1 stall per 150 sf	2,110 sf (14 stalls)
• Meeting/Reception Rooms 1 stall per 250 sf	5,389 sf (21 stalls)
• Office and Professional 1 stall per 300 sf	1,226 sf (4 stalls)

CONSULTANTS

ARCHITECT
Evans & Associates Architecture
11576 South State Street #103B
Draper, UT 84020
Phone: (801) 553-8272
Contact: Chad Spencer
chad@studio-ea.com

CIVIL ENGINEER
Excel Engineering, Inc.
12 West 100 North #201
American Fork, UT 84003
Phone: (801) 756-4504
Contact: David Peterson
david@excelcivil.com

LANDSCAPE ARCHITECT
In Site Design Group
17 North 470 Weest
American Fork, UT 84003
Phone: (801) 756-5043
Contact: Darren Wilson
darren@isdgllc.com

STRUCTURAL ENGINEER
BHB Consulting Engineers
2766 South Main Street
Salt Lake City, UT 84115
Phone: (801) 355-5656
Contact: Chris Hofheins
chris@bhbengineers.com

MECHANICAL ENGINEER
David L Jensen & Associates
547 West 500 South, #140
Bountiful, UT 84010
Phone: (801) 294-9299
Contact: Rick Jensen
rjensen@dljeng.com

ELECTRICAL ENGINEER
Envision Engineering
240 East Morris Avenue, #200
Salt Lake City, UT 84115
Phone: (801) 534-1130
Contact: Scott Kingery
skingery@envisioneng.com

KITCHEN CONSULTANT
W.S. Reich & Associates
2846 South 450 West
Bountiful, UT 84010
Phone: (801) 915-0404
Contact: Brian Boswell
brian@wsreich.com

ELEVATOR CONSULTANT
Otis Elevator Company
Phone: (801) 486-9295 ext. 13
Contact: Alan Sansom
alan.sansom@otis.com

GENERAL NOTES

1. THE CONTRACTOR IS TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY REQUIREMENTS AND TO CONTACT THE UTAH DIVISION OF AIR QUALITY AT 801.536.4400.
2. PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE, IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:
   - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
   - IN EVERY STORAGE AND CONSTRUCTION SHED.
   - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
4. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND SMOKE INDEX OF 0-450.
5. FLOOR CARPET WHEN INSTALLED SHALL BE TESTED IN ACCORDANCE TO NFPA STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.
6. CEILING TILE SHALL BE LISTED AND TESTED ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

OWNER-FURNISHED ITEMS

1. MATERIAL TESTING
2. SPECIAL INSPECTIONS
3. WASHER, DRYER, REFRIGERATOR
4. CABINETS AND COUNTERTOPS
5. PLAYGROUND PAVILIONS
6. SITE FURNITURE INCLUDING BENCHES, PICNIC TABLES, GARBAGE CANS
7. GAZEBO
8. PLAYGROUND EQUIPMENT

DEFERRED ITEMS

1. PREFABRICATED METAL PLATE WOOD TRUSSES
2. FIRE ALARM
3. FIRE SPRINKLERS

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

John Walden Clubhouse
1645 East Stagecoach Run
Eagle Mountain, Utah

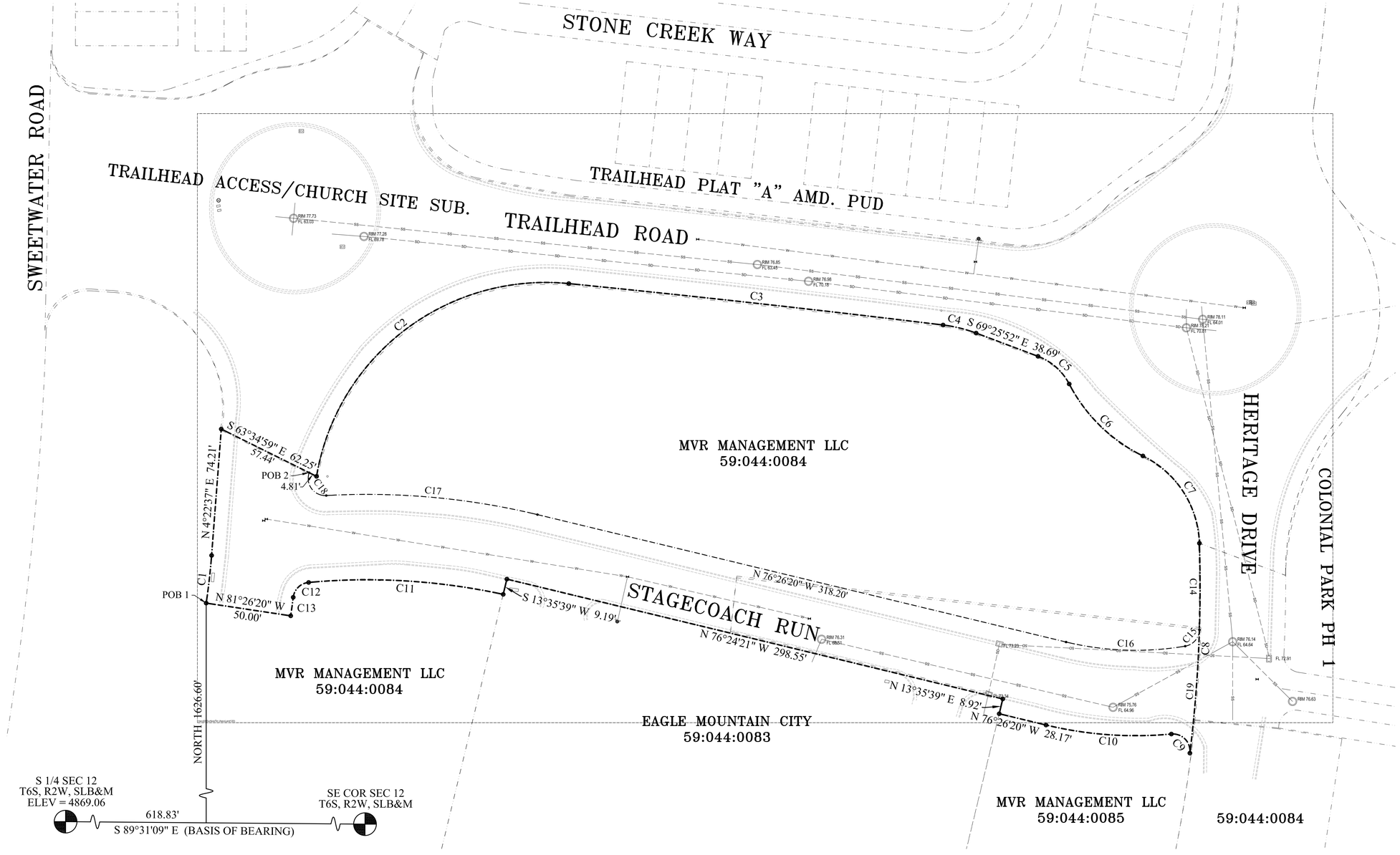
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

COVER SHEET / CODE INFORMATION

G001



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	385.00	28.12	4°11'4"	28.11	N 6°28'8" E
C2	136.00	53.98	22°44'22"	53.62	N 20°52'29" E
C3	9970.00	220.34	1°15'59"	220.34	S 83°40'45" E
C4	84.00	19.96	13°36'54"	19.91	S 76°14'19" E
C5	34.00	24.96	42°4'11"	24.41	S 48°23'47" E
C6	96.00	61.32	36°35'59"	60.29	S 45°39'41" E
C7	59.00	63.98	62°7'44"	60.89	S 32°53'48" E
C8	797.19	123.16	8°51'6"	123.04	S 2°35'37" W
C9	10.00	17.86	102°21'5"	15.58	N 44°9'26" W
C10	224.00	73.87	18°53'38"	73.53	N 85°53'9" W
C11	375.00	114.51	17°29'45"	114.07	N 86°29'23" W
C12	10.00	13.55	77°38'28"	12.54	S 45°56'31" W
C13	435.00	10.93	1°26'24"	10.93	S 7°50'29" W
C14	797.19	50.73	3°38'46"	50.72	S 0°0'32" E
C15	10.00	13.72	78°37'13"	12.67	S 41°7'27" W
C16	174.00	70.23	23°7'36"	69.76	N 88°0'8" W
C17	425.00	124.53	16°47'18"	124.09	N 84°49'59" W
C18	10.00	19.73	113°0'59"	16.68	N 36°43'9" W
C19	797.19	72.43	5°12'20"	72.40	S 4°25'1" W

COMBINED DESCRIPTION

Beginning at a point located South 89°31'09" East along section line 618.83 feet and North 1626.60 feet from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along the arc of a 385.00 foot radius curve to the left 28.12 feet through a central angle of 4°11'04" (chord bears North 6°28'08" East 28.11 feet); thence North 4°22'37" East 74.21 feet; thence along the southerly boundary of Trailhead Access/Church Site Subdivision as recorded in the office of the Utah County Recorder the following eight courses and distances: 1) South 63°34'59" East 62.25 feet, 2) along the arc of a 136.00 foot radius curve to the right 53.98 feet through a central angle of 22°44'22" (chord bears North 20°52'29" East 53.62 feet, 3) along the arc of a 9970.00 foot radius curve to the right 220.34 feet through a central angle of 1°15'59" (chord bears South 83°40'45" East 220.34 feet), 4) along the arc of a 84.00 foot radius curve to the right 19.96 feet through a central angle of 13°36'54" (chord bears South 76°14'19" East 19.91 feet), 5) South 69°25'52" East 38.69 feet, 6) along the arc of a 34.00 foot radius curve to the right 24.96 feet through a central angle of 42°04'11" (chord bears South 48°23'47" East 24.41 feet, 7) along the arc of a 96.00 foot radius curve to the left 61.32 feet through a central angle of 36°35'59" (chord bears South 45°39'41" East 60.29 feet, and 8) along the arc of a 59.00 foot radius curve to the right 63.98 feet through a central angle of 62°07'44" (chord bears South 32°53'48" East 60.89 feet); thence along the westerly boundary of Colonial Park Phase 1 along the arc of a 797.19 foot radius curve to the right 123.16 feet through a central angle of 8°51'06" (chord bears South 2°35'37" West 123.04 feet); thence along the arc of a 10.00 foot radius curve to the left 17.86 feet through a central angle of 102°21'05" (chord bears North 44°09'26" West 15.58 feet); thence along the arc of a 224.00 foot radius curve to the right 73.87 feet through a central angle of 18°53'38" (chord bears North 85°53'09" West 73.53 feet); thence North 76°26'20" West 28.17 feet; thence North 13°35'39" East 8.92 feet; thence North 76°24'21" West 298.55 feet; thence South 13°35'39" West 9.19 feet; thence along the arc of a 375.00 foot radius curve to the left 114.51 feet through a central angle of 17°29'45" (chord bears North 86°29'23" West 114.07 feet); thence along the arc of a 10.00 foot radius curve to the left 13.55 feet through a central angle of 77°38'28" (chord bears South 45°56'31" West 12.54 feet); thence along the arc of a 435.00 foot radius curve to the right 10.93 feet through a central angle of 1°26'24" (chord bears South 7°50'29" West 10.93 feet); thence North 81°26'20" West 50.00 feet to the point of beginning.
Area = 98978 sq ft or 2.272 Acres

CLUBHOUSE PARCEL DESCRIPTION

Beginning at a point located South 89°31'09" East along section line 679.11 feet and North 1703.48 feet from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 63°34'59" East 4.81 feet; thence along the southerly boundary of Trailhead Access/Church Site Subdivision as recorded in the office of the Utah County Recorder the following eight courses and distances: 1) South 63°34'59" East 62.25 feet, 2) along the arc of a 136.00 foot radius curve to the right 53.98 feet through a central angle of 22°44'22" (chord bears North 20°52'29" East 53.62 feet, 3) along the arc of a 9970.00 foot radius curve to the right 220.34 feet through a central angle of 1°15'59" (chord bears South 83°40'45" East 220.34 feet), 4) along the arc of a 84.00 foot radius curve to the right 19.96 feet through a central angle of 13°36'54" (chord bears South 76°14'19" East 19.91 feet), 5) South 69°25'52" East 38.69 feet, 6) along the arc of a 34.00 foot radius curve to the right 24.96 feet through a central angle of 42°04'11" (chord bears South 48°23'47" East 24.41 feet, 7) along the arc of a 96.00 foot radius curve to the left 61.32 feet through a central angle of 36°35'59" (chord bears South 45°39'41" East 60.29 feet, and 8) along the arc of a 59.00 foot radius curve to the right 63.98 feet through a central angle of 62°07'44" (chord bears South 32°53'48" East 60.89 feet); thence along the westerly boundary of Colonial Park Phase 1 along the arc of a 797.19 foot radius curve to the right 50.73 feet through a central angle of 3°38'46" (chord bears South 0°00'32" East 50.72 feet); thence along the arc of a 10.00 foot radius curve to the right 13.72 feet through a central angle of 78°37'13" (chord bears South 41°07'27" West 12.67 feet); thence along the arc of a 174.00 foot radius curve to the right 70.23 feet through a central angle of 23°07'36" (chord bears North 88°00'08" West 69.76 feet); thence North 76°26'20" West 318.20 feet; thence along the arc of a 425.00 foot radius curve to the left 124.53 feet through a central angle of 16°47'18" (chord bears North 84°49'59" West 124.09 feet); thence along the arc of a 10.00 foot radius curve to the right 19.73 feet through a central angle of 113°00'59" (chord bears North 36°43'09" West 16.68 feet) to the point of beginning.
Area = 70041 sq ft or 1.608 Acres

NARRATIVE

The Basis of Bearing for this survey is South 89°31'09" East along Section Line from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the Southeast Corner of said Section 12. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. A right-of-way has been identified for roadway dedication.

SURVEYOR'S CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Registered Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in November 2017, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
11-30-17
STATE OF UTAH

AARON D. THOMAS - PLS NO. 6418780

30 15 0 30 60 90
Scale 1" = 30'

SURVEY TYPE:	BOUNDARY & TOPOGRAPHIC SURVEY				
ADDRESS +/-:	1655 EAST STAGECOACH RUN				
CITY:	EAGLE MOUNTAIN	COUNTY:	UTAH	STATE:	UTAH

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

CIVIL ENGINEER: EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

EAGLE MOUNTAIN CLUBHOUSE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

SHEET 1 OF 1	
DATE:	NOV. 30, 2017
SCALE:	1"=30'
DRAFTED BY:	A.D.T.

TRAILHEAD ACCESS/CHURCH SITE SUB.

TRAILHEAD PLAT "A" AMD. PUD

TRAILHEAD ROAD

HERITAGE DRIVE

STAGECOACH RUN

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

6" THICKENED FACE ON WALK
CONST. DRIVE APPROACH
CONST. DRIVE APPROACH
CONST. 5' WALK
EXIST CURB
EXIST YIELD/STREET SIGN
LANDSCAPE
CONST. 5' WALK
CONST. 5' PLANTER
LANDSCAPE
CONST. 12' WALK
CONST. 10' WALK
LANDSCAPE
INSTALL DUMPSTER ENCLOSURE PER CITY STDS.
PROPOSED BUILDING
LANDSCAPE
LANDSCAPE
CONST. 5' WALK
CONST. 5' WALK
ADA LANDING
PLAYGROUND AREA
EXIST R.O.W.
LANDSCAPE
EXIST CURB
EXIST YIELD SIGN
CONST. 5' PLANTER
CONST. 5' WALK
LANDSCAPE
CROSSWALK FOR ADA PATH
ADA RAMP
CONST. 3' WATER WAY
ADA SIGN (TYP.)
PROPOSED PARKING LOT LIGHT (TYP.)
LANDSCAPE
CONST. DRIVE APPROACH
CONST. 5' WALK
CONST. 5' PLANTER
LANDSCAPE
LANDSCAPE
CONST. DRIVE APPROACH
LANDSCAPE
CONST. ADA RAMP (EXIST CURB CUT)
EXIST STOP/STREET SIGN
EXIST R.O.W.
CONST. 4' WALK
CONST. ADA RAMP (EXIST CURB CUT)
EXIST STOP/STREET SIGN
EXIST CURB

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19

S 63°34'59" E 62.25'
57.44'
POB 2
4.81'
N 4°22'37" E 74.21'
N 81°26'20" W 50.00'
POB 1
NORTH 1626.60'
618.83'
S 89°31'09" E (BASIS OF BEARING)
S 1/4 SEC 12
T6S, R2W, SLB&M
BENCHMARK ELEV = 4869.06
SE COR SEC 12
T6S, R2W, SLB&M
N 76°26'20" W 318.20'
S 13°35'39" W 9.19'
N 76°24'21" W 298.55'
N 13°35'39" E 8.92'
N 76°26'20" W 28.17'
S 69°25'52" E 38.69'

MVR MANAGEMENT LLC
59:044:0084
EAGLE MOUNTAIN CITY
59:044:0083
MVR MANAGEMENT LLC
59:044:0085

20 10 0 20 40 60
Scale 1" = 20'

BUILDING CODE INFO

SEE SHEET G001 FOR BUILDING CODE INFORMATION.

CLUBHOUSE PARCEL LAND TABULATIONS

ITEM	AREA	%
TOTAL AREA:	70,041	100%
BUILDING AREA (S.F.)	9,170	13.1%
IMPERVIOUS AREA (S.F.):	32,396	46.3%
LANDSCAPE AREA (S.F.)	28,475	40.7%

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	385.00	28.12	4°11'4"	28.11	N 6°28'8" E
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C17	425.00	124.53	16°47'18"	124.09	N 84°49'59" W
C18	10.00	19.73	113°0'59"	16.68	N 36°43'9" W
C19	797.19	72.43	5°12'20"	72.40	S 4°25'1" W

PARKING TABULATIONS

PARKING REQUIRED:

PRESCHOOL
1 STALLS PER STAFF MEMBER + 1 PER 10 CHILDREN
2 STAFF + 30 CHILDREN/10 = 5 STALLS

OFFICE
1 STALL PER 300 SF OF GROSS FLOOR AREA
UPPER FLOOR = 1,916/300 & LOWER FLOOR = 3,236/300 = 18 STALLS

HEALTH
1 STALL PER 150 SF OF GROSS FLOOR AREA
1,000/150 = 7 STALLS

RECEPTION
1 STALL PER 300 SF OF GROSS FLOOR AREA
3,691/300 = 13 STALLS

TOTAL PARKING REQUIRED: = 43 STALLS

TOTAL PARKING PROVIDED: = 45 STALLS

SHEET INDEX

C1 CIVIL SITE PLAN
C2 GRADING & DRAINAGE PLAN
C3 UTILITY PLAN
C4 EROSION CONTROL PLAN
C5 DETAIL SHEET
C6 DETAIL SHEET

KEYED NOTES

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

CIVIL ENGINEER:
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

LAND SURVEYOR:
AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

The John Walden Clubhouse

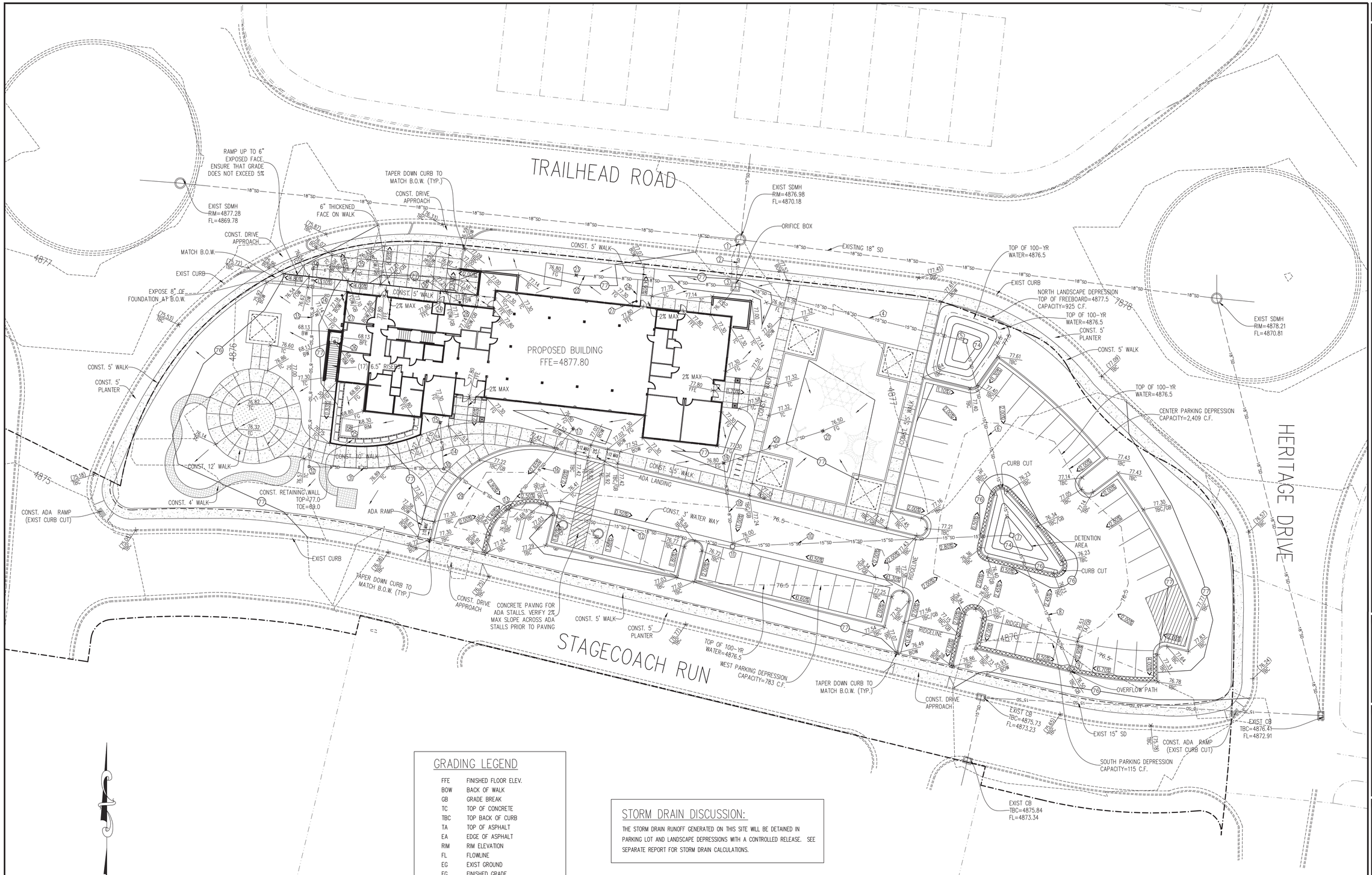
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

CIVIL SITE PLAN

C201



GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
CWN	CROWN
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
	CARRY CURB (OTHER CURB IS SPILL)
4808	EXISTING CONTOUR
90	PROPOSED CONTOUR
(1)	STORM DRAIN KEYED NOTE

STORM DRAIN DISCUSSION:

THE STORM DRAIN RUNOFF GENERATED ON THIS SITE WILL BE DETAINED IN PARKING LOT AND LANDSCAPE DEPRESSIONS WITH A CONTROLLED RELEASE. SEE SEPARATE REPORT FOR STORM DRAIN CALCULATIONS.

PARKING PAVEMENT DESIGN

SEE SHEET C501

20 10 0 20 40 60

Scale 1" = 20'

STORM DRAIN KEYED NOTES

1. CONNECT TO EXISTING SDMH, RIM=4876.98, EXIST 18" THRU=4870.18, PROPOSED 15" IE IN=4870.43
2. CONST. 18.5 L.F. 15" ADS HP STORM PIPE @ S=1.5%
3. CONST. 3'X3' BOX W/ 2.25" ORIFICE PLATE AND SNOUT TYPE 18F OVER OUTLET, GRATE=4876.75, 8" IE IN=4873.33, 15" IE THRU=4870.70, BOTTOM OF BOX=4867.70
4. CONST. 108.2 L.F. 15" ADS HP STORM PIPE @ S=0.4%
5. CONST. 18" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4874.00, 15" IE THRU=4871.13
6. CONST. 92.7 L.F. 15" ADS HP STORM PIPE @ S=0.4%
7. CONST. 24" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4874.00, 15" IE THRU=4871.50
8. CONST. 68.0 L.F. 15" ADS HP STORM PIPE @ S=1.8%
9. CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4876.50, GRATE=4876.00, 15" IE OUT=4872.75
10. CONST. 129.7 L.F. 15" ADS HP STORM PIPE @ S=0.5%
11. CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X2' ROAD AND HIGHWAY GRATE, GRATE=4875.88, 8" IE IN=4872.71, 15" IE THRU=4872.13
12. CONST. 105.7 L.F. 15" ADS HP STORM PIPE @ S=0.4%
13. CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4876.30, GRATE=4875.80, 8" IE OUT=4873.13, 15" IE OUT=4872.55
14. CONST. 21.6 L.F. 6" ADS @ S=4.3%
15. CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4877.15, GRATE=4876.90, 8" IE OUT=4874.40
16. CONST. 47.4 L.F. 8" ADS @ S=2.6%
17. CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.38
18. CONST. 38.0 L.F. 8" ADS @ S=2.4%
19. CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE THRU=4873.61
20. CONST. 47.8 L.F. 8" ADS @ S=1.0%
21. CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.50, GRATE=4876.25, 8" IE OUT=4874.08
22. CONST. 72.7 L.F. 8" ADS @ S=1.0%
23. CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE THRU=4874.05
24. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE OR WITH 8"X8"X6" TEE (SEE PLAN VIEW)
25. CONST. 2'X2' INLET BOX WITH STANDARD GRATE & NO BOTTOM TO THE BASIN, GRATE=4868.30, BOTTOM OF SIDES OF BASIN=4865.30, TOP OF GRAVEL=4866.30, BOTTOM OF GRAVEL=4862.30, INSTALL 8'X8'X4' DEEP GRAVEL AREA UNDER SUMP.
26. CONST. 12" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE & NO BOTTOM TO THE BASIN, GRATE=4868.08, BOTTOM OF SIDES OF BASIN=4864.58, TOP OF GRAVEL=4864.58, BOTTOM OF GRAVEL=4860.58, INSTALL 3'X3'X4' DEEP GRAVEL AREA UNDER SUMP.
27. CONST. 10" NYLOPLAST DRAIN BASIN W/ STANDARD 12"X12" GRATE AT BOTTOM OF RAIN CHAIN. GRATE=4877.30, 6" IE OUT=4875.30
28. CONST. 10" NYLOPLAST DRAIN BASIN W/ STANDARD 12"X12" GRATE, GRATE=4877.75, IE OUT=4875.75
29. CONST. 34.0 L.F. 8" ADS @ S=0.5%
30. CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID GRATE, GRATE=4877.35, 6" IE IN=4873.47, 8" IE THRU=4873.30
31. CONST. 62.5 L.F. 8" ADS @ S=0.5%
32. CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID GRATE, GRATE=4876.50, 8" IE THRU=4873.61
33. CONST. 92.0 L.F. 8" ADS @ S=0.5%
34. CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID H20 GRATE, GRATE=4876.10, 6" IE IN=4874.24, 8" IE THRU=4874.07
35. CONST. 53.7 L.F. 6" ADS @ S=1.6%
36. CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID H20 GRATE, GRATE=4877.10, 6" IE THRU=4875.10

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The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

GRADING & DRAINAGE PLAN

C202

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

CIVIL ENGINEER:
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
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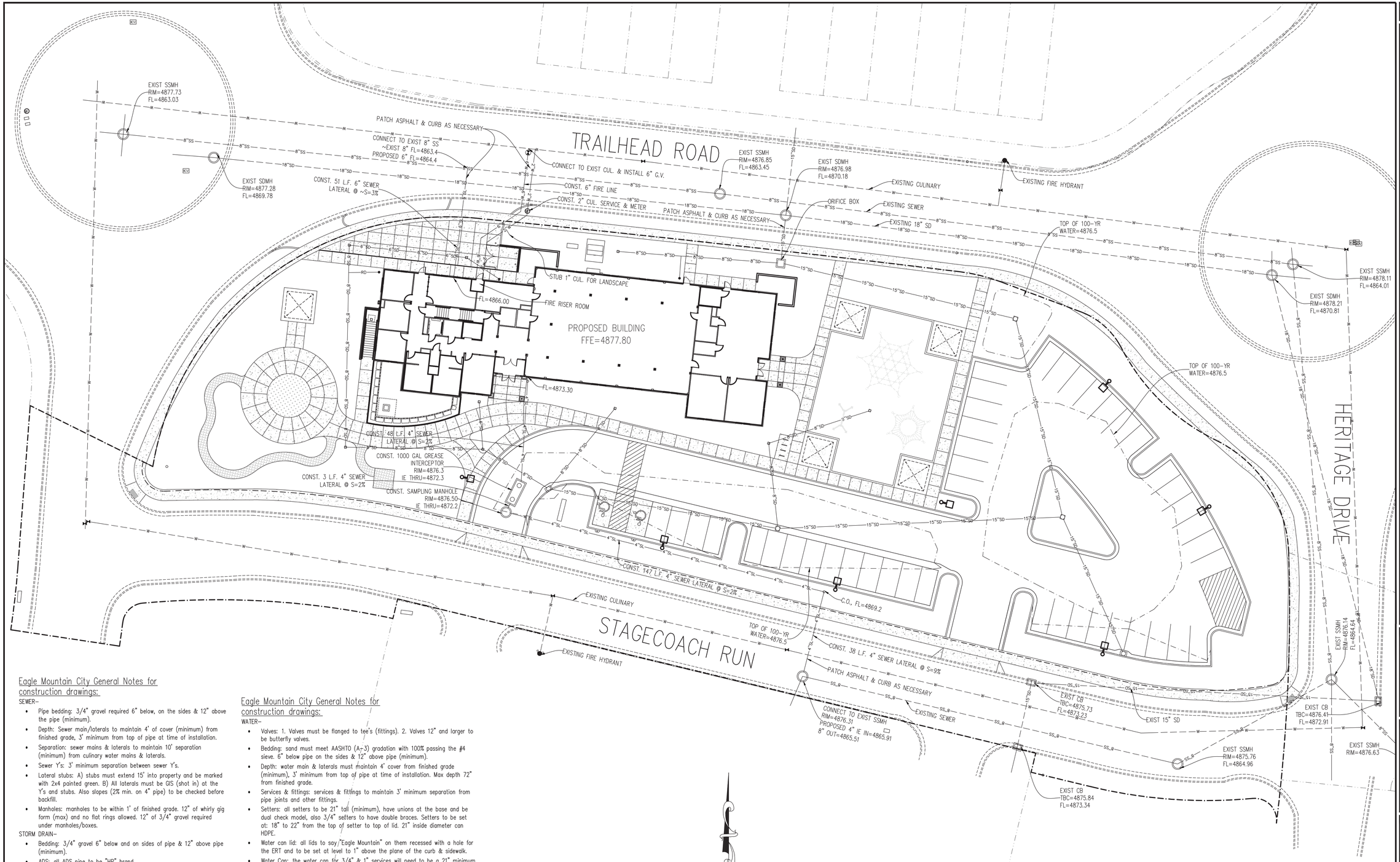
P: (801) 756-4504; F: (801) 756-4511



Eagle Mountain City General Notes for construction drawings:

SEWER–

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

STORM DRAIN–

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

ROAD SECTION–

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection .
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be 1/4" to 3/8" down from asphalt edge.

Eagle Mountain City General Notes for construction drawings:

WATER–

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

Know what's below. Call before you dig.

KEYED NOTES

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The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

UTILITY PLAN

C203

CIVIL ENGINEER:
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INSTALL INLET PROTECTION
(TYP. ALL INLETS)

INSTALL SILT FENCE PER BMP SF.

TRAILHEAD ROAD

HERITAGE DRIVE

STAGECOACH RUN

PROPOSED BUILDING

INSTALL SILT FENCE PER BMP SF.

INSTALL PORTABLE TOILET PER BMP PT

INSTALL CONSTRUCTION
ENTRANCE PER BMP SCE

INSTALL CONCRETE WASHOUT
AREA PER BMP CWM

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G. FOR NYLOPLAST DRAIN BASINS, FILTER FABRIC UNDER GRATE CAN BE USED INSTEAD OF BMP IP-G
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

20 10 0 20 40 60
Scale 1" = 20'

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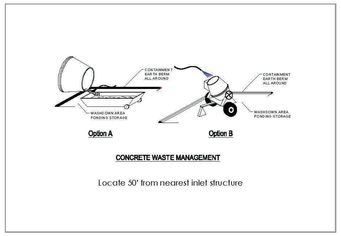
EROSION CONTROL PLAN

C204

BMP: Concrete Waste Management

CWM
Construction



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

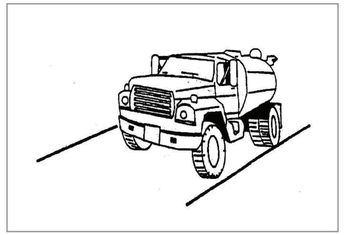
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

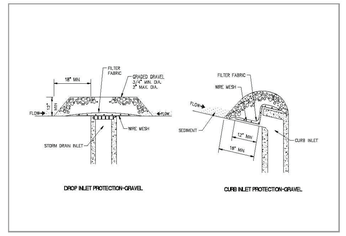
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Inlet Protection-Gravel

IP-G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

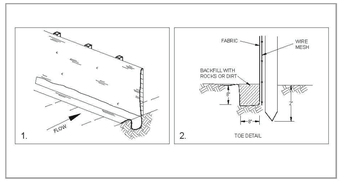
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

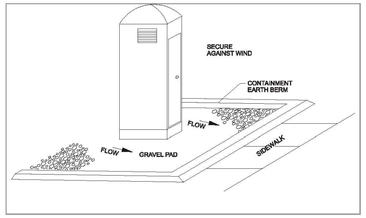
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

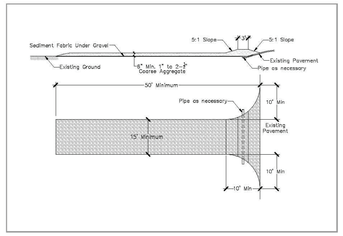
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

KEYED NOTES

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Stagecoach Run
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Project Number: 17-45

March 12, 2019

DETAIL SHEET

C205

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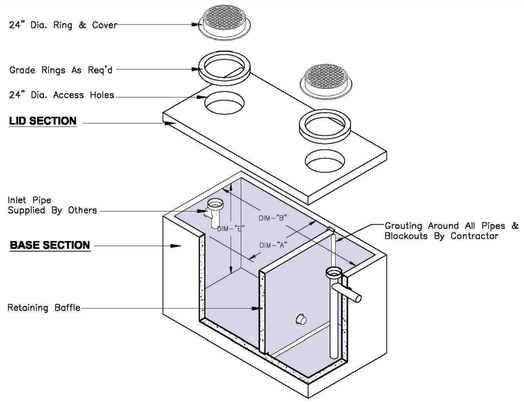
Oldcastle Precast®

Water

Single Grease Interceptor
Model: SGI-Standard



GALLON CAPACITY	MODEL No.	DIM "A"	DIM "B"	WATER DEPTH DIM "C"	DIM "D"	DIM "E"	DIM "F"	WEIGHT
320	4163-GI	4'-0"	6'-0"	2'-0"	2'-2"	3'-0"	2'-10"	7,535
500	4113-GI	4'-0"	11'-0"	2'-0"	2'-2"	3'-0"	2'-10"	11,631
750	4114-GI	4'-0"	11'-0"	2'-6"	2'-8"	4'-0"	3'-10"	14,031
1000	41145-GI	4'-0"	11'-0"	3'-3"	3'-5"	4'-6"	4'-4"	15,300
1250	4115-GI	4'-0"	11'-0"	4'-0"	4'-2"	5'-0"	4'-10"	16,431
1500	4116-GI	4'-0"	11'-0"	5'-0"	5'-2"	6'-0"	5'-10"	18,831
1800	41165-GI	4'-0"	11'-0"	5'-6"	5'-8"	6'-6"	6'-4"	20,031
2000	4117-GI	4'-0"	11'-0"	6'-0"	6'-2"	7'-0"	6'-10"	21,231
2500	51266-GI	6'-0"	12'-6"	4'-6"	4'-8"	6'-0"	5'-10"	24,529
3000	51267-GI	6'-0"	12'-6"	5'-6"	5'-8"	7'-0"	6'-10"	27,454
3500	11125-GI	11'-0"	12'-0"	3'-8"	3'-10"	5'-0"	4'-10"	37,890
5000	11175-GI	11'-0"	17'-0"	3'-8"	3'-10"	5'-0"	4'-10"	47,085
5500	11176-GI	11'-0"	17'-0"	4'-0"	4'-2"	5'-6"	5'-7"	51,451
6000	11195-GI	11'-0"	19'-0"	4'-0"	4'-2"	5'-9"	5'-7"	55,897
7000	11223-GI	11'-0"	22'-0"	4'-0"	4'-2"	5'-0"	4'-10"	45,883
8000	11226-GI	11'-0"	22'-0"	4'-6"	4'-8"	5'-6"	5'-7"	62,566
9000	11278-GI	11'-0"	27'-0"	4'-0"	4'-2"	5'-9"	5'-7"	73,680
10000	11298-GI	11'-0"	29'-0"	4'-6"	4'-8"	5'-9"	5'-7"	78,126
11000	11348-GI	11'-0"	34'-0"	4'-0"	4'-2"	5'-9"	5'-7"	89,241

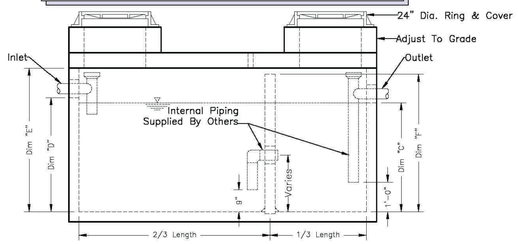
FOR THIS SITE

Oldcastle Precast®

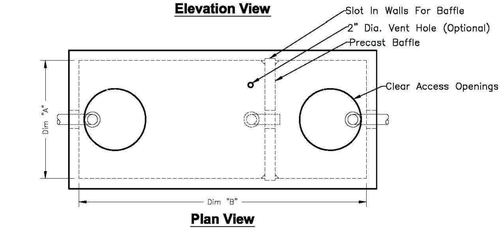
Water

Single Grease Interceptor
Model: SGI-Standard

Design Criteria:
Uniform Plumbing Code – Appendix H
Number of Meals Per Peak Hours X Waste Flow Rate X Retention Time X Storage Factor X Capacity In Gallons



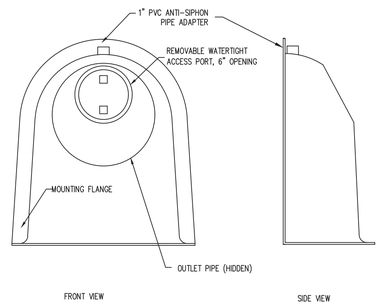
Elevation View



Plan View

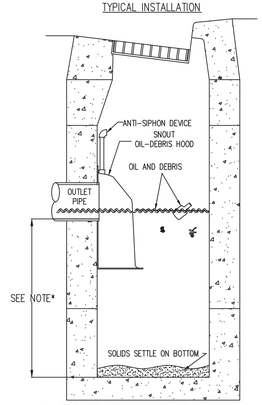
Notes:
1. Concrete: 28 Day Compressive Strength f'c = 4500 psi
2. Rebar: ASTM A-615 Grade 60
3. Mesh: ASTM A-185 Grade 65
4. Design: ACI-318-02 Building Code
   ASTM C-857 "Minimum Structural Design Loading For Underground Precast Concrete Utility Structures"
5. Loads: H-20 Truck Wheel w/ 30% Impact Per AASHTO
6. Fill w/ Clean Water Prior To Start-Up Of System
7. Contractor To Supply & Install All Piping & Sampling Tees
8. Gray Water Only.

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



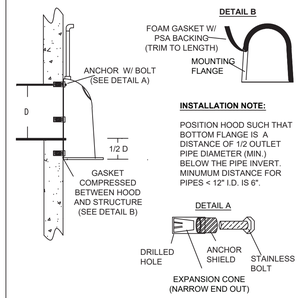
*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIAM.

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

US Patent # 6126817

INSTALLATION DETAIL



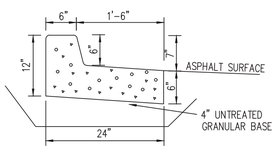
INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINUMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN

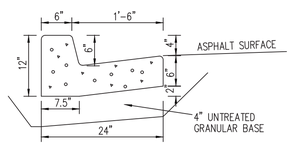
SNOUT DETAIL



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

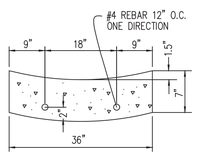
NOT TO SCALE



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

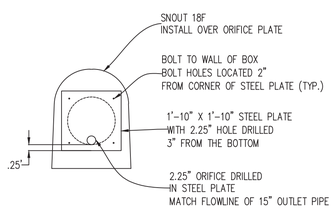
CARRY CURB

NOT TO SCALE

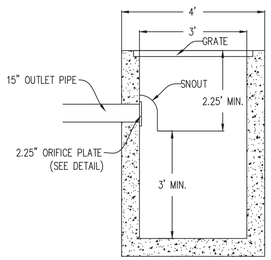


36" CONCRETE WATERWAY

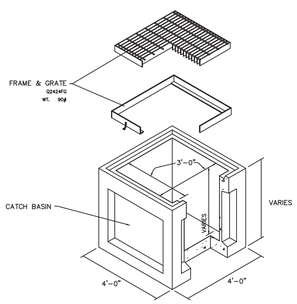
NOTE: USE 2" STEEL CHAIR SUPPORTS 18" O.C. FOR SPECIFIED REBAR.



ORIFICE PLATE INSTALLATION DETAIL



3'X3' OUTLET BOX



3'X3' BOX DETAIL

KEYED NOTES

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

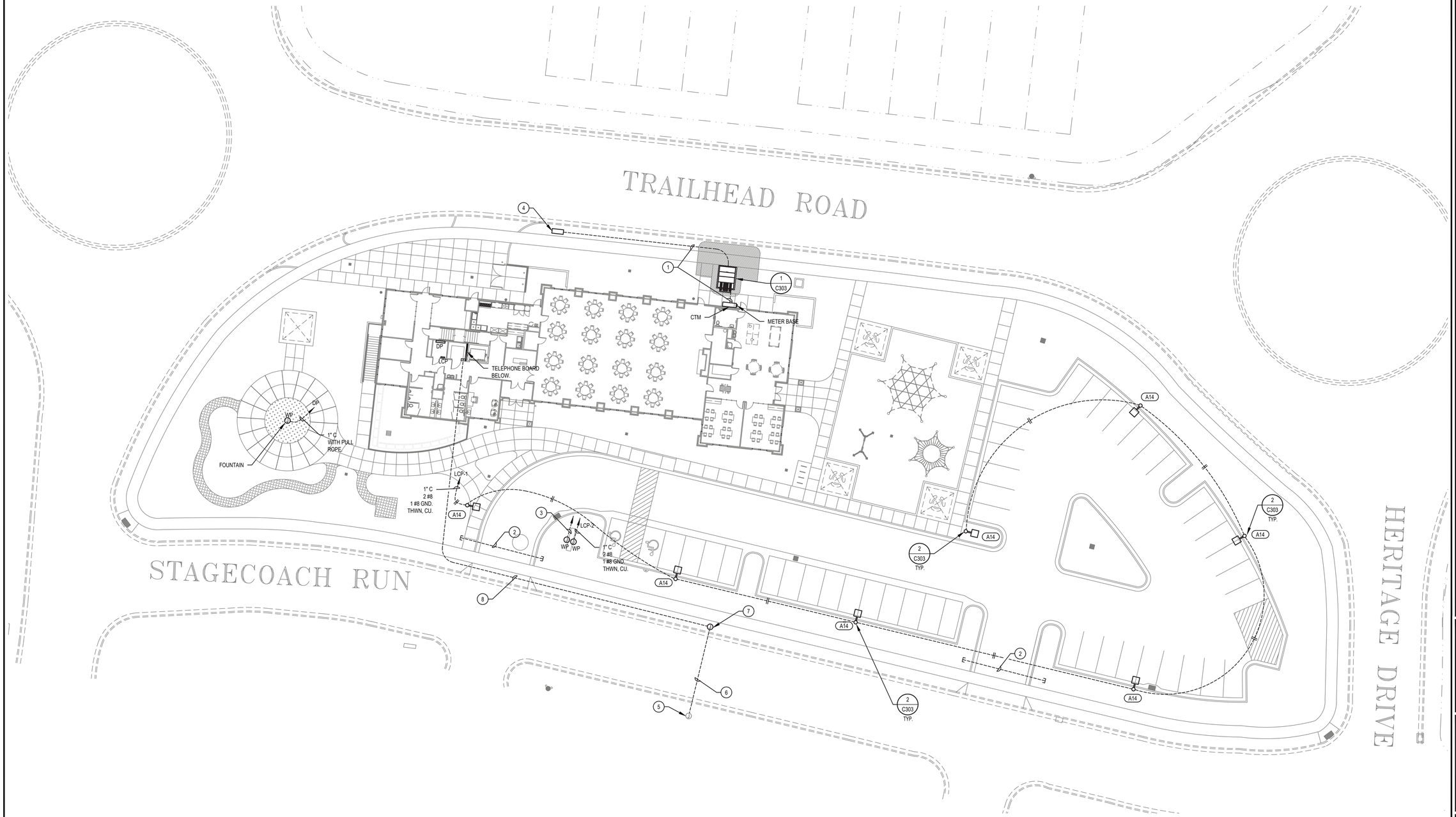
Project Number: 17-45

March 12, 2019

DETAIL SHEET

C206

CIVIL ENGINEER:
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511



ROCKY MOUNTAIN POWER REPRESENTATIVE:
DEL EDWARDS
801.756.1233

DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833

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ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

KEYED NOTES (#)

1. SEE ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
2. TWO (2) 4" CONDUIT SLEEVES.
3. EXTEND A 1" CONDUIT WITH PULL ROPE TO THE TELEPHONE BOARD FOR DATA TO MONUMENT SIGN. CONFIRM EXACT SIGN LOCATION WITH THE OWNER PRIOR TO ANY ROUGH-IN. TERMINATE CONDUIT AT THE TELEPHONE BOARD AND WITHIN THE SIGN WITH NYLON BUSHINGS.
4. NEW ROCKY MOUNTAIN POWER GROUND SLEEVE. CONFIRM EXACT LOCATION WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.
5. EXISTING DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. CONTRACTOR TO FIELD VERIFY EXACT LOCATION WITH DIRECT COMMUNICATIONS.
6. EXTEND A 4" CONDUIT WITH PULL ROPE ACROSS ROAD TO NEW IN-GRADE JUNCTION BOX. BORE ACROSS ROAD TO NEW IN-GRADE JUNCTION BOX LOCATION. COORDINATE ALL UTILITIES IN ROAD PRIOR TO BORING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO COST TO THE OWNER OR CITY.
7. DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. JUNCTION BOX IS FURNISHED AND INSTALLED BY DIRECT COMMUNICATIONS. COORDINATE ALL WORK WITH DIRECT COMMUNICATIONS.
8. EXTEND A 2" CONDUIT WITH PULL ROPE FROM THE IN-GRADE JUNCTION BOX TO THE TELEPHONE BOARD IN THE BASEMENT. UTILIZE LONG SWEEP ELBOWS TO COMPLY WITH FIBER OPTIC CABLE BENDING RADIUS REQUIREMENTS.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER AND DIRECT COMM REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMM.

UTILITY COORDINATION

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE TO THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DUE TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No. 364397
2/21/19
STATE OF UTAH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

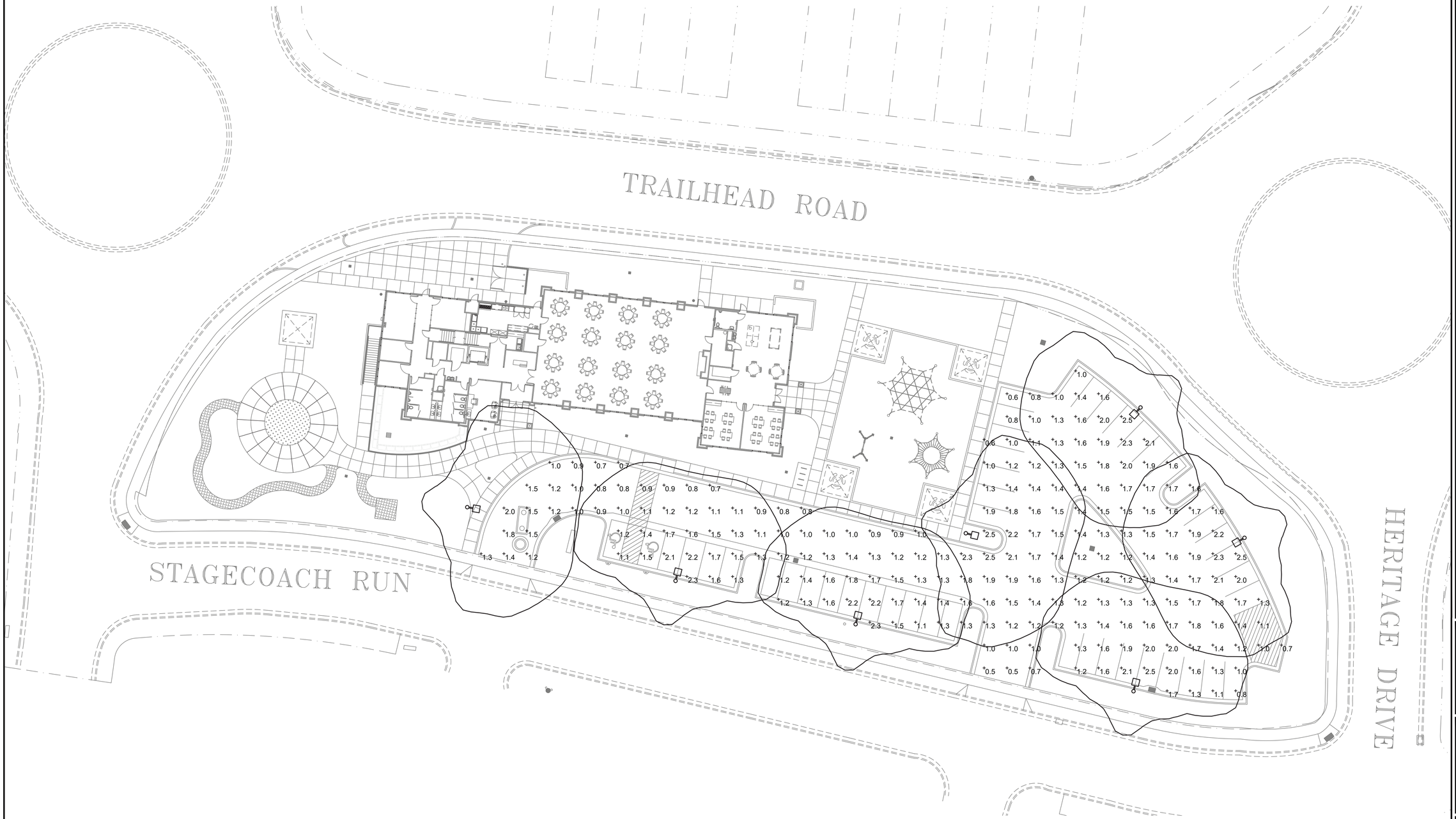
Project Number: 17-45

February 4, 2019

ELECTRICAL SITE PLAN

C301

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
f (801) 534-1080
www.envisioneng.com



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.7 fc	5.5 fc	0.4 fc	13.8:1	4.3:1

ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 20'-0"

NORTH

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
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LICENSED PROFESSIONAL ENGINEER
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The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

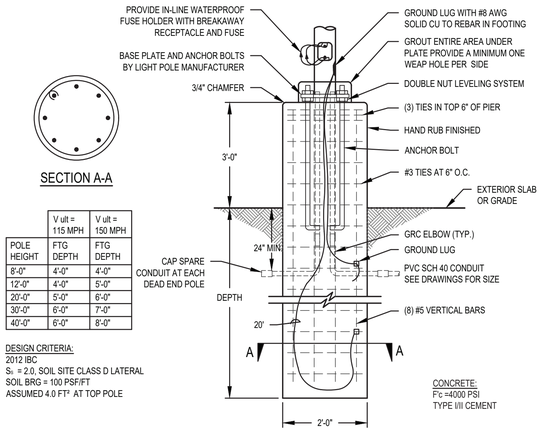
Project Number: 17-45

February 4, 2019

ELECTRICAL SITE ILLUMINATION PLAN

C302

97



SECTION A-A

POLE HEIGHT	V ult = 115 MPH FTG DEPTH	V ult = 150 MPH FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

DESIGN CRITERIA:
2012 IBC
S_s = 2.0, SOIL SITE CLASS D LATERAL
SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT² AT TOP POLE

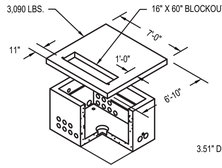
CONCRETE:
F'c =4000 PSI
TYPE I/II CEMENT

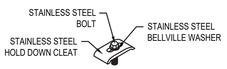
2 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
SCALE: NONE

2.4 - 25kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992600 -STOCK ITEM 1790023
2.4 - 25kV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS, STOCK ITEM 7992601 -STOCK ITEM 1790024
2.4 - 25kV, 3-PHASE TRANSFORMER PAD, STOCK ITEM 1790021
35kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992602 -STOCK ITEM 1008977
35kV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS, STOCK ITEM 7992603 -STOCK ITEM 1008975
35kV, 3-PHASE TRANSFORMER PAD, STOCK ITEM 1008958

OPTIONAL TOPS

2.4 - 25kV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS
PCORP #7992601 - SI #1790024
2.4 - 25kV, 3-PHASE TRANSFORMER PAD ONLY (NO BASE)
PCORP #1790021

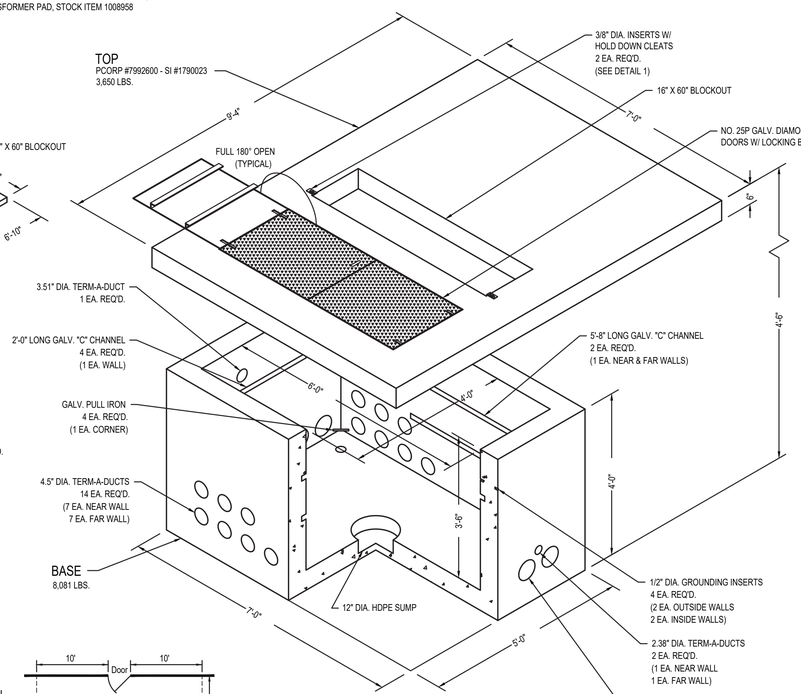


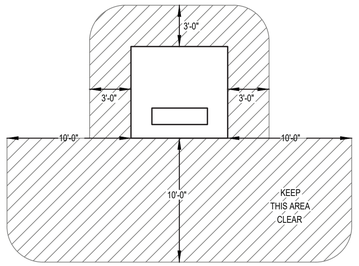


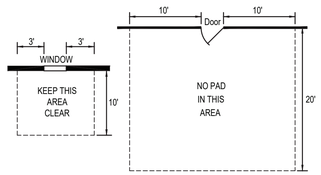
HOLD DOWN CLEAT
DETAIL 1

1 1/4" X 2 1/2" STAINLESS STEEL HOLD-DOWN CLEAT - 2 REQ'D.
3/8" X 1 1/4" STAINLESS STEEL BOLT - 2 REQ'D.
3/8" STAINLESS STEEL BELLVILLE WASHER - 2 REQ'D.

TOP
PCORP #7992600 - SI #1790023
3,650 LBS.







1 ROCKY MOUNTAIN POWER TRANSFORMER PAD VAULT DETAIL
SCALE: NONE

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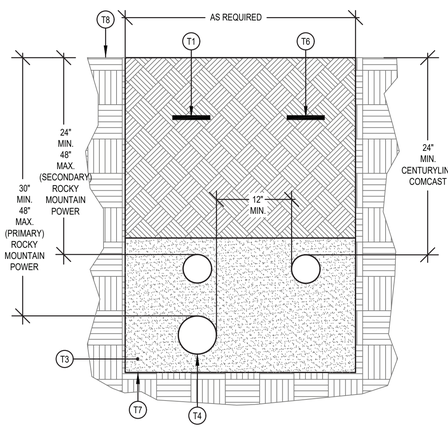
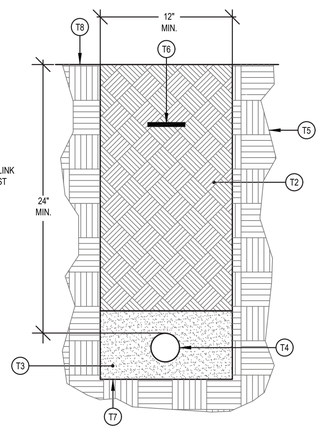
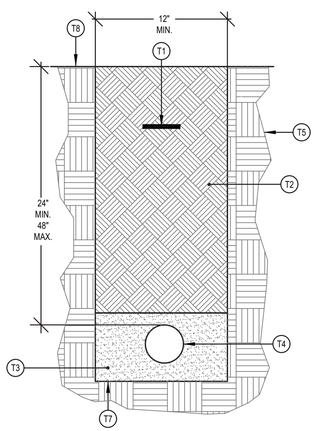


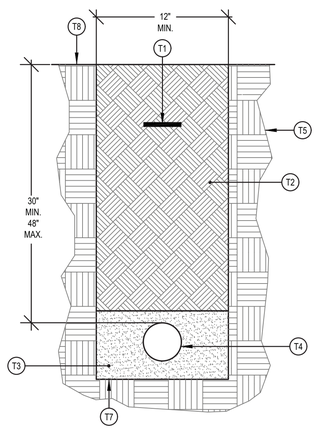
6 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



5 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



4 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



3 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)

TRENCHING KEYED NOTES: (T#)

1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.

TRENCHING GENERAL NOTES:

1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.

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240 East Morris Ave. Suite 200
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f (801) 534-1080
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The John Walden Clubhouse

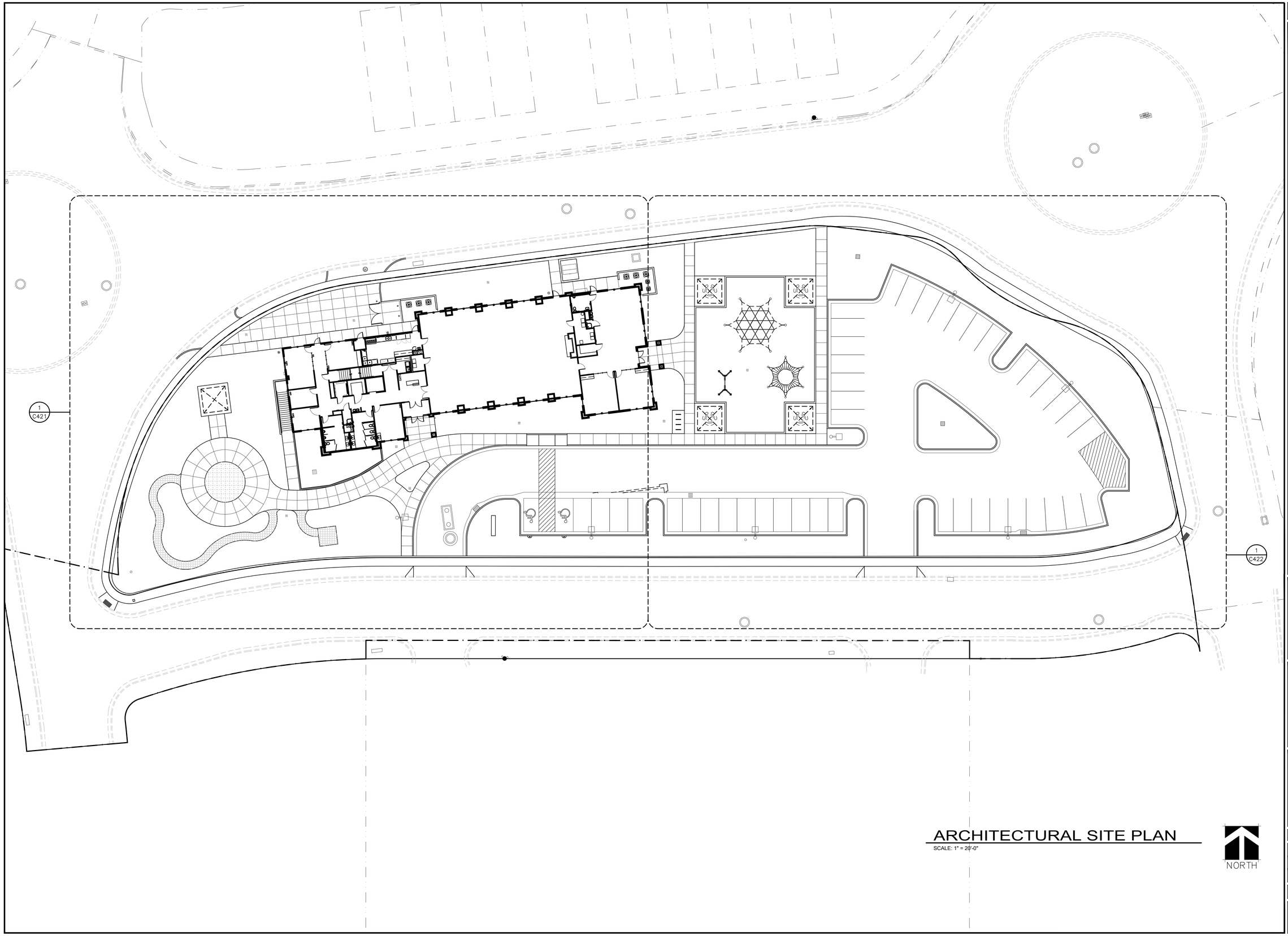
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

February 4, 2019

ELECTRICAL SITE PLAN DETAILS

C303



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE
5. THE CONTRACTOR SHALL PROVIDE A 6 FOOT HIGH CHAINLINK TEMPORARY FENCE AROUND THE PERIMETER OF THE SITE FOR THE DURATION OF THE CONSTRUCTION
6. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
7. EXTERIOR CONCRETE – USE 4,500 PSI. MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MININUM OTHERWISE.
8. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
9. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION

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John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

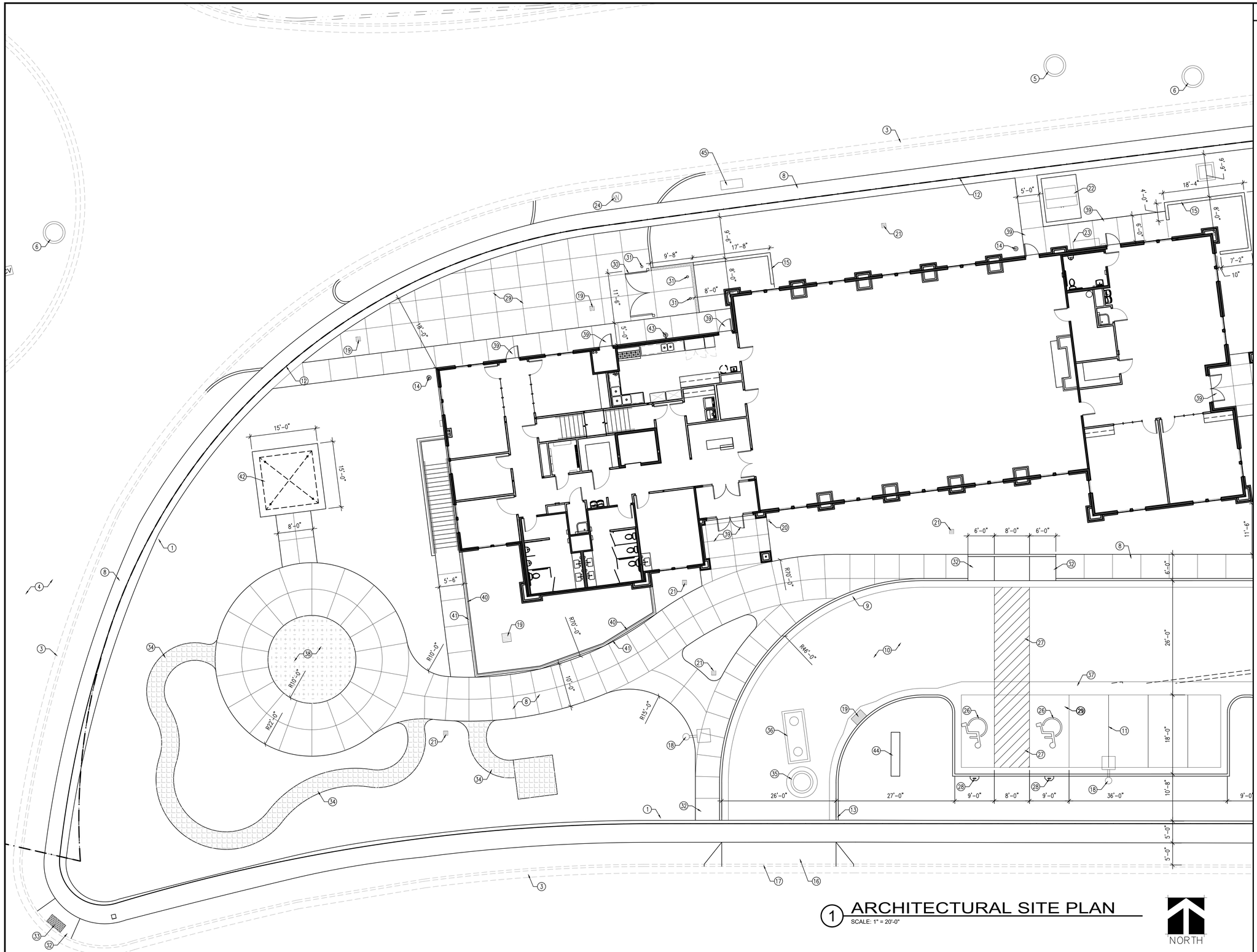
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

ARCHITECTURAL SITE PLAN

C401



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

KEYED NOTES

1. 6'-0" HIGH WROUGHT IRON FENCE
2. 6'-0" HIGH WROUGHT IRON FENCE WITH 12" WIDE CONCRETE MOW STRIP
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN, PROTECT DURING CONSTRUCTION
4. EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT DURING CONSTRUCTION
5. EXISTING SANITARY SEWER MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION
6. EXISTING STORM DRAIN MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION
7. EXISTING STORM DRAIN CATCH BASIN TO REMAIN, PROTECT DURING CONSTRUCTION
8. CONCRETE SIDEWALK, SEE H/C501
9. CONCRETE CURB AND GUTTER, SEE C6
10. ASPHALT PAVEMENT, SEE C/C501
11. 4" WIDE PAINTED PARKING STRIPS, TYPICAL
12. PROPERTY LINE
13. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES, SEE E/C501, TYPICAL
14. DOWNSPOUT CATCH BASIN AT THE BOTTOM OF RAIN CHAIN, SEE GRADING AND DRAINAGE PLAN
15. MECHANICAL ENCLOSURE
16. CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
17. SAWCUT EXISTING CONCRETE CURB DOWN FOR NEW CONCRETE DRIVE APPROACH
18. LIGHT POLE, SEE ELECTRICAL
19. CATCH BASIN, SEE GRADING AND DRAINAGE PLAN
20. CLEAN OUT TO GRADE, SEE 3/P501 AND UTILITY PLAN
21. YARD DRAIN, SEE GRADING AND DRAINAGE PLAN
22. TRANSFORMER, SEE ELECTRICAL
23. MAIN DISTRIBUTION PANEL, SEE ELECTRICAL
24. WATER METER, SEE UTILITY PLAN
25. (4) BICYCLE RACKS WITH CONCRETE PAD, RACKS TO BE SET 2'-6" BETWEEN RACKS, SEE K/C501
26. PAINTED ACCESSIBLE PARKING SYMBOL
27. PAINTED ACCESSIBLE AISLE
28. VAN ACCESSIBLE ADA PARKING SIGNAGE WITH CONCRETE APRON, SEE A/C501
29. CONCRETE PAVEMENT, SEE D/C501
30. METAL DUMPSTER ENCLOSURE GATE, SEE A/C601
31. BOLLARD, SEE F/C501
32. ADA RAMP
33. DETECTABLE WARNING PANEL
34. STAMPED AND COLORED CONCRETE SIDEWALK
35. SANITARY SEWER SAMPLING MANHOLE WITH 12" CONCRETE COLLAR, SEE UTILITY PLAN
36. SANITARY SEWER GREASE INTERCEPTOR, SEE UTILITY PLAN
37. CONCRETE WATERWAY, SEE GRADING AND DRAINAGE PLAN AND C206
38. WATER FEATURE
39. CONCRETE ENTRY, SEE B/C501
40. CONCRETE RETAINING WALL, SEE STRUCTURAL
41. 3'-6" HIGH METAL GUARDRAIL
42. GAZEBO, OWNER PROVIDED AND INSTALLED
43. DOWNSPOUT CATCH BASIN AT THE BOTTOM OF METAL DOWNSPOUT, SEE GRADING AND DRAINAGE PLAN
44. MONUMENT SIGN
45. ROCKY MOUNTAIN GROUND SLEEVE, SEE ELECTRICAL

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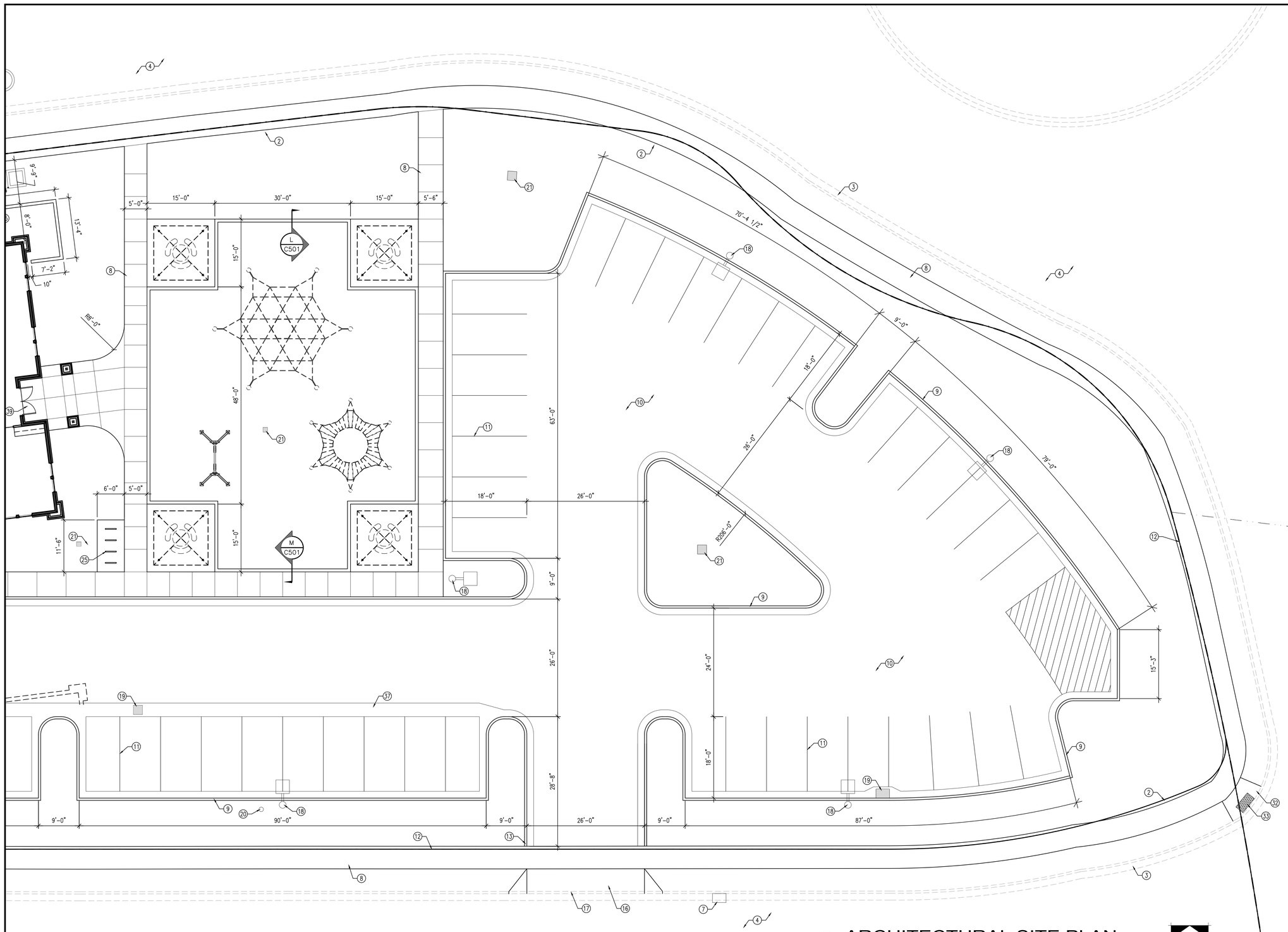
ENLARGED ARCHITECTURAL SITE PLAN

C421



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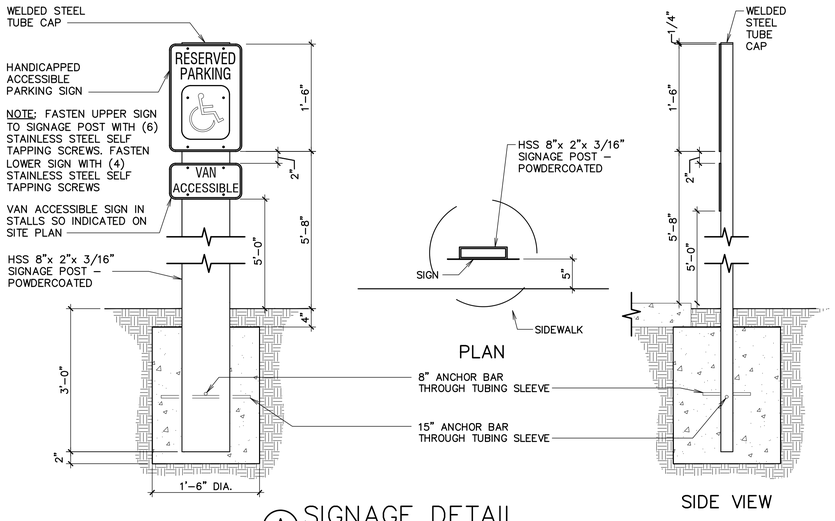
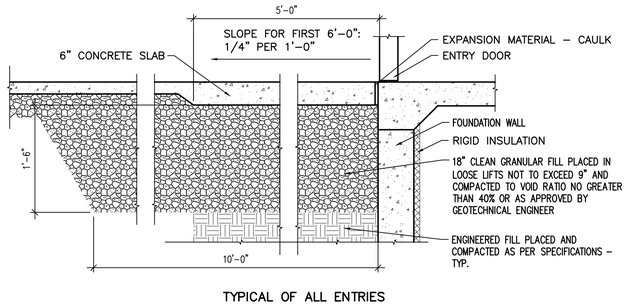
ENLARGED ARCHITECTURAL SITE PLAN

C422

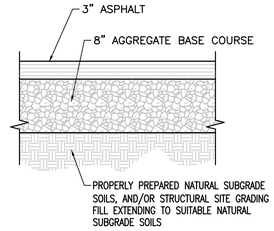


A SIGNAGE DETAIL
1" = 1'-0"

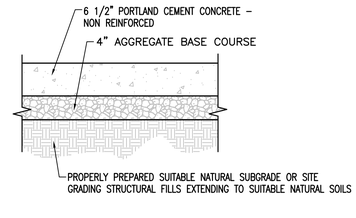


TYPICAL OF ALL ENTRIES

B ENTRY DETAIL
1" = 1'-0"



C ASPHALT SECTION
1" = 1'-0"



D CONCRETE SECTION
1" = 1'-0"

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
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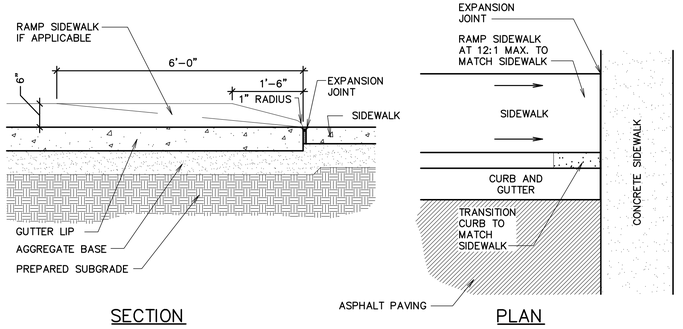
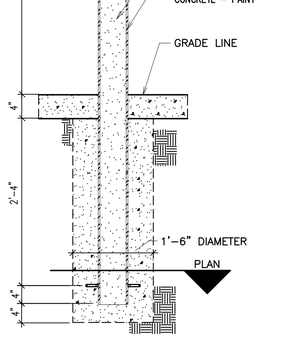
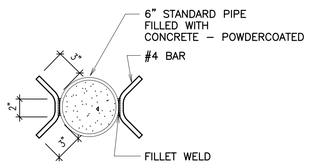


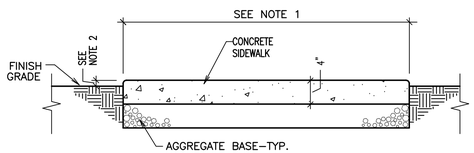
E CURB TRANSITION
NTS



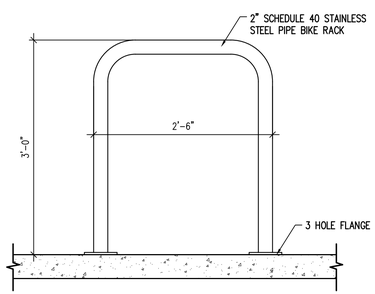
F BOLLARD SECTION
1" = 1'-0"



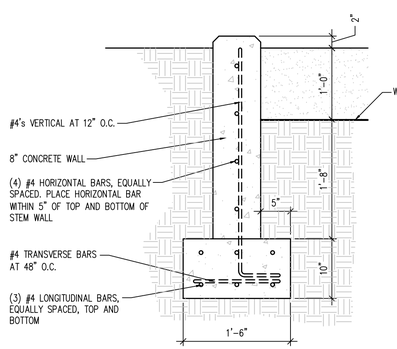
G BOLLARD PLAN
1" = 1'-0"



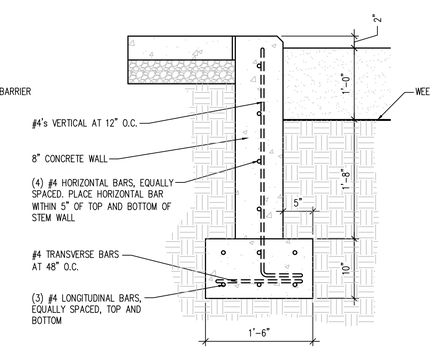
H CONCRETE WALK
1" = 1'-0"



K BICYCLE RACK
1" = 1'-0"



L PLAYGROUND WALL
1" = 1'-0"



M PLAYGROUND WALL
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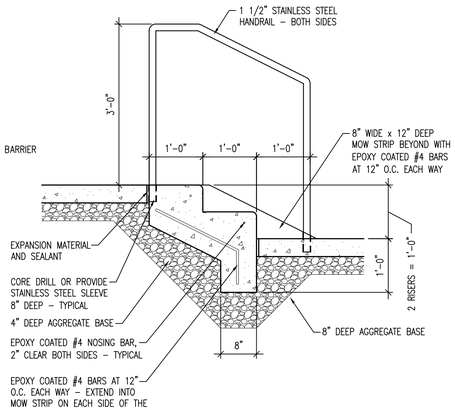

N STAIR SECTION
3/4" = 1'-0"

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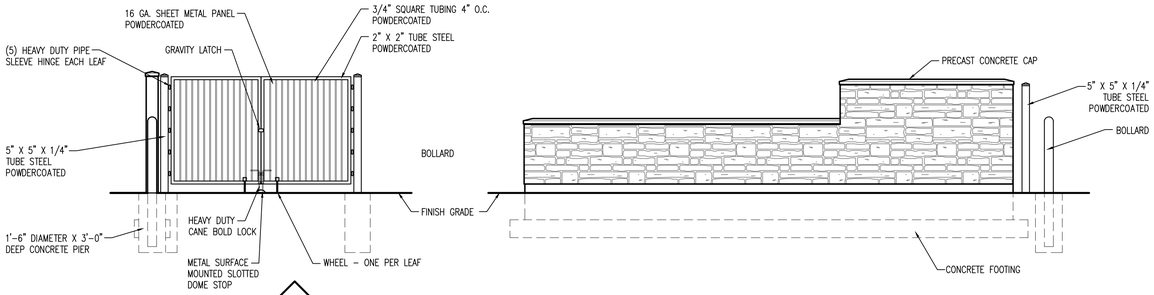
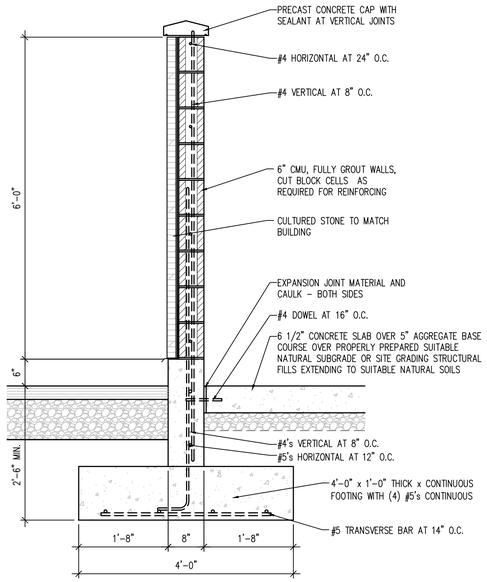
ARCHITECTURAL SITE DETAILS

C501



A DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"



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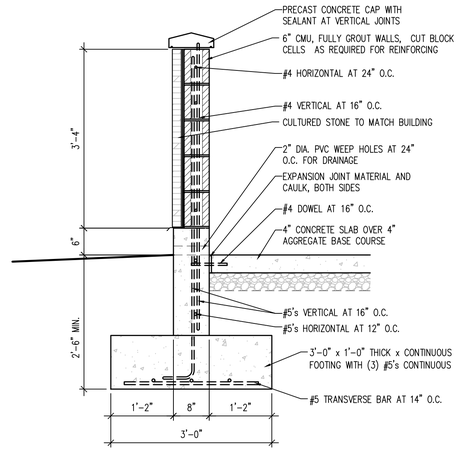
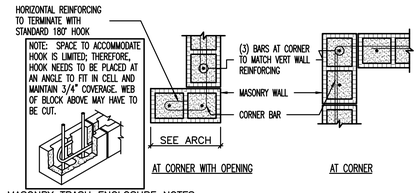


C MECHANICAL ENCLOSURE

SCALE: 3/4" = 1'-0"



MASONRY TRASH ENCLOSURE NOTES:

1. Materials, unless noted otherwise:
   a. Concrete Masonry Units (CMU): Lightweight Grade N, Type 1, Minimum unit strength = 1900 psi, f'm = 1500 psi.
   b. Mortar: Type S, Minimum compressive strength = 1800 psi.
   c. Grout: Minimum compressive strength = 2,000 psi at 28 days.
   d. Reinforcing Steel: ASTM 615 Grade 60 (Fy = 60 ksi)
2. Reinforcement Cover:
   a. A minimum coverage of one bar diameter over all the bars, but not less than 3/4". When masonry is exposed to soil, minimum coverage shall be 1.1/2".
3. Construction Requirements:
   a. All units shall be laid with full mortar beds on the face shells. All head joints shall be filled solidly with mortar for a distance in from the face of the units not less than the thickness of the longitudinal face shells. Cells which are to be grouted shall have full head joints.
   b. Masonry walls shall be constructed with running bond.
   c. Grout shall be placed by mechanical vibration during placing and re-vibrated after excess moisture has been absorbed but before workability is lost. Rodding of grout is not allowed.
   d. Grout shall be 1.1/2 inches below top of unit in cells with vertical reinforcement to provide construction key.
   e. Vertical cells to be filled with grout shall have vertical alignment sufficient to maintain a clear, unobstructed vertical cell measuring not less than 2 inches by 3 inches.
   f. Vertical reinforcing shall be located at the center of the wall.
   g. Reinforcing bars shall not be welded.
4. Detailing Requirement
   a. Lap all masonry bars 40" min.
   b. All vertical reinforcing shall be doweled to the foundation wall below with the same size dowel and spacing (and in the same core) as the vertical wall reinforcing above.

D ENCLOSURE NOTES

SCALE: 3/4" = 1'-0"

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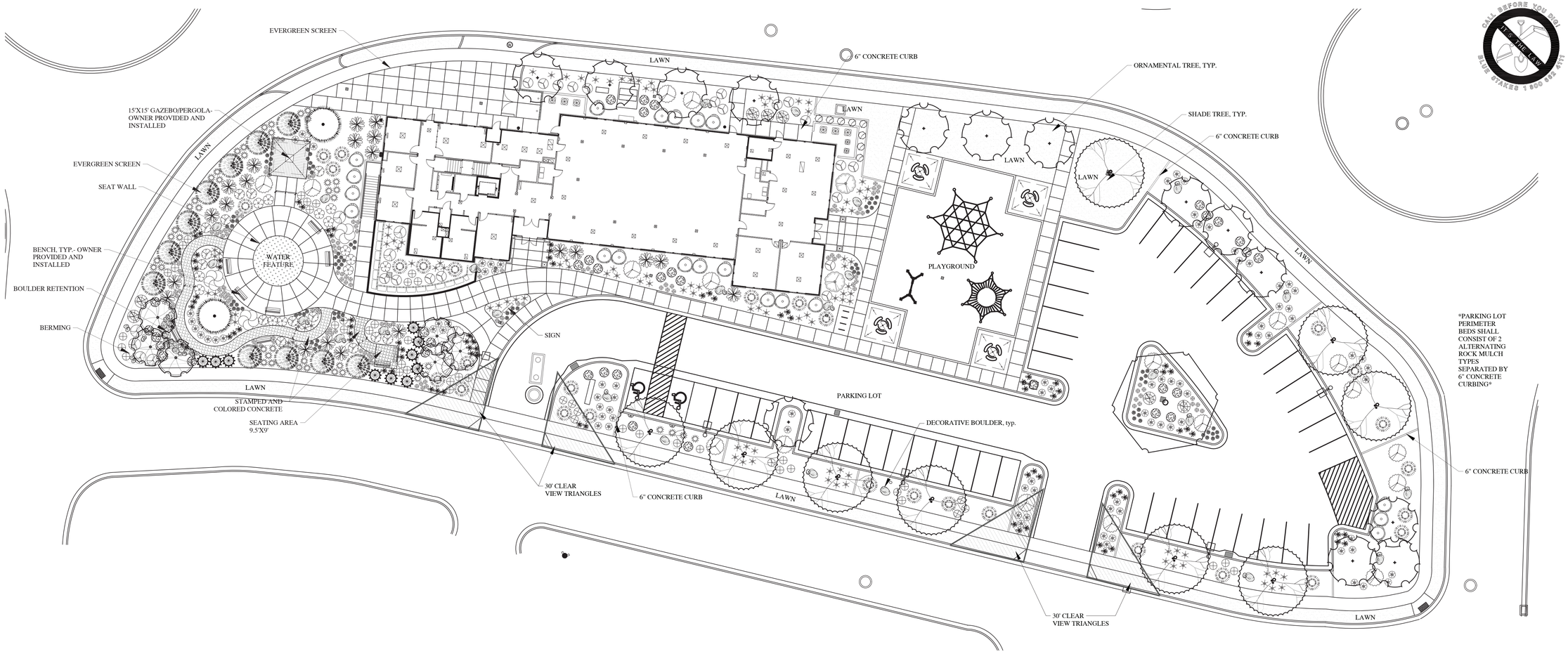
DUMPSTER AND ENCLOSURE DETAILS

C601



EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA GLAUCA 'CONICA' CONICAL SPRUCE	10	6' HT.
	PICEA PUNGENS GLAUCA 'FAT ALBERT' FAT ALBERT COLORADO BLUE SPRUCE	11	6' HT.
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	2	6' HT.

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER PLATANOIDES 'EMERALD QUEEN' EMERALD QUEEN MAPLE	1	2" CAL.
	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEYLOCUST	9	2" CAL.
	MALUS X 'SNOWDRIFT' SNOWDRIFT CRAB APPLE	6	2" CAL.
	PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	14	2" CAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD	19	5 GAL.
	CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD	8	5 GAL.
	EUONYMUS FORTUNEI 'EMERALD GAIETY' EMERALD GAIETY EUOYMUS	7	5 GAL.
	HIBISCUS SYRIACUS 'APHRODITE' APHRODITE ROSE OF SHARON	3	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' GINGER WINE NINEBARK	21	5 GAL.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	2	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW GRAGRANT SUMAC	21	5 GAL.
	ROSA X 'ICECAP' SHRUB ROSE	13	5 GAL.
	SAMBUCUS RACEMOSA 'SMNSRD4' LEMONY LACE ELDERBERRY	14	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	48	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' KINNIKINNICK	7	5 GAL.
	BUXUS X 'GREEN VELVET' BOXWOOD	20	5 GAL.
	PINUS MUGO 'MOP' MUGO PINE	35	5 GAL.
	TAXUS X MEDIA 'EVERLOW' YEW	29	5 GAL.

PERENNIAL/GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	44	5 GAL.
	HEMEROCALLIS X 'COSMOPOLITAN' DAYLILY	83	5 GAL.
	HEMEROCALLIS X 'PANDORA'S BOX' DAYLILY	126	5 GAL.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	84	5 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	105	5 GAL.
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	86	5 GAL.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. ROCK MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
10. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
11. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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LICENSED LANDSCAPE ARCHITECT

PROJECT:
JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
PLANTING PLAN

DRAWN BY: NHS
CHECKED: DW
DATE: 10/10/2017
REVISIONS: 07/01/2019 (Permit Set)
JOB NO. 18-117

SHEET:
LS1.1

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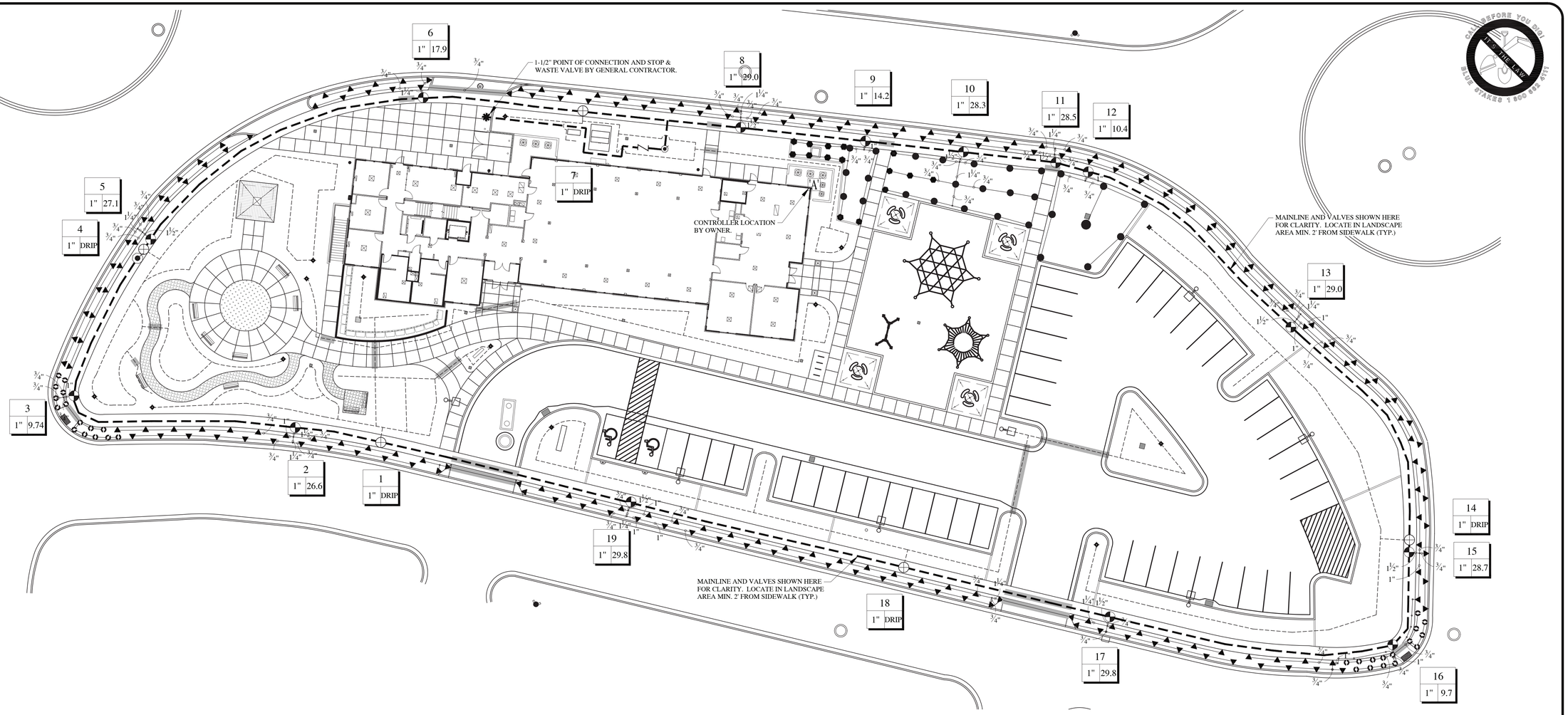
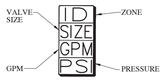


IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	RAINBIRD XB20 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	2.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	11-14	SEE IRRIGATION DETAILS
	RAIN BIRD 1804-PRS POP-UP SPRAY 6 SERIES VAN	V	6'	30	.37	--	.60	--	--	--	--		SEE IRRIGATION DETAILS
▼ ▼ ▼	RAIN BIRD 1804-PRS POP-UP SPRAY STRIP SERIES	LCS, RCS, SST	15'	30	--	--	.61	--	--	1.21	--	6	ADJUST ARC AS NEEDED
●●●	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	Q,H	8'	30	.26	--	.52	--	--	--	--	6	ADJUST ARC AS NEEDED
●●●●	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,H,F,VAN	10'	30	.39	--	.79	--	--	1.58	--	6	ADJUST ARC AS NEEDED
●●●	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	H,F	12'	30	--	--	1.30	--	--	2.60	--	6	ADJUST ARC AS NEEDED
●●●	RAIN BIRD 1804-PRS POP-UP SPRAY 15 SERIES	H,F	15'	30	--	--	1.85	--	--	3.70	--	6	ADJUST ARC AS NEEDED
●	RAIN BIRD R-VAN18-360 SERIES 1804-SAM-P45	F	18'	30	--	--	--	--	--	1.85	--	6	ADJUST ARC AS NEEDED
●	RAIN BIRD R-VAN24-ADJ SERIES 1804-SAM-P45	Q,T,H	24'	45	.84	1.16	1.68	--	--	--	--	7	ADJUST ARC AS NEEDED
A	RAINBIRD CONTROLLER, MODEL #SPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	1 ½" IRRIGATION POINT OF CONNECTION AND STOP & WASTE												
	1 ½" WILKINS 375-S-ROF RPZ BACKFLOW WITH STRONG BOX COVER.												
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											16	JUMBO VALVE BOX
	RAIN BIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER IF REQUIRED.											2,3 & 5	JUMBO VALVE BOX
	1-1/2" SCH. 40 MAINLINE (UPSIZE MAINLINE TO MATCH EXISTING MAINLINE SIZE IF EXISTING MAINLINE IS LARGER THAN 1-1/4")											8-10	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											8-10	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR BLACK STRIPE TUBING BY RAINBIRD. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											11-14	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											8-10	
	SLEEVE: (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											10	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											8-10	COORDINATE WITH ALL TRADES
	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											15	REFERENCE DETAILS
	ISOLATION VALVE												

VALVE ID TAG



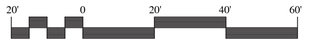
DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB20 (2GPH)
ALL SHRUBS	2	XB20 (2GPH)
TREES IN PLANTERS	4	PC-05 (5GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL PC-DIFFUSER CAP ON ALL XB20 & PC-05 EMITTERS.

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1.1/2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM, 1-1/2" PIPE MAX. 32GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
11. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. DRIP LINES SHALL BE FLEXIBLE PVC TUBING BY RAINBIRD. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
17. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
18. CONTOL WIRING TO BE 14 GAUGE SINGLE STRAND WIRE. USE RED FOR HOT WIRE, WHITE FOR COMMON WIRE AND BLUE FOR SPARE WIRE. ALL WIRES TO BE HOME RUN FROM VALVE TO CONTROLLER. INSTALL 1 SPARE WIRE FOR EVERY 5 VALVES.



SCALE: 1"=20'-0" ON 24X36 SHEET

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LICENSED LANDSCAPE ARCHITECT
NO. 356187

PROJECT:

JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: NHS
CHECKED: DW
DATE: 10/10/2017
REVISIONS: 07/01/2019 (Permit Set)
JOB NO. 18-117

SHEET:

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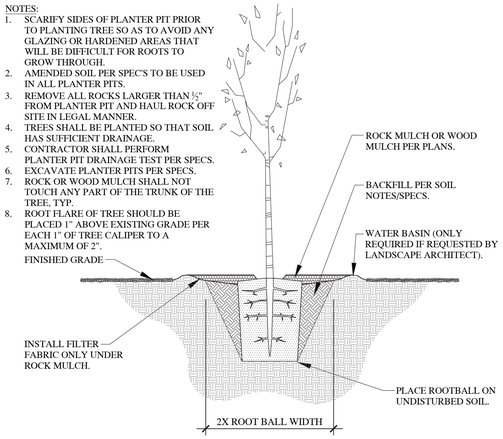
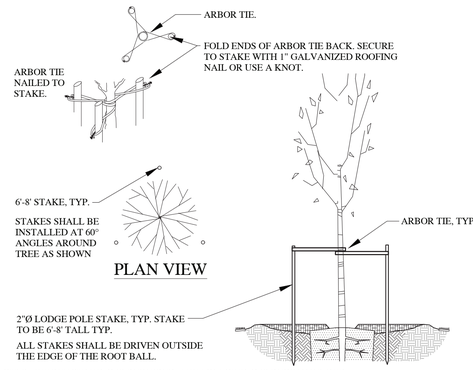
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



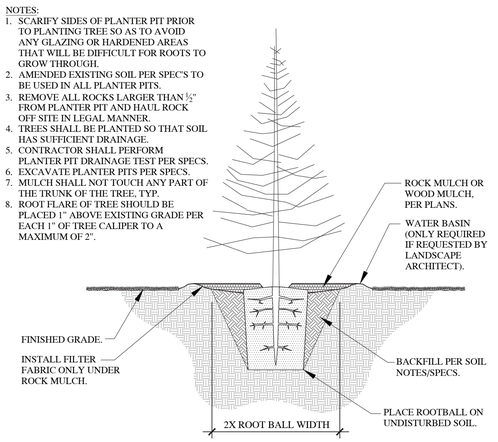
1 DECIDUOUS TREE PLANTING
SCALE: NTS



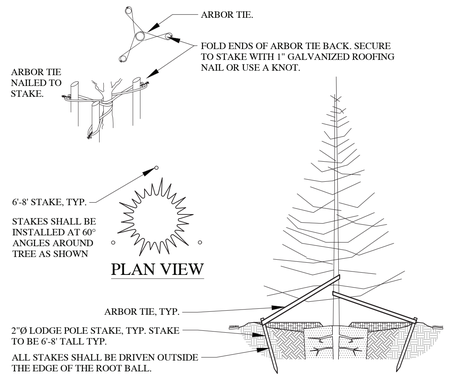
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

2 DECIDUOUS TREE STAKING
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



3 EVERGREEN PLANTING
SCALE: NTS



NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
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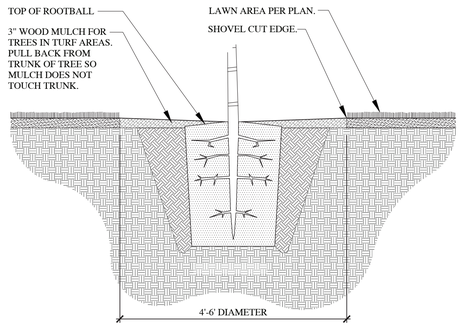
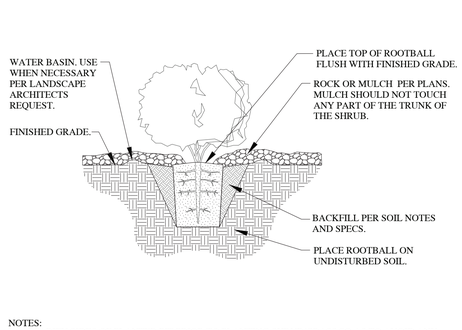
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.

4 EVERGREEN TREE STAKING
SCALE: NTS



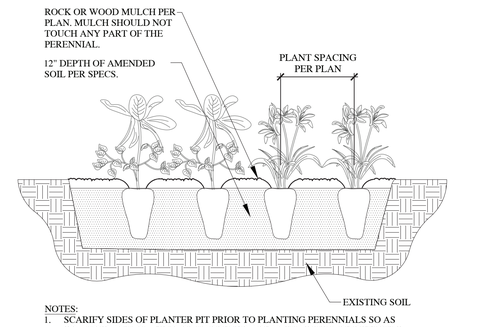
NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0",
3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

5 TREE WELL IN TURF AREA
SCALE: NTS



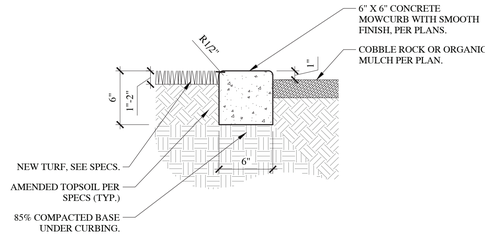
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

6 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: NTS



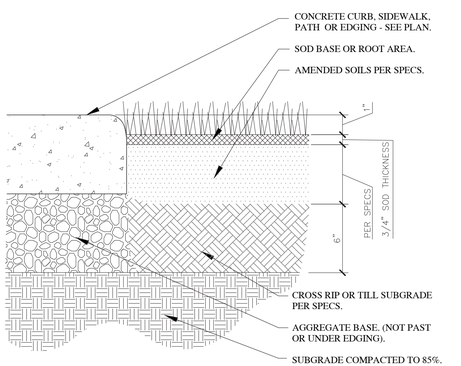
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
4. EXCAVATE PLANTER PITS PER SPECS.

7 PERENNIAL PLANTING
SCALE: NTS



NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30' ALONG MOWCURB.

8 6" MOWCURB SECTION
SCALE: 1 1/2" = 1'-0"



NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS
3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2½" - 3".

9 SOD LAYING AND EDGE
SCALE: NTS

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STAMP:
STATE OF UTAH
DARREN G. WILSON
LICENSED LANDSCAPE ARCHITECT
NO. 356187

PROJECT:
JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE DETAILS

DRAWN BY: NHS
CHECKED: DW
DATE: 10/10/2017
REVISIONS: 07/01/2019 (Permit Set)
JOB NO. 18-117

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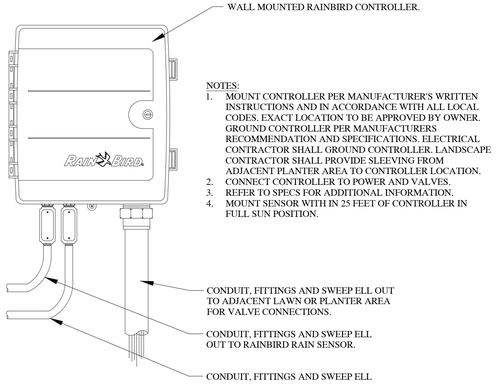
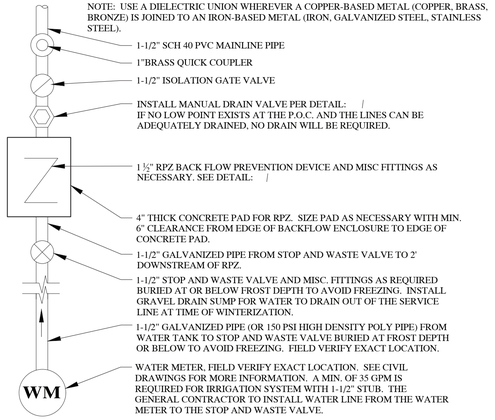


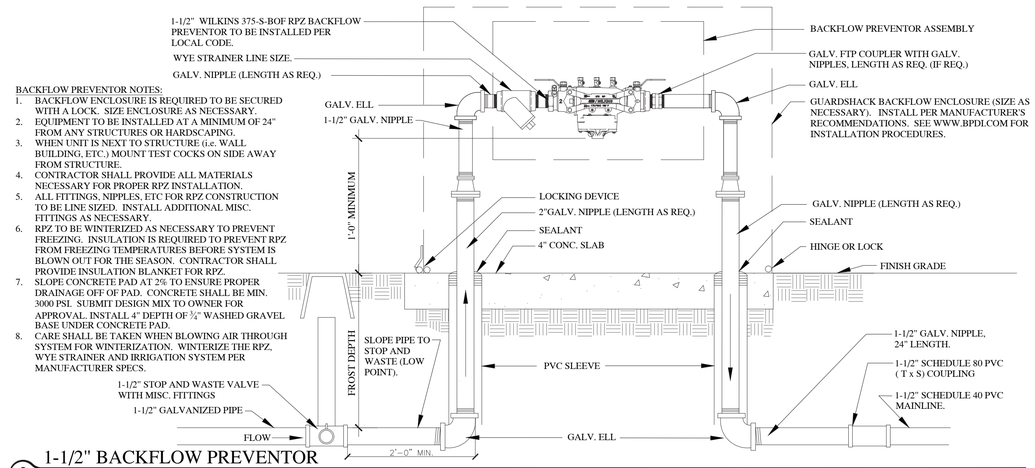
1 CONTROLLER WITH SENSOR

SCALE: NTS



2 1-1/2" POINT OF CONNECTION

SCALE: NTS



BACKFLOW PREVENTOR NOTES:
1. BACKFLOW ENCLOSURE IS REQUIRED TO BE SECURED WITH A LOCK. SIZE ENCLOSURE AS NECESSARY.
2. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
3. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, FTC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. ALL FITTINGS, NIPPLES, ETC FOR RPZ CONSTRUCTION TO BE LINE SIZED. INSTALL ADDITIONAL MISC. FITTINGS AS NECESSARY.
6. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL PROVIDE INSULATION BLANKET FOR RPZ.
7. SLOPE CONCRETE PAD AT 2% TO ENSURE PROPER DRAINAGE OFF OF PAD. CONCRETE SHALL BE MIN. 3000 PSI. SUBMIT DESIGN MIX TO OWNER FOR APPROVAL. INSTALL 4" DEPTH OF ¾" WASHED GRAVEL BASE UNDER CONCRETE PAD.
8. CARE SHALL BE TAKEN WHEN BLOWING AIR THROUGH SYSTEM FOR WINTERIZATION. WINTERIZE THE RPZ, WYE STRAINER AND IRRIGATION SYSTEM PER MANUFACTURER SPEC'S.

3 1-1/2" BACKFLOW PREVENTOR

SCALE: NTS

NOTES:
1. PROVIDE OWNER WITH (2) OPERATING KEYS.
2. INSTALL FLANGE X BELL ADAPTER TO CONNECT PVC PIPE TO LEEMCO VALVE.
3. LINE SIZE ISOLATION VALVES AND FITTING.

4 MAINLINE GATE VALVE

SCALE: NTS

NOTES:
1. INSTALL MANUAL DRAINS AT P.O.C. & ISOLATION VALVES.
2. PROVIDE OWNER WITH (2) VALVE KEYS.
3. AT CONTRACTORS DISCRETION, THE MANUAL DRAIN AS WELL AS THE GATE VALVES MAY BE INSTALLED IN (1) 24" DIAMETER PVC PIPE WITH A CAST IRON LID. INSTALL MIN. 12" DEPTH OF GRAVEL IN BASE OF 24" DIAMETER SLEEVE
4. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE INSTALLED AT THE LOW POINT ENSURE PROPER DRAINAGE.

5 MANUAL DRAIN

SCALE: NTS

NOTES:
1. PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION.
2. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

6 TRENCH SECTION

SCALE: NTS

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.
3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

7 PIPE, WIRE, AND TRENCH

SCALE: NTS

NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

8 SLEEVING

SCALE: NTS

NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

9 QUICK COUPLER VALVE

SCALE: NTS

NOTES:
1. MAXIMUM 2 VALVES PER VALVE BOX.
2. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.
3. USE GREEN BOXES IN LAWN AREAS & TAN BOXES IN PLANTER AREAS.
4. BOXES WITH 2-VALVES SHALL BE A JUMBO SIZED BOX OR BIGGER PER LANDSCAPE ARCHITECTS DIRECTION.

10 CONTROL VALVE

SCALE: NTS

NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

11 VALVE ASSEMBLY

SCALE: NTS

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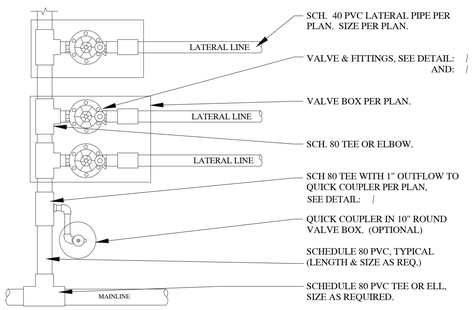
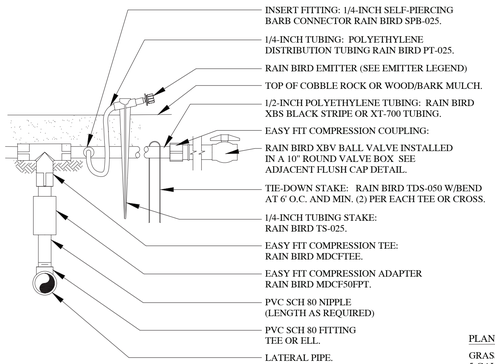


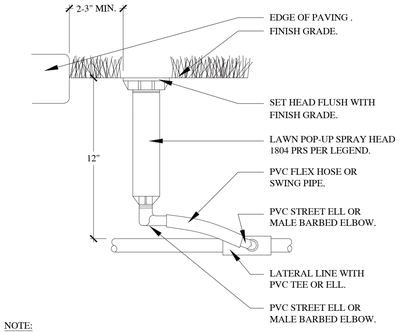
NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

12 VALVE MANIFOLD

SCALE: NTS



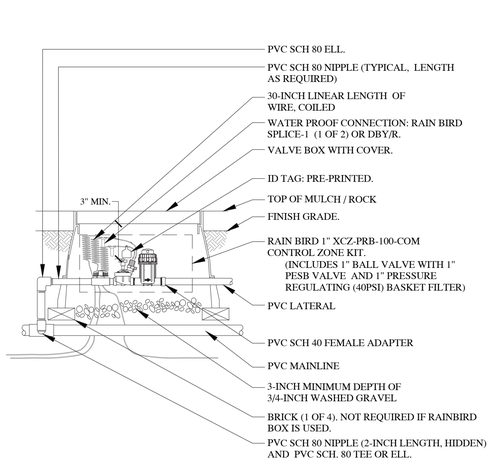
NOTE:
1. USE XERIMAN TOOL XM-TOOL TO INSERT CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
2. XBS TUBING MAY BE SUBSTITUTED WITH XT-700 AT CONTRACTORS OPTION.



NOTE:
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

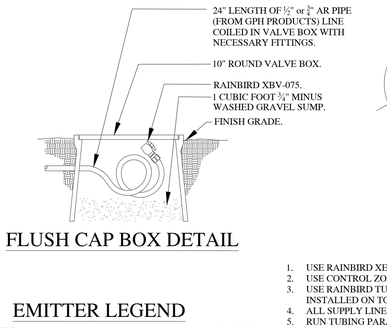
13 POP-UP SPRAY

SCALE: NTS



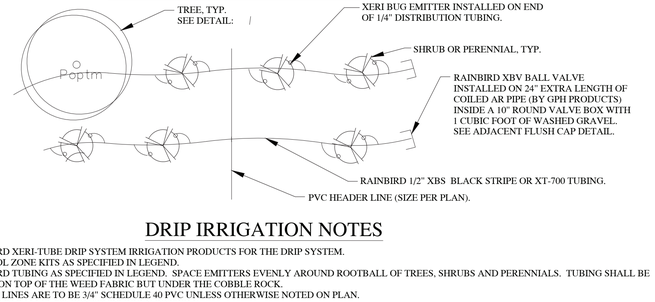
14 1" DRIP CONTROL ZONE KIT

SCALE: NTS



FLUSH CAP BOX DETAIL

SCHEMATIC EMITTER LAYOUT



EMITTER LEGEND

PLANT TYPE	# OF EMITTERS	TYPE OF EMITTER
GRASSES AND PERENNIALS	1	XB-20PC
5-GAL. SHRUBS	2	XB-20PC
FLOWERING TREES	4	PC-05
EVERGREEN TREES	4	PC-05
SHADE TREES	4	PC-05

DRIP IRRIGATION NOTES

1. USE RAINBIRD XERI-TUBE DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM.
2. USE CONTROL ZONE KITS AS SPECIFIED IN LEGEND.
3. USE RAINBIRD TUBING AS SPECIFIED IN LEGEND. SPACE EMITTERS EVENLY AROUND ROOTBALL OF TREES, SHRUBS AND PERENNIALS. TUBING SHALL BE INSTALLED ON TOP OF THE WEED FABRIC BUT UNDER THE COBBLE ROCK.
4. ALL SUPPLY LINES ARE TO BE 3/4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED ON PLAN.
5. RUN TUBING PARALLEL TO CONTOURS WHEN POSSIBLE.
6. INSTALL EMITTERS PER EMITTER LEGEND. ON-SITE ADJUSTMENTS TO DRIP SYSTEM MAY BE NECESSARY DUE TO DIFFERING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER WATERING OF ENTIRE DRIP SYSTEM.
7. PVC LATERAL TO BE INSTALLED WHERE DRIPLINE RUNS UNDER SIDEWALKS OR OTHER PAVED AREAS UNLESS OTHERWISE INDICATED ON PLANS.
8. FLOW THROUGH XBS OR XT-700 TUBING SHALL NOT EXCEED 4 GPM IN ANY 1 DIRECTION.
9. L.C. SHALL INSTALL PC DIFFUSER CAPS ON PC-05 EMITTERS PER MANUFACTURER'S SPECS.
10. WHEN NATIVE PLANTS MATURE EMITTERS MAY BE ABLE TO BE DOWNSIZED DUE TO REDUCED WATER REQUIREMENTS OF NATIVE PLANTS. OWNER WILL BE RESPONSIBLE FOR ADJUSTING QUANTITY AND/OR SIZE OF EMITTERS AS PLANTS MATURE.
11. DUE TO OVERSPRAY OF LAWN AREAS INTO PLANTER AREAS, SOME PLANTS MAY NOT NEED ANY AS MANY DRIP EMITTERS AS REQUESTED OR THE EMITTERS MAY BE ABLE TO BE DOWNSIZED OR ELIMINATED ALTOGETHER . PLANTS NEAR SPRAYS IN FLOWER AREAS MAY NEED FEWER OR SMALLER EMITTERS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY SO THAT PLANTS DO NOT GET OVER OR UNDER WATERED.

15 RAINBIRD XERI-TUBE DRIP SYSTEM

SCALE: NTS

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Walden Clubhouse

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EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING MINUTES

September 24, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

ELECTED OFFICIALS PRESENT: City Councilmembers Donna Burnham and Melissa Clark.

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

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

1.A. Review of Upcoming Agenda Items

Planning Manager Michael Hadley explained there are three upcoming agenda items to be discussed. The first is the Stratton Estates preliminary plat, which has previously been presented to the Planning Commission. The applicant has submitted a revised plan for review. Transitioning has been adjusted and the applicant is working with the Utah Division of Wildlife Resources (DWR) for wildlife corridor preservation. The final location of that corridor has not been determined at this time.

Scot Hazard, Stratton Estates representative, explained this application was submitted approximately two years ago. He stated this is a sensitive and he did not want to bring the application back to the Planning Commission until he exhausted all options regarding traffic and connectivity. There is a dedicated right-of-way connecting to Cedar Drive that has been in place since the application was first submitted; this is the only legal access to this project. He has worked with staff and neighboring property owners to find options that would divert traffic away from Cedar Pass Ranch. The property to the north and west of this project is owned by the LDS church. They researched multiple options including purchasing, trading, and leasing property for access through the LDS church's property, but tax constraints due to their non-profit status prevented any feasible solutions. He stated at the last Design Review Committee meeting earlier this year, the Fire Marshal said he will not approve the plan unless the project connects at Cedar Drive, unless the City issues a letter to Unified Fire Authority indemnifying UFA and the Fire Marshal, as the City would be acting against the City's own fire code and against the Fire Marshal's instruction.

One change Mr. Hazard made to the plan was to move the density much farther away from the large lots in Cedar Pass Ranch to allow for more transitioning. Another change to address traffic

concerns was made to the road. Instead of having straight roads, he redesigned the plan to have roads that meander with curves and elbows. Once the traffic signal is in place at Lone Tree Parkway and Pony Express Parkway, that will likely be the preferred route, versus through Cedar Pass Ranch.

Mr. Hazard explained he is working with the DWR but has received very little direction regarding details of the wildlife corridor. The DWR representative stated he will research the issue and inform Mr. Hazard of solutions that currently exist in other similar situations. Community Development Director Steve Mumford explained that the City is working with multiple property owners regarding wildlife corridor preservation. The DWR has tracked the route that deer take through the City; they are decreasing the time for each GPS ping to only twenty minutes apart in order to better determine the deer's migration route. The City is also working with the DWR regarding coverage, including foliage, and fencing options.

Commissioner Wood stated the preliminary plat does not comply with the City's General Plan. Mr. Hazard explained his application was submitted two years ago and is working with City staff and the Mayor. He said the General Plan is a guiding document and stated that 2.5-acre lots are prohibitive and are not economically feasible. This plan complies with the City's current transition requirements, not the requirements from when the application was submitted.

Commissioner Wood suggested the applicant increase the size of the smaller lots on the west side of the project. He stated that the transition does not need to go all the way down to the size of adjacent lots and said this plan will likely receive pushback. Mr. Hazard explained the smallest lots in Stratton Estates are twenty percent larger than the adjacent lots in the Lone Tree subdivision.

Commissioner Wright expressed concerns regarding the potential rezone and if the property will comply with the City's updated zones. Commissioner Wood stated the plan will not comply with the updated zones and stated Mr. Hazard should work with staff regarding items such as frontages.

Commissioner Wright said the connection to Cedar Pass Ranch is beneficial and necessary, even if it is not in his own best interest. He likes the circular route the roads take within the subdivision.

Mr. Hadley explained the Parkway Crossroads site plan is located along Pony Express Parkway near Ranches Parkway. The plan includes commercial units with residential units on top of the buildings. The applicant will request a perpetual use easement for parking on the powerline corridor. The applicant will also deed property to the City for future expansion of Pony Express Parkway.

Scot Hazard, owner of Parkway Crossroads, explained a concept plan for Parkway Crossroads was presented to the City Council earlier this year. He informed the Planning Commissioners of the history of the property which resulted in a property swap with the City. He was told that a portion of his property will be required for future expansion of Pony Express Parkway. Instead of the City purchasing this expansion area, Mr. Hazard stated he is proposing the City allow a

perpetual use easement for parking on land the City owns behind his site, and he will give the expansion property to the City. The property behind the City's property is the Rocky Mountain Power powerline corridor. The only permanent structure Mr. Hazard intends to build on this easement area is a potential shade structure with picnic tables and garbage receptacles to accommodate the food truck patrons. This will clean the area up and Mr. Hazard will maintain the property.

Mr. Hazard explained his plan is to include fourteen apartments above the commercial units, but not above the restaurant pad. They will have full separation between the uses so no sound transfer will exist. The residential units will have their own private access. The apartments will be one-bedroom one-bathroom units that are approximately 700 square feet. The units will have a maximum occupancy of two people with an exception for a third occupant for a six-month period. He will meet with the Postmaster on site to determine the best location for the mail box.

Mr. Hazard stated he has a conditional approval from Rocky Mountain Power to use their easement. The only restrictions are excavation around the existing tower and the height of any structure that will be built on the property. Once the City approves Mr. Hazard's use, Rocky Mountain Power will provide an official approval.

Mr. Hadley explained the Jeppson Auto site plan has been revised and the new site is in the Ranches at the corner of Half Mile Road and Ranches Parkway. The applicant will continue to update the plan. One change is to relocate an entrance to the site, as the current location is too close to the intersection of Half Mile Road and Ranches Parkway.

Commissioner Wood stated that this location does not have a zone and asked if this use would be allowed. Mr. Hadley explained that the City Attorney has stated this property is zoned Village Core, so the property will need to be rezoned to Commercial. This use is a conditional use in the Commercial zone.

Speaking as a representative for Jeppson Auto, Scot Hazard explained they will submit a rezone application to for this site from Village Core to Commercial, as the Village Core zone is obsolete with the dissolution of The Ranches Master Homeowners Association. They will also submit an application for a conditional use permit. They have adjusted the entry points and have added landscaping for a buffer along Ranches Parkway.

Commissioner Wood stated the City's zones are in review, so the applicant should not move forward until the zones are finalized, as it will be a waste of the applicant's time.

Commissioner Wright asked how the property will accommodate parking. Mr. Hazard explained they have more parking stalls than the City requires. There is a walled off area for overnight storage of customers' vehicles. This provides security and shielding to surrounding properties. This site is better proportioned for this use.

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

Commissioner Everett called the policy session to order at 6:09 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

None.

5. Action and Advisory Items

5.A. Development Code Amendments – Public Hearing

Mr. Mumford explained staff is beginning the process of updating the commercial, business park, and industrial zones, as well as creating open space and mixed use/transit-oriented zones. The intent is to implement the 2018 General Plan goals and strategies, as was done recently with the residential zones. Some zones will be updated, while some changes may be large enough to require new zones. The zones will be presented one at a time once staff has met with the City Administrator and Mayor Westmoreland. They may have a small committee with members of the City Council and Planning Commission to discuss possible major changes.

Commissioner Everett asked that staff inform the Commission of what zones are under review by City staff so Commissioners can research the zone types alongside staff.

Commissioner Wood expressed concern with the transit-oriented development zone, as the transportation plan needs to be updated first. He said the commercial and industrial zones should be reviewed first. Commissioner Wright agreed with this sentiment.

Commissioner Everett opened the public hearing at 6:14 p.m.

Commissioner Everett stated he will continue the public hearing until they have material the public can comment on.

Commissioner Everett continued the public hearing at 6:14 p.m.

MOTION: ***Commissioner Everett moved to table the Development Code amendment item. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

5.B. Harshberger Variance – Public Hearing

Mr. Hadley explained the request is to allow a flag lot on parcel 58:044:0030 with a variance to the lot frontage requirement. The property is landlocked with the Cory Wride Memorial Highway to the north and residential lots to the south, east, and west. Rather than accessing the property from Cory Wride Memorial Highway, the applicant would like to access this property by providing a 20-foot wide access through the west portion of an adjacent lot the applicant owns in the Cedar Pass Ranch subdivision. He showed the current design of the future Cory Wride Memorial Highway expansion and stated this property is not affected by the expansion.

He explained the Commission should consider access to the property, possible negative effects of surrounding properties, and if the application meets the variance criteria. The following are the five required criteria for approval:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of the title is observed and substantial justice is done.

Applicant representative Scot Hazard explained that the variance does not make the lot buildable; that would require a rezone and further consideration from the City. They have been granted access to Cory Wride Memorial Highway from UDOT, but access through the residential road would be a safer route. The property owner lives out of state and may eventually move back to Eagle Mountain, and a rezone application may come in the future to allow for a residence on this lot. This lot is not included in the Cedar Pass Ranch subdivision. The access would be a private drive, not a public road.

Commissioner Everett asked if placing a road over the horse trail easement would be a concern. Mr. Hazard said equestrian trails cross roads, so it is not unusual.

Commissioner Everett opened the public hearing at 6:22 p.m.

Commissioner Everett stated he received emails from Mariann Burningham, Greg Whiting, and Bettina Cameron.

Karen Stanley expressed concerns regarding the driveway location adjacent to her property and potential future uses of the property.

Michael Carr, president of the Cedar Pass Ranch Homeowners Association, said the road will also require a variance approval from the HOA.

Bettina Cameron read a letter from the Cedar Pass Ranch HOA attorney that stated the HOA has not granted an easement for the road and requested the City require HOA approval as a condition of approval of the variance. She expressed concern regarding safety of pedestrians and horses and regarding possible future uses of the property.

Jason Heidel said the lot is 2.6 acres, which is half the size of the surrounding lots. While the application is not for a rezone, he believes the owner will attempt to rezone in the future. A rezone creates a hardship for the City and the community. If Cory Wride Memorial Highway is expanded, it will cost more in taxpayer dollars to purchase the improved property.

Mariann Burningham said the Cedar Pass Ranch HOA can force a stoppage of the easement. She said the lot is not landlocked and can access the property through the property owner's other lot. She requested the variance be denied.

Commissioner Everett closed the public hearing at 6:34 p.m.

Commissioner Wood said the equestrian path dispute is a private matter between the Cedar Pass Ranch HOA and the property owner, as is any dispute of the easement. Regarding compatible use, this property may be compatible with a rezone to the RA-2 zone. This application tasks the Planning Commission with determining if the variance for the lot frontage requirement meets the required criteria.

Commissioner Anderson stated the access road may affect water flow and drainage.

Mr. Mumford said the City ordinance does not prohibit the applicant from putting a driveway along their property. The variance is for the lot frontage requirement. If the variance is denied, the applicant is still able to install a driveway to that property. If the variance is approved, it does not make the lot buildable; a rezone is still required.

Commissioner Everett explained all five criteria listed in the Municipal Code must be met in order to allow the variance.

Commissioner Wright said there is a reasonable access to the property; therefore, not granting the variance does not cause unreasonable hardship for the applicant (criterion number one). He stated there is no purpose for the variance without a rezone application, as the frontage requirement does not apply to the Agriculture lot.

Regarding the second criterion, Commissioner Wright said the property does not have special circumstances that do not generally apply to other properties in the district.

Commissioner Everett said as the property is currently zoned, the applicant does not need the variance for the enjoyment of a substantial property right, which is criterion number three.

Regarding the last criterion, Commissioner Wright stated the road could impede the equestrian trail, which could be contrary to the public interest. The trails were put in their locations in order

to be in non-developed areas to accommodate horses. Mr. Mumford explained horse trails in Cedar Pass Ranch, Meadow Ranch, Overland Trails, and North Ranch cross asphalt roads.

Discussion ensued regarding potential residential zones for this lot.

Commissioner Wood said the lot has an easement to access and use the property for its current zone designation.

Commissioner Everett explained the Planning Commission is the decision authority for variances and the City Council is the appeal authority.

MOTION: ***Commissioner Wood moved to deny the Harshberger variance for the following reasons:***

1. ***The variance does not meet criterion number one as stated in Municipal Code: Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title; and***
2. ***The variance does not meet criterion number two as stated in Municipal Code: There are special circumstances attached to the property that do not generally apply to other properties in the same district.***

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

5.C. John Walden Clubhouse Site Plan & Conditional Use Permit – Public Hearing

Mr. Mumford explained the proposed clubhouse is intended to serve the Eagle Mountain Communities Master Association. The building will include office space, health and fitness use, preschool space, and reception space. The reception use requires a conditional use permit. He presented plans for the site and explained the applicant has aligned the entry points along Stagecoach Run to the entry points to City Hall. He said the dumpster enclosure has been located near the kitchen area, which will require garbage truck access off of the roundabout to the west of the site. The applicant has proposed two curb cuts to allow garbage trucks to pull into the property from the roundabout and exit to Trailhead Road. The City Engineer has worked with the applicant and reduced the access to a one-way drive through and is comfortable with the proposal. He explained stucco cannot exceed 50% of the building material, which the applicant has said the building complies with.

Mr. Mumford explained Stagecoach Run has never been dedicated or deeded to the City as a public right-of-way, and the applicant has expressed affability to dedicating this to the City. The project also will require streetlights.

Commissioner Wood expressed concern that forty-five parking stalls will not be sufficient and that the street may not be wide enough for on-street parking. Mr. Mumford said the City looked

at parking requirements for reception centers when the parking code was amended and that requirement was increased.

Applicant representative Angie Poulsen stated Garden Near the Green has a similar number of parking stalls. Mr. Mumford confirmed that Garden Near the Green has a capacity of approximately 100 to 150 people.

Ms. Poulsen explained the intent of the preschool space is to offer space for in-home preschools to hold classes. Residents within the master homeowners association will be able to use the facilities free of charge, and nonresidents will be able to rent space. The trash enclosure was located in its current place to accommodate garbage from the school and reception center.

Commissioner Wood stated he would prefer a safer location for the trash enclosure that does not allow traffic to access the site from the roundabout.

Chad Spencer, applicant representative, explained an additional reason the location of the trash enclosure was chosen is to allow catering companies to unload at the back of the building, versus taking up parking stalls.

Commissioner Wright expressed concerns that the trash enclosure will be at the perceived entrance to City Hall and recommended locating it at the back of the property. Mr. Spencer explained the other possible location would be adjacent to the preschool and playground area, which they would like to avoid. They have integrated the enclosure into the building, so it will not be an eyesore.

Commissioner Everett opened the public hearing at 7:09 p.m. As there were no comments, he closed the hearing.

Commissioner Wright stated the building elevations are very attractive. He said the roundabout is designed to continuously move traffic and an access point there does not meet the road's intent; it will prevent the continuous flow.

Commissioner Wood stated traffic is not supposed to stop in the middle of the roundabout and said an entry point at this location will violate Municipal Code.

Commissioner Everett expressed similar concerns regarding the roundabout and stated screening will be required for headlights. He likes the design of the building, and stated the facility will be beneficial to the City.

The Commissioners agreed that the main point of concern is the access to the property from the roundabout.

Commissioner Wood asked if there is a required distance for driveways. Mr. Mumford said intersections must be 200 feet apart. Driveways are required to be 50 feet from intersections, but that distance can be adjusted, if needed. The architectural requirements state trash enclosures must be oriented away from public view. The Site Plan chapter of the Municipal Code states

access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage along a public right-of-way, all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common access point.

MOTION: ***Commissioner Wood moved to approve the John Walden Clubhouse conditional use permit. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the John Walden Clubhouse site plan with the following conditions:***

1. ***The location of the entrance to the kitchen and trash receptacles shall be changed to comply with Eagle Mountain Municipal Code Chapter 17.100.060(D) and 17.100.050(C); and***
2. ***The applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.***

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

5.D. B & H Land Holdings General Plan Amendment – Public Hearing

Mr. Hadley explained the property is located west of the Brylee Estates development and north of the Brandon Park subdivision. The property is approximately 162 acres and is currently zoned Agriculture. The current General Plan designation is a combination of Employment Center/Campus and Neighborhood Residential One. The proposal is to change the General Plan designation to include Neighborhood Residential 1, Agriculture Rural Density 2, Neighborhood Residential 3, and Commercial. Mr. Hadley presented a possible layout of the property and stated items the Commissioners should consider are the proposed freeway that runs through this property and if the development is consistent with surrounding areas that are currently being built.

Applicant Andy Flemm said they have submitted updated plans that reflect the recent changes made to the residential zones. Commissioner Wood stated he does not want to change the General Plan until the commercial, industrial, and business park zones are updated. He also wants staff to determine how to transition between different zone types.

Commissioner Wright stated the volume of each requested use may not be appropriate, depending on future transitioning requirements between zone types.

Mr. Flemm stated they planned the site to align with Brandon Park and Brylee Estates. The property owner was not notified of the update to the General Plan and purchased the property with the understanding that the property was designated for residential use. He expressed concern with the current layout of commercial designations and future roads.

Commissioner Wood stated they do not know what will be allowed in the future commercial zone. He said the applicant should wait to pursue this project until the new zones are updated. Mr. Flemm asked removing the commercial section of the application and leaving it as agriculture until the commercial code is updated would alleviate Commissioner Wood's concerns. Commissioner Wood stated he will not change the General Plan until the zones are updated.

Commissioner Everett opened the public hearing at 7:35 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if the Commission should table the item until the updated zones are implemented. Mr. Mumford stated it is not reasonable to table the item for that long of a period, as the property owner has due process.

Commissioner Everett said if Campus is removed from the General Plan and replaced with Residential use, it should be added in another area of the City.

Commissioners Wright and Wood stated there may be too much multifamily in this proposal.

MOTION: ***Commissioner Wood moved to recommend denial to the City Council of the B & H Land Holdings General Plan amendment. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

5.E. Available Storage Site Plan & Conditional Use Permit – Public Hearing

Planner Jessa Porter explained the proposal is for a site plan and conditional use permit for a storage facility located along Pony Express Parkway just north of the Community Development Building on seven acres within the Sweetwater Industrial Park. The applicant will be required to submit a phasing plan to ensure compliance with the Fire Marshal's requirements. Pony Express Parkway right-of-way includes a 20-foot park strip that includes an 8-foot asphalt trail, so the site plan and landscape plans shall be revised accordingly.

Commissioner Wood asked if the design provides sufficient screening adjacent to the Community Development Building. Mr. Mumford said this will provide improved privacy for the City's storage in the back of the property.

Commissioner Wright asked about the facility's parking. Ms. Porter stated the City Code allows the Commission to determine parking requirements.

Applicant representative Jesse Reynolds explained the office will also serve as a residence and an individual will be on site twenty-four hours a day; that person will park inside the facility and will not utilize customer parking.

Owner Dustin Aldridge said parking stalls on the south side will be used for customers to return moving trailers. They will have set hours and the on-site manager will work with customers to ensure the moving trucks are stored inside the facility. They have not determined the location inside the facility where the vehicles will be stored. They have been discussing a partnership with U-Haul to offer moving vehicles to patrons. They will have indoor storage as well as outdoor self-storage units with rolling doors. The plan is to also include indoor and outdoor boat and recreational vehicle storage units.

Mr. Aldridge explained the property will be landscaped, and that the perimeter fence will be the actual storage buildings; they do not build additional masonry walls around the storage units. They want to honor the "handshake easement" the original property owner has with Arrow Engineering. Arrow Engineering was told they can continue to use the road on the south end of Mr. Aldridge's property to access the Arrow Engineering property. The City Engineer has stated a road eventually will be installed on the west side of this site. Once that road is completed, they will construct storage units on the road Arrow Engineering is using, which will be a part of phase three. Their intent is to install a black chain link fence in areas where the storage units are not constructed until future phases are complete; they would like to start phase two within three years.

Commissioner Wood expressed concerns that three sides of the facility will be open until future phases are completed, and the possibility that the project will not move past phase one. He stated chain link fence is not allowed.

Commissioner Wright stated the perimeter walls should be included in phase one in order to avoid a property that is not aesthetically pleasing.

Mr. Aldridge said that since the City's property along Pony Express Parkway has chain link, they believed they would be allowed to install the same type of fence.

Mr. Mumford said vinyl coated chain link fence up to eight feet tall is permitted in industrial areas; the Planning Commission may require solid screening fence.

Mr. Aldridge stated they are confident that all phases will be completed, but they are not involving outside investors, which is why they are starting with phase one. The wall is approximately $200 per linear foot; economically it does not make sense to construct the entire perimeter in phase one. They will make the frontage road aesthetically pleasing and the goal is to include the units, or walls, along three sides of the property in phase two, leaving the access open for Arrow Engineering.

Commissioner Everett opened the public hearing at 8:02 p.m. As there were no comments, he closed the hearing.

Commissioner Everett stated this facility will be utilized by residents, but expressed concerns with the limited parking for U-Haul trailers and with chain link fencing.

Commissioner Wood said the City has had applicants with good intentions, but that their projects did not come to fruition. He wants finished projects, so if the project fails, it is screened and not an eyesore. Chain link fences do not provide screening; a fence that complies with the City's Municipal Code needs to be installed.

Commissioner Anderson said the parking stalls do not look large enough for moving trailers.

Commissioner Wright said a six-foot tall fence is not high enough to store recreational vehicles behind and suggested a height of eight feet. Additionally, there is not enough room to park six moving trailers.

Mr. Mumford explained that conditional use permits that do not comply with conditions of approval may be revoked. If the Commission approves this conditional use permit with conditions of approval related to the moving trailers, and the conditions are not complied with, there is a process to correct the violations or revoke the permit.

Discussion ensued regarding the number of allowed moving vehicles in front of fencing, as well as requirements of the conditional use permit.

Commissioner Wright expressed concerns regarding requiring screening on the south side of the property, as it would block Arrow Engineering from accessing their property. He asked if the entity that sold Mr. Aldridge this property could offer an alternate access. Mr. Aldridge said he can work with the other entities to determine if an alternate access is possible. Mr. Hadley explained the approved Sweetwater Industrial Park has future planned roads. Those will be constructed as businesses are developed in the project.

Commissioner Wood informed Mr. Reynolds that the perimeter should include a six-foot solid fence. Commissioner Wright stated the Commission should require an eight-foot masonry wall around the perimeter in phase one. Mr. Reynolds reiterated that the ten-foot tall masonry wall in the proposal is the actual building, not a fence. These buildings sit on a concrete foundation, which will be very costly to install around the entire property.

Mr. Mumford explained if the Commissioners' concern is the view from the public right-of-way, the first phase will mitigate that concern. There is nothing existing on the west side of the property.

Commissioner Wood said the Municipal Code requires moving vehicles to be behind a six-foot tall privacy fence. Mr. Mumford explained the outside buildings would serve as the privacy fence. He said Eagle Mountain Storage and Sunset Storage both built in phases; the chain link fencing at those locations was not visible as the phases were completed. He said screening the south side of the property under discussion is not as important, as it is the City's property.

Commissioner Wright disagreed and stated screening is important on all four sides of the property, and that the Municipal Code needs to be applied uniformly.

Mr. Aldridge explained they have analyzed the project comprehensively. He asked why the City's building is allowed to have chain link, but he would not be. Commissioner Wood stated the City's use is different than this application.

Mr. Mumford stated to address the Planning Commission's concerns, the approvals can require conditions that mitigate screening concerns, and may include an updated phasing plan with screening and a prohibition on utilizing areas of the property that are not screened.

MOTION: ***Commissioner Wood moved to approve the Available Storage conditional use permit with the following conditions:***

1. ***The use shall comply with Eagle Mountain Municipal Code Chapter 17.40.040(L): "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: self-storage or mini-storage";***
2. ***The u se shall comply with the Eagle Mountain Municipal Code Chapter 17.40.040(R): "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: moving and storage facilities and businesses";***
3. ***The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(E): "Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulation."; and***
4. ***The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(F): "Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall."***

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

MOTION: ***Commissioner Wood moved to recommend approval to the City Council the Available Storage site plan with the following conditions:***

1. ***Concerns about phasing and perimeter fencing are communicated to the City Council;***
2. ***The applicant shall submit a phasing plan;***
3. ***The applicant shall submit a specification sheet for lighting that complies with the City's dark sky ordinance; and***
4. ***A second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.***

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

5.F. West Side Theatre Company Temporary Site Plan

Mr. Hadley stated this application is for a temporary site plan to allow a temporary performance structure, storage units and necessary facilities to be installed on land just east of the SilverLake amphitheater. The land is owned by the City and is currently unimproved. The site will include a 40 foot by 60 foot structure where performances will be held, portable restrooms, trash and recycling containers, shipping containers for storage and canopies from the tent to the restrooms and to the shipping containers. An executed memorandum of understanding indicates that Eagle Mountain City intends to lease this property to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theatre company for the benefit of Eagle Mountain City residents.

Commissioner Wood asked if the applicant would be responsible for surrounding landscaping. Mr. Hadley stated they are not proposing landscaping at this time, but have submitted a potential phasing plan for future development. The applicant has been working with the City Council on this project.

Applicant Hannah Farr explained a horticulturist is on their team and they will install what the City deems necessary. The first phase will allow the theater company to have a building in which to perform. Commissioner Wood stated the facility needs to look attractive. Ms. Farr said they do not have the capability to landscape the entire six-acre parcel, but will ensure the area around their site is attractive. She stated they will initially use the dirt parking area to the west of the building site and would like to install more permanent parking after the first year of operation. The initial building will serve as a permanent outdoor area, with a smaller permanent theater center in the next two years. This structure will have offices, the box office, and a lobby. They can function with the outdoor theater and temporary small offices for a long period of time, but the goal is move to a permanent structure soon.

Commissioner Wright asked for the company's history. Ms. Farr stated they have been in operation for three years and are only limited by the lack of a permanent location. They have performed at Garden Near the Green, at parks throughout Eagle Mountain, and at the SilverLake amphitheater. Their website westsidetheaterco.org and their Facebook page have photos and videos of previous events. This piece of land previously was going to be used by the Eagle

Mountain Arts Alliance, but their director stepped down and the alliance did not pursue the opportunity. The former director approached Ms. Farr about this location and West Side Theatre Company received a memorandum of understanding for the property use. They have performers from all over the area, and plan on offering stipends to performers once they have a permanent location. Their goal is to offer a facility similar to the Orem Hale Center Theater.

Ms. Farr stated the spring tent company has provided tents to similar groups and for festivals in the area. The tent can be removed during the off season, if required by the City, but will hold the snow load over the winter. She stated they are flexible and will comply with City requirements.

Commissioner Wood stated this property is an eyesore and expressed concerns that people will see tents and storage containers upon entering the City. Ms. Farr explained spring tents are very aesthetically pleasing if done right. The shipping containers will be wrapped and will not look like shipping containers. Another option is to increase the tent size and remove the shipping containers; this is their preference.

Commissioner Everett asked what the long-term vision is for the location. Ms. Farr explained they would like to install a permanent structure at this site, if allowed. They want to ensure that the facilities can be removed if the venture is not successful, so the City has minimal risk. They plan to do three performances, two weekends each, over the first year. They would like to extend that to three weekends and add additional performances as they grow.

Ms. Farr explained they performed an informal traffic study on a Friday night at 7:00 p.m. They had a group of people turning left from Pony Express Parkway into the site for thirty minutes. The longest time wait was six seconds, with the longest stack of cars at three. They had 100 cars enter during this thirty-minute period. They typically have 100 people at their shows, and will not likely ever have 100 vehicles parked in the lot during performances. They will work with the City to ensure their performances do not conflict with City events, and they would be willing to allow other organizations to use the space; they have spoken with the Eagle Mountain Arts Alliance regarding utilizing the facility.

Ms. Farr explained the productions are indoor and typically start at 7:00 p.m. and are finished by 10:00 p.m. Practices are typically in the evenings and on Saturdays. Rehearsals also usually end by 10:00 p.m. Rehearsals will not utilize speakers until the week before performances. They can inform residents in the area of upcoming rehearsals and performances.

Commissioner Wood asked if this use would require a rezone and stated concerns regarding storage containers and tents at the entrance to the City. Mr. Hadley explained the use is governed by the memorandum of understanding.

Commissioner Wright said he is not opposed to a temporary structure that is aesthetically pleasing and asked if the City has liability in allowing this use on City property. Mr. Mumford said the City Attorney will address liability issues with the lease.

Commissioner Wood stated the site plan should be more complete. Commissioner Wright said the memorandum of understanding needs to be more specific.

Applicant representative Melanie Perry said the facility will be beautiful and will accentuate the natural area. A member of their team has designed theater buildings as well as other temporary structures. He will be in attendance at the City Council meeting to answer more specific questions.

Commissioner Everett said he attended the Broadway at SilverLake event and enjoys the arts. His concern is aesthetics, but the fact that the structures are temporary is beneficial to the City and mitigates risk. He said he would be comfortable with an approval with the condition that the approval is reviewed in one year.

Commissioner Wood asked if there are lighting requirements for the parking area. Mr. Mumford explained there are no requirements for temporary site plan parking lighting.

MOTION: ***Commissioner Wright moved to recommend approval to the City Council of the West Side Theatre Company temporary site plan with the following conditions:***

1. ***The approval is reviewed one year from the date of the City Council approval;***
2. ***Lighting that complies with the dark sky ordinance shall be required in the parking areas; and***
3. ***The applicant shall connect to power, versus utilizing generators.***

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

Commissioner Everett recessed the meeting at 9:24 p.m. and reconvened at 9:28 p.m.

5.G. SilverLake South Preliminary Plat

Mr. Mumford explained on July 23, the Planning Commission reviewed the SilverLake South preliminary plat and held a public hearing. The application was tabled until the developer included a road connecting to Silver Creek Way and provided additional parks and open space information. The main change in this version of the plat is the addition of a connection over Tickville Wash at Silver Creek Way. Also, the church and school site has been moved to the east from Area C to Area D.

One concern staff has is connectivity. In reviewing the project against the City's connectivity ordinance, two roads in the northwest corner are too long without an additional pedestrian crossing. These are designed similarly to approved areas in Evans Ranch. Another potential concern is regarding cluster homes. They are defined as homes generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. It is up to the Planning Commission and City Council to determine if the cluster homes in this project have improved open space within the immediate neighborhood. The applicant has included some cluster homes as a

transition to the single-family lots. Some design constraints have also required the layout provided.

The plan provided contains more than the 8.752 acres of improved open space. The applicant indicated that Alpine School District will do their best to have the western school access be the main student drop-off area, while the drive aisles off of Golden Eagle Road will be intended to be used for kindergarten drop-off and buses.

Mr. Mumford staff recommends approval of the preliminary plat to City Council with the conditions that the applicant pay a cash escrow to the City of $2,810.40 per lot at plat recording; detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat; a detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road; fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the Silverlake South area; and the road connection to Silver Creek Way (across Tickville Wash) shall be built prior to recording any plat in the north area.

Commissioner Everett asked if the road that connects to Silver Creek Way will continue to be designated Silver Creek Way. Applicant Bronson Tatton explained that Plat 18 has been recorded, but the name can be changed. Mr. Mumford stated that until the connection is made, it may be confusing to have two separate roads designated Silver Creek Way.

Mr. Tatton explained that even though trails are not included in the open space calculations, they are still well over the open space requirements.

Commissioner Wright said the master development agreement states pocket parks should be at least 0.5 acres and should be within 0.25 mile of homes. He asked if the power corridor parks are pocket parks and said the future west pocket park is less than 0.5 acre. Mr. Tatton explained that they have provided a map with radius markings showing distances from every park. Commissioner Wright asked that Mr. Tatton provide that map when the landscape plan returns to the Planning Commission. Mr. Tatton explained they can remove those pocket parks from the amenity calculations and the plan will still be above the required improved open space acreage.

Commissioner Wood said the SilverLake Master Development Agreement requires the developer to improve the open space along the powerline corridor. He said if the improved area is counted in the park calculations, it must be at least 0.5 acre.

Commissioner Wright stated he does not believe the parks plan meets the requirements stated in the master development agreement.

Commissioner Wood asked if pedestrian paths can be included in the areas where the City's connectivity ordinance would require them, and stated the homes south of the elementary school will not have access during school pick up and drop off times, which is happening at Brookhaven Elementary School.

Pete Evans with Flagship Homes explained that Brookhaven Elementary School is a single-facing school on a residential sized road. The school location in this plat has a wider road with turn lanes, and also faces two roads. The school district agreed to have drop off and pick up locations on the western side of the school. He said they can remove the western access on Golden Eagle Road from the residential area and include a connection from that residential area to SilverLake Parkway farther south.

Regarding parks, Mr. Evans explained that they are well over the improved open space requirement. They can remove the three parks that are under 0.5-acre in size and still be over the requirement. They are also in compliance with the distance requirements noted in the master development agreement.

Commissioner Wright asked how the cluster homes meet the distance to parks requirement. Mr. Evans showed the Commissioners the locations of parks in the cluster homes areas.

Commissioner Everett opened the public hearing at 10:05 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the SilverLake South preliminary plat with the following conditions:***

1. ***Applicant shall pay a cash escrow to the City of $2,810.40 per lot at plat recording;***
2. ***Detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat;***
3. ***A detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road;***
4. ***Fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the SilverLake South area;***
5. ***The road connection to Silver Creek Way shall be built prior to recording any plat north of Harvest Crop Drive;***
6. ***The southeast section of the plat, south of the new elementary school, shall eliminate the northwest entrance to Golden Eagle Road and relocate the entrance to SilverLake Parkway; and***
7. ***Silver Creek Way shall continue its name to its termination at the south end of the property.***

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

6. Discussion Items

None.

7. Next scheduled meeting

October 8, 2019.

8. Adjournment

MOTION: ***Commissioner Wood moved to adjourn the meeting at 10:17 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

Approved by the Planning Commission on October 8, 2019.

Steve Mumford
Community Development Director

To: The Planning Commission/ City Planners:

From: Bettina Cameron, 2871 E Cedar Dr, Eagle Mountain

Date: 09/24/2019

Subject: Harshberger Variance

I know there may be written letters and people speaking tonight why the Harshberger variance doesn't meet all 5 criteria to grant a variance, but I wanted to point out how the Cedar Pass Ranch (CPR) Covenants, Conditions, and Restrictions (CC&Rs) need to also be factored into your decision. Cedar Pass Ranch CC&Rs also connect the CPR Development to a City Ordinance.

City Ordinance 17.25.110 Section G:

G. Open Space and Trail Requirements. There is no minimum open space requirement for base density residential developments. This does not exempt owners or developers from complying with other provisions that may require public improvements including, but not limited to, drainage facilities or other minimum standard infrastructures. Pedestrian trails along collector or arterial roads shall be a required improvement when the subdivision is being developed without sidewalks. **Equestrian trails that adjoin each lot shall be a required improvement when the subdivision is designed to accommodate horse raising and keeping.**

Cedar Pass Ranch CC&Rs relevant to this variance request, since there is a CPR equestrian trail/easement **between** Mr. Harshberger's CPR residence and his "flag lot".

SECTION 5.02. **Equestrian Trails.** The rearmost ten (10) feet of each Lot and some designated sides of Lots are dedicated as non-exclusive easements as an Equestrian Trail (which may include underground utility locations). Where two Lots adjoin, the Equestrian Trail is twenty (20) feet wide. **These trails are for the exclusive use of members, tenants, and their accompanied guests and invitees. The trails shall be maintained by the Homeowners' Association. Lot Owners shall not place fencing, structures, or any obstructions in these areas.** Electric fences are permitted but must be sufficiently marked so as to ensure that horse riders, and other passers-by will recognize the need for caution.

SECTION 5.03. **Motorized Vehicles. No motorized vehicles (autos, trucks, motorcycles, ATVs, etc.) shall be permitted on trails or riding ring area except for Board-approved maintenance.** Bicycles may be ridden on equestrian trails, but must yield to horses.

SECTION 5.04. **Supervision and Responsibilities. There is no supervision of the common areas or their prescribed uses. These shall be used at the sole risk and responsibility of the members and their guests, invitees and tenants. Any damage to any homeowner or association property or personal injury shall be the**

responsibility of the individual causing such. In the case of damage caused by any member, tenants, guests, or invitees of the member, the member is responsible.

City Ordinance section 17.25110 Section G and Section 5 of Cedar Pass Ranch CC&Rs, in my opinion**, hold both the City and CPR legally liable to assure this equestrian trail is safe for both humans and animals.** As you may know, Cedar Pass Ranch was developed as an equestrian community. Even our very first CC&Rs were written to address the care and protection of this easement/trail. This was not an add on to our current CC&Rs. **Having a driveway/road and motorized vehicles going in/out of the flag lot is prohibited by CPR CC&Rs.**

If you refer to Utah County Land Records for Mr Harshberger's flag lot, you will see a document recorded on 10/17/2017 giving the CPR Home Owners Association the right to protect the south side of this property.

SECTION 10.01. Membership. **Every Lot Owner shall be a member of the Cedar Pass Ranch Homeowners' Association**. Membership shall be appurtenant to and may not be separated from ownership of any Lot within Cedar Pass Ranch. Ownership of such Lots shall be sole qualification for membership.

SECTION 10.03. Organization and Purpose. The Association is a nonprofit Utah corporation created for the purposes, charged with the duties, and invested with the powers prescribed by law or set forth in its Articles and By-Laws or in this Declaration. Neither the Articles nor By-Laws shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of a conflict between the provisions of the Articles of Incorporation and this Declaration, the Articles shall control, and in the case of any conflict between this Declaration and the By-Laws, the terms and provisions of this Declaration shall control. The Association shall be charged with the administration of Cedar Pass Ranch and the terms and provisions of this Declaration. **Further, the Association shall be responsible for the maintenance and operation of any open space or easements and any improvements on such open space or easements within Cedar Pass Ranch owned by the Association.**

SECTION 10.04. Specific Powers of the Cedar Pass Ranch Association. A. Right of Entry and Enforcement. The Association may enter, after twenty—four (24) hours written notice without being liable to any Owner, onto any Lot for the purpose of enforcing by peaceful means the provisions of this Declaration. The Association may also, in its own name and behalf or in the name and behalf of any Owner who consents thereto, commence and maintain actions and suits to enforce by mandatory injunction or otherwise, or to restrain and enjoin any breach or threatened breach of the provisions of this Declaration.

I hope you find this information useful in your decision making.

Thank you for all you do and your service to our City. If you have any questions or comments, please feel free to contact me.

Bettina Cameron
385-375-9197

1. Literal enforcement of the code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the code ("this title").

The applicant acquired this parcel with the clear understanding of the undevelopable nature of this parcel given its location in a 5-acre zone. Because of that, a hardship does NOT exist. Further, no changes to city code have occurred that otherwise created a hardship for the subject. The applicant states that the lot size is consistent with other large lots in the area, but in actuality the subject is about half of the needed size per the city's zoning requirements. The applicant is able to use the property precisely as understood when the applicant acquired the property. As such, NO hardship exists.

The applicant states an easement exists from his parcel immediately to the south that already grants access to the subject property, thereby undermining the applicant's own point of experiencing hardship due to SR-73.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

If this parcel met the minimum 5-acre requirement AND had access issues that other properties did not have, THEN a special circumstance would indeed apply that the city should give serious consideration to. However, this property doesn't meet the current zoning requirements that would allow it to be a stand alone lot. So that it has an access situation different than the other parcels in the area is completely irrelevant, as the subject does not enjoy a buildable right that the other parcels qualify for. When this parcel was initially created, it was known at the time that it would not be a buildable lot. Again, the ONLY special circumstance that would apply here is IF the lot were 5 acres in size AND had access issues.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

This parcel has PRECISELY the SAME property rights as afforded to EVERY PARCEL IN THIS ZONE: if the property has at least 5 acres, a residence can be built. If not, then the parcel can be used for animal rights, outbuildings, gardening/orchards, sports courts, etc! There are a significant amount of rights afforded to the property owner. If the applicant's argument holds ANY weight with the city (i.e., a home can't be built on it, therefore it's essentially useless, so the city needs to grant a variance), imagine that same argument being used for any number of other odd sized parcels in the city! This is a DANGEROUS precedence to set. What we're essentially considering here is a case of a parcel not meeting the zoning size for the area, even though the applicant has positioned this as an access issue. The applicant is NOT under a hardship and DOES still have significant property rights. The TRUE issue at hand is if the city grants a variance here, what kind of precedence does that set when other property owners come forward with parcel sizes smaller than the minimum zoning, and want to build residences on those properties?

At the heart of this issue is the applicant wants to build a home on a property that is about HALF of the minimum required size. This shouldn't even come close for any consideration by the city.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

The variance IS contrary to the public interest because of the dangerous precedence it sets. The parcel in no way, shape, or form, comes close to meeting the requirements of a building lot. Approving a parcel for building that doesn't remotely qualify for a building lot, sets this very dangerous precedence in the city, very much against the public interest.

5. The spirit of the title is observed and substantial justice is done.

Substantial justice is this: the applicant acquired the parcel with a clear understanding of its rights and limitations within the current zoning. The city has done NOTHING to reduce those rights. If the city had enacted recent changes that otherwise limited the applicant's ability to use the parcel, the applicant may have standing. However, that has not happened and the applicant is able to use the parcel precisely as when it was acquired.

I own a real estate brokerage and have closed hundreds of transactions. I've represented developers over the years and attended many city meetings. What I can tell you is this: cities RARELY grant variances. I even had a circumstance in Cottonwood Heights where the applicant owned the land prior to that city incorporating, and when the city incorporated the minimum lot frontage became stricter, disqualifying the lot from building. Even in that circumstance, where the frontage was just smaller than required, the city still did NOT grant a variance, even though the city changes created the issue. That lot was something within 5' of the required frontage. So, prior to incorporation he could have developed it; afterwards he couldn't, and the city wouldn't grant the variance. Here we're talking about a situation where the lot size is HALF of the required zone, and the applicant wants to build a home on it. The city shouldn't even remotely consider this request.

Approving this application provides a VERY dangerous precedence in this city, not in line with the public good. The applicant does NOT have a hardship and acquired the property with a full understanding of its rights and limitations. The applicant still enjoys significant property rights and uses within the zone. The applicant fails to qualify on any of the 5 points above.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**

TITLE:	Overland Village 1 Clubhouse - Preliminary Plat
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Bryon Prince/Ivory Homes

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Neighborhood Residential One	Residential	1.6	Ivory Homes/SITLA - Overland development

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission recommended approval of the Overland Clubhouse Preliminary Plat with no conditions.

PREPARED BY:
Michael Hadley, Planning

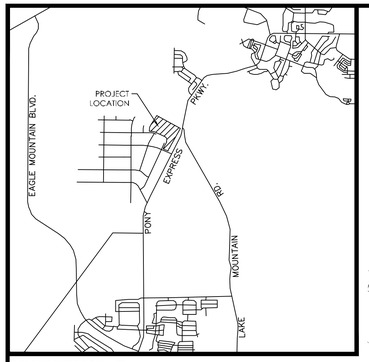
RECOMMENDATION:
We recommend that the City Council makes the following motions: I move to approve the Overland Village 1 Clubhouse preliminary plat with no conditions of approval.

BACKGROUND:
As a part of the Ivory Homes Overland development, the applicant is required to provide improved open space and amenities to the project. This application is for a preliminary plat to create a one lot subdivision for the required clubhouse and amenities. Since this was not created as a part of any of the previously recorded plats, there is a need to create this lot so the clubhouse can move forward. The site plan for this lot has already been approved, so this application is only to create the one lot so the project can move forward. This clubhouse is required so that the developer can continue to move forward with more of the approved residential development. The clubhouse building permit plans are currently undergoing review by WC3, our contractor for commercial plan reviews.

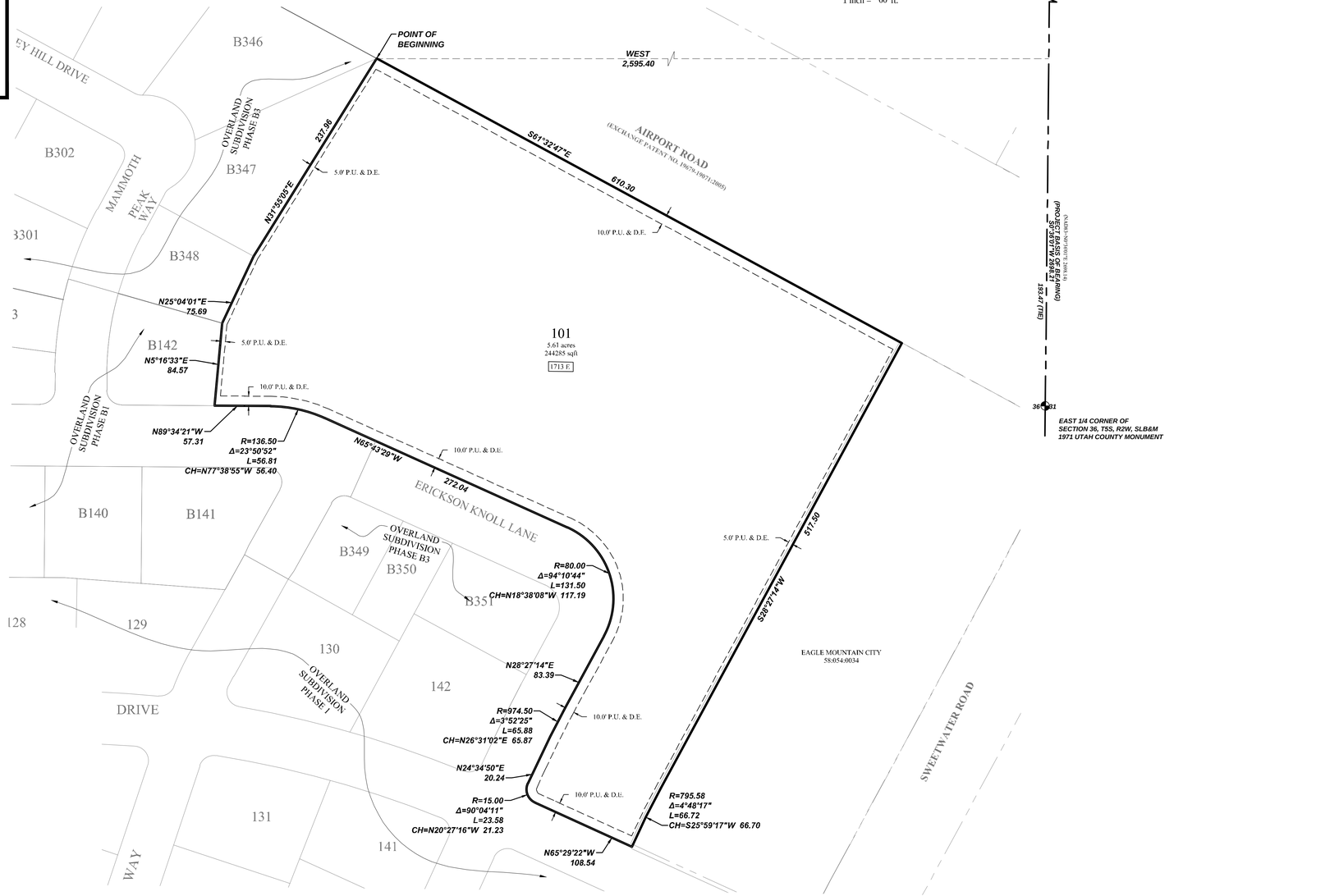
Attachments:
Overland Village One Clubhouse Preliminary Plat
10.22.2019 PC Minutes - Approved

OVERLAND CLUBHOUSE

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



VICINITY MAP
N.T.S



NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

SURVEYOR'S CERTIFICATE

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 4938735

Date

BOUNDARY DESCRIPTION

A portion of the of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Southerly line of Airport Road located N00°36'01"E along the Section line (Basis of Bearing) 193.47 feet and West 2,595.40 feet from the East 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S61°32'47"E 610.30 feet; thence S28°27'14"W 517.50 feet; thence along the arc of a curve to the left having a radius of 795.58 feet a distance of 66.72 feet through a central angle of 04°48'17" Chord: S25°59'17"W 66.70 feet; thence N65°29'22"W 108.54 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 90°04'11" Chord: N20°27'16"W 21.23 feet; thence N24°34'50"E 20.24 feet; thence along the arc of a curve to the right with a radius of 974.50 feet a distance of 65.88 feet through a central angle of 03°52'25" Chord: N26°31'02"E 65.87 feet; thence N28°27'14"E 83.39 feet; thence along the arc of a curve to the left with a radius of 80.00 feet a distance of 131.50 feet through a central angle of 94°10'44" Chord: N18°38'08"W 117.19 feet; thence N65°43'29"W 272.04 feet; thence along the arc of a curve to the left with a radius of 136.50 feet a distance of 56.81 feet through a central angle of 23°50'52" Chord: N77°38'55"W 56.40 feet; thence N89°34'21"W 57.31 feet; thence N05°16'33"E 84.57 feet; thence N31°55'05"E 237.96 feet to the point of beginning.

Contains: 5.61 acres+/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS — DATE

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.

Approved this ____ day of _____, 20___. Questar Gas Company

By _____

Title _____

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER — DATE

OVERLAND CLUBHOUSE

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

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

Z:_2019\19-0072 Overland Village One Clubhouse\design 19-0072\dwg\streets\C2 - PLAT.dwg

EAGLE MOUNTAIN
PLANNING COMMISSION MINUTES

October 22, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

ELECTED OFFICIALS PRESENT: City Councilmember Donna Burnham.

CITY STAFF PRESENT: Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

Planning Manager Michael Hadley informed the Commissioners of potential civic city center locations and land uses. Discussion ensued regarding the process West Valley City went through to obtain land for their city center, and how Eagle Mountain City would procure property. Mr. Hadley explained the City's intent is to work with a professional agency for the design work; staff will also work with existing property owners on the design.

Mr. Hadley stated that on October 15, the City Council approved a bid award for professional services for the design of Airport Road. Discussion ensued regarding future transportation routes in the City.

Commissioner Everett adjourned the work session at 5:57 p.m.

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

Commissioner Everett called the policy session to order at 6:00 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. October 8, 2019 Minutes

MOTION: ***Commissioner Gray moved to approve the October 8, 2019 Planning Commission meeting minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5. Action and Advisory Items

5.A. Overland Village One Clubhouse Preliminary Plat – Public Hearing

Mr. Hadley explained this preliminary plat is for one lot in the Overland subdivision for the clubhouse. The site plan for the clubhouse has already been approved.

Commissioner Everett opened the public hearing at 6:02 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Wright moved to approve the Overland Village One Clubhouse preliminary plat. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5.B. Eagle Vision Preliminary Plat Amendment

Planner Jessa Porter explained the Eagle Vision preliminary plat and site plan were approved by the City Council on December 4, 2018. The approval was for one building with a possible second building in the future. The lot is approximately 0.83 acres. The application is to amend the recorded plat to create two lots; one lot is for the existing building, the second is for a future building.

Commissioner Wood expressed concern that the building envelope noted on the plan is on the property line. Mr. Hadley explained the site plan has already been approved.

Commissioner Gray asked if the site plan will still comply with setback requirements if the preliminary plat amendment is approved, as the original approval was for one lot with two buildings. Mr. Hadley said it may not, and explained that the lot is being divided, likely to allow the property owner to sell the lot. The building envelope can be adjusted away from the property line, which will place it closer to the residential area.

Commissioner Gray stated the lot with the existing building does not have parking and expressed concerns regarding the possibility of both lots being sold to new owners, leaving the parking arrangements unclear. Mr. Hadley said a condition can be imposed requiring a parking easement if either lot is sold.

Applicant representative Colby Webb explained the building envelope on the presented plan is what may be possible, but it is not what has to be built. They intend to go through the Design

Review Committee process for the new building; the building envelope can be adjusted. They have included a parking easement to ensure both buildings can utilize the parking lot.

Commissioner Wood stated the applicant addressing the setbacks with the Design Review Committee and the parking easement mitigates his concerns.

Commissioner Gray asked if the parking requirements will still be met if the building is moved. He expressed frustration that the plan has changed from what was originally approved. Mr. Webb stated if they need to construct a smaller building to comply with parking requirements, they will do so. He explained the owner originally planned to expand into the second building, but has decided to sell the lot, instead.

Commissioner Wright asked if the current property owner could build the building as it is shown on the approved site plan, if the amended preliminary plat is approved. Mr. Hadley explained once a building permit application is submitted after the lot is divided, the plans will be reviewed and would need to be modified, if necessary, to meet the required setbacks.

Commissioner Gray stated the shared parking will create concerns that need to be addressed such as liability, snow removal, and maintenance. Commissioner Wright said those issues are for the property owner to address, not the Planning Commission.

Mr. Hadley explained the application is to divide one lot into two lots; the applicant did not need to include building envelope details on the plan. The application requires the Planning Commission to consider dividing the lot; the future building will still be required to meet all City ordinances to obtain a building permit before construction begins.

Discussion ensued regarding Municipal Code requirements for commercial buildings.

Mr. Hadley reiterated that the second building is not yet built and the setback and parking concerns will be addressed when the building permit is issued.

Mr. Webb explained the approved site plan notes that a cross access easement exists for parking, which will be held in perpetuity.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the Eagle Vision preliminary plat amendment with the following condition:***

1. ***The newly created lot complies with current setback requirements.***

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

5.C. Sage Park Business Center Rezone - Public Hearing

Mr. Hadley explained the Sage Park preliminary plat was approved in 2007. The property was historically designated as Mixed Use Residential. In 2018, the General Plan was updated and

this property now includes a collector road; the property north of the collector road is designated Employment Center/Campus, and the property south of the collector is designated Neighborhood Residential One. The land is currently zoned Residential. The applicant is proposing to rezone to a portion of the preliminary plat to Business Park and Commercial Storage. A concept plan was discussed by the Planning Commission on March 26, 2019, and by the City Council on May 21, 2019.

Mr. Hadley explained that two concept plans have been submitted in conjunction with the rezone application. The first option uses the 94-foot wide collector road as the separation between the Residential and Business Park Storage zone. The second option includes Business Park zoning on the south side of the road; the presented concept plan includes office and mixed-use buildings in this area.

Applicant Isaac Patterson stated when the item was previously presented to the Planning Commission, the Commissioners expressed concerns about potential conditional uses that could locate in this area if the land was not developed as the presented concept plan shows. He explained he prefers option one, and the City Attorney has communicated that this can be approved with conditions prohibiting conditional uses the Commission does not want located at this site.

Commissioner Gray confirmed with the applicant that the updated plan has been presented in order to comply with the updated General Plan, which includes a collector road through the previously-approved residential area. He asked what the applicant's plan is for the existing Business Park area. Mr. Patterson said they do not have plans at this time.

Commissioner Everett opened the public hearing at 6:40 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if the Planning Commission can approve a rezone application, as the zones are under review. He said the updated zone ordinances may mitigate concerns he has regarding potential conditional uses.

Commissioner Everett asked if the Planning Commission can review the item based on the Municipal Code as it existed when the application was submitted.

Commissioner Wood said they cannot approve a rezone, as there is not an existing ordinance in Municipal Code that governs the zones.

Mr. Hadley explained the Planning Commission is reviewing the rezone application based on existing Municipal Code, which has not changed since the rezone application was submitted. As the Code contains the Business Park zone, there is a zone to rezone to.

Discussion ensued regarding the reason the item was tabled on September 10.

Commissioner Wood stated that in the September 10, 2019 Planning Commission meeting, the Commissioners requested a preliminary plat accompany the rezone, and asked why it was not

included with this application. Mr. Hadley explained that the applicant can choose to provide a preliminary plat with the rezone application, but staff cannot require one to be submitted.

Commissioner Wright expressed concern regarding the conditional uses allowed in the Business Park zone.

Discussion ensued regarding rezoning the entire property as either all Commercial Storage, or all Business Park, as well as allowed uses in the Commercial Storage and Business Park zones. Conditional uses within these zones that the Planning Commission determined should be prohibited are multifamily development, communication towers, auto body repair shops, and portable storage units.

Mr. Patterson reiterated their preference for option one, and he stated the Planning Commission can restrict undesirable conditional uses in the rezone approval. Mr. Hadley explained the City Attorney confirmed with staff that the applicant can have a development agreement that limits the allowed conditional uses, as well.

Commissioner Gray asked the Commissioners if the Commission can consider the rezone application, as the zones are under review, and expressed concern that the presented concept plan does not contain office warehouse space.

Commissioner Everett stated the application was submitted before the zones were put under review. Mr. Hadley explained the City Attorney has informed staff that this project can move forward, and said no other rezone applications have been submitted to the Planning Department.

Commissioner Gray asked if the Planning Commission will review future rezone applications. Commissioner Everett stated that on September 24, the Planning Commission officially noted that the zones are under review; this item was tabled on September 10.

Discussion ensued regarding applications that may be submitted in the future.

Commissioner Wright stated the Planning Commission needs to determine if the proposed zone properly implements the vision of the City's General Plan. Commissioner Wood stated the Commercial Storage zone is not an appropriate use in accordance with the General Plan.

Discussion ensued regarding recommended conditions of approval. The Commissioners agreed that the staff-proposed conditions mitigate their concerns, with an additional condition that auto mechanic businesses would be a permitted conditional use.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the Sage Park Business Center rezone to Business Park, as shown in option one (Concept Plan #2), with the following condition:***

1. ***The rezone is approved subject to an agreement being approved by the City Council that restricts the property to the following permitted and conditional uses:***
    a. ***Permitted Uses***

i. ***Office buildings including professional, medical, or corporate offices or corporate campuses;***
ii. ***Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, and similar retail uses;***
iii. ***Commercial fitness and recreation;***
iv. ***Theaters, art galleries, museums, or similar cultural and entertainment uses;***
v. ***Public and private utility structures or facilities (excluding communications towers);***
vi. ***Public parks or squares;***
vii. ***Public/civic buildings; and***
viii. ***Schools.***

b. ***Conditional Uses***
i. ***Commercial Storage (self-storage and mini-storage units), outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles, and a caretaker residential unit. Restricted to the northwest portion of the property, not to exceed nine acres;***
ii. ***Contract construction services establishments & contractor offices (sometimes known as flex-use buildings); restricted to the north side of the collector road;***
iii. ***Day care center/preschool; and***
iv. ***Auto and truck repair, not including auto body.***

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

6. Discussion Items

Commissioner Wood asked that Mr. Hadley communicate to Community Development Director Steve Mumford that the Commissioners are anxious to begin reviewing updated zones.

7. Next scheduled meeting

Mr. Hadley said currently, the November 12 Planning Commission agenda only contains a concept plan. This may be moved to the December 10 meeting, if no additional items are added to the agenda. The meeting schedule for 2020 will be presented at the December 10 Planning Commission meeting, as well.

Commissioner Anderson informed City staff that he would not be in attendance at the November 12 meeting, and Commissioner Wright stated he will not be in attendance on November 26, if a meeting is scheduled for that date.

8. Adjournment

MOTION: ***Commissioner Gray moved to adjourn the meeting at 7:29 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

The meeting was adjourned at 7:29 p.m.

Approved by the Planning Commission on November 12, 2019.

_____

Steve Mumford
Community Development Director

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**

TITLE:	Eagle Vision - Preliminary Plat Amendment
ITEM TYPE:	Amended Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Scot Hazard/Eagle Vision

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Community Commercial	Commercial	.83	N/A

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission recommended approval to the City Council of the Eagle Vision preliminary plat amendment with the following condition: 1. The newly created lot shall comply with current setback requirements.

PREPARED BY:
Michael Hadley, Planning

RECOMMENDATION:
We recommend that the City Council makes the following motion: I move to approve the Eagle Vision amended preliminary plat with no conditions of approval.

BACKGROUND:
The Eagle Vision preliminary plat and site plan were approved on December 4, 2018. The approval was for one building and a possible second building in the future on approximately .83 acres. This application is to amend the recorded plat to create two lots, one for the current building and a second for another building. An amended plat is required when making a change to a previously recorded plat, in this case creating a second lot.

Attachments:
Updated Eagle Vision Plat

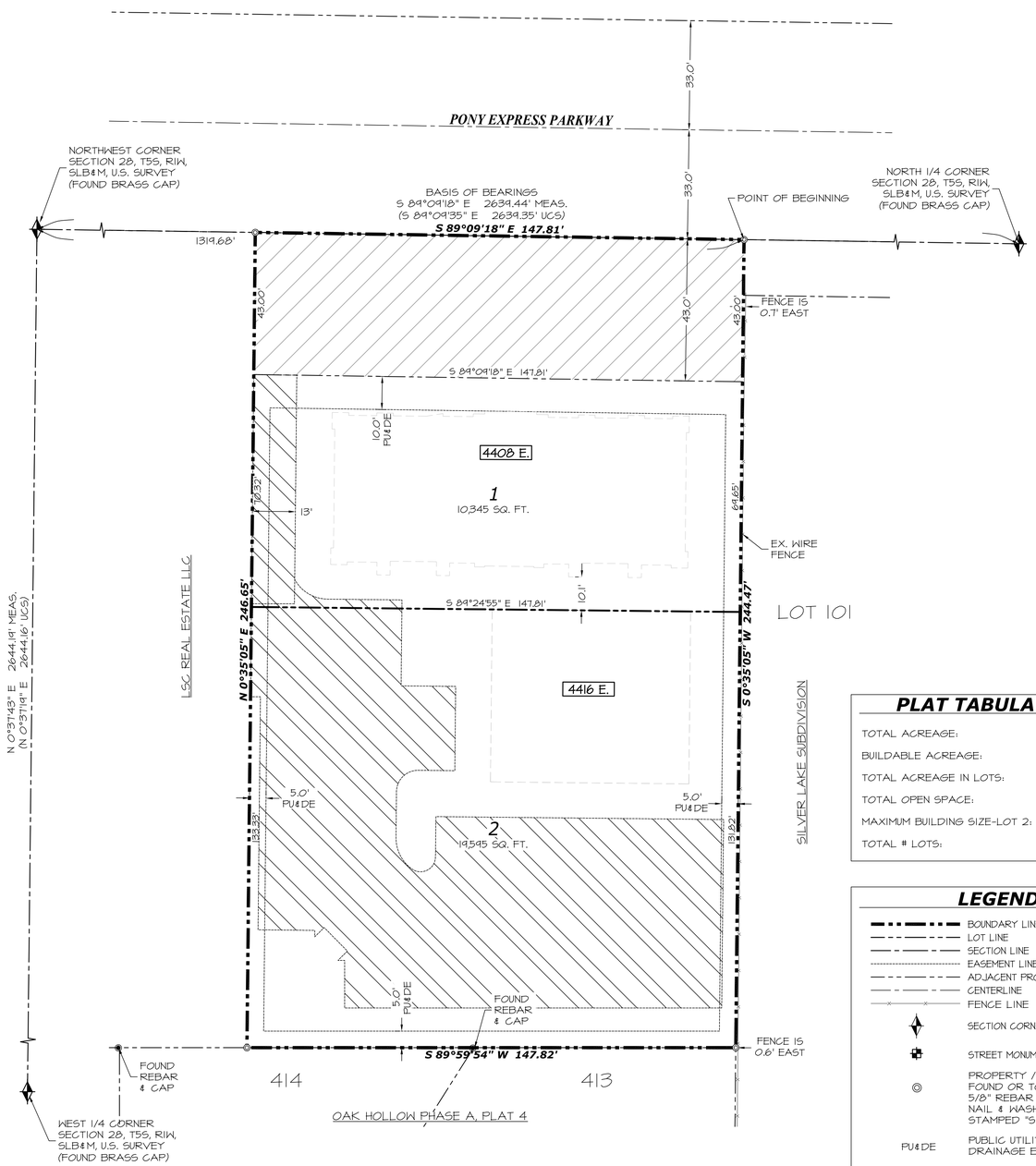
EAGLE VISION SUBDIVISION - 1ST AMENDMENT

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

0 50 100 200

SCALE 1"=50'

VICINITY MAP



DIRECT COMMUNICATIONS

APPROVED BY DIRECT COMMUNICATIONS THIS ___ DAY OF _____ 2019.

_____
DIRECT COMMUNICATIONS

DOMINION ENERGY

APPROVED BY DOMINION ENERGY THIS ___ DAY OF _____ 2019.

_____
DOMINION ENERGY

ROCKY MOUNTAIN POWER

APPROVED BY ROCKY MOUNTAIN POWER THIS ___ DAY OF _____ 2019.

_____
ROCKY MOUNTAIN POWER

SILVERPEAK ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

PLAT TABULATIONS

TOTAL ACREAGE:	0.833 ACRES
BUILDABLE ACREAGE:	0.687 ACRES
TOTAL ACREAGE IN LOTS:	0.687 ACRES
TOTAL OPEN SPACE:	0.146 ACRES
MAXIMUM BUILDING SIZE-LOT 2:	3,940 SQ. FT.
TOTAL # LOTS:	2

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT PROPERTY
- CENTERLINE
- FENCE LINE
- SECTION CORNER
- STREET MONUMENT
- PROPERTY / LOT CORNER FOUND OR TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT
- DEDICATED TO EAGLE MOUNTAIN CITY FOR FUTURE RIGHT-OF-WAY
- CROSS ACCESS EASEMENT

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT** DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. **9234283** 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 BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS

EAGLE VISION SUBDIVISION - 1ST AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

JASON T. FELT, P.L.S
LICENSE NO. 9234283

_____
DATE:

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

BEGINNING AT A POINT ON THE SECTION LINE, BEING THE NORTHWEST CORNER OF SILVER LAKE SUBDIVISION, AS RECORDED WITH THE UTAH COUNTY RECORDER, AND BEING ON THE SOUTH LINE OF PONY EXPRESS PARKWAY, AND BEING 1319.68 FEET SOUTH 89°09'18" EAST ALONG SAID SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 0°35'05" WEST 244.47 FEET ALONG THE WEST LINE OF SAID SILVER LAKE SUBDIVISION TO THE NORTH LINE OF OAK HOLLOW, PHASE A, PLAT 4, AS RECORDED WITH THE UTAH COUNTY RECORDER; THENCE SOUTH 89°59'54" WEST 147.82 FEET ALONG SAID NORTH LINE; THENCE NORTH 0°35'05" EAST 246.65 FEET TO SAID SOUTH LINE OF PONY EXPRESS PARKWAY, AND THE SECTION LINE; THENCE SOUTH 89°09'18" EAST 147.81 FEET ALONG SAID SOUTH LINE AND SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 36,247 SQ.FT.

OWNER'S 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 DO HEREBY DEDICATE AND GRANT TO THE OWNERS OF LOT 1 AND LOT 2, A CROSS ACCESS EASEMENT, THE SAME TO BE USED BY SAID LOT OWNERS FOR INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THEIR RESPECTIVE LOTS AND DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER

_____

AUTHORIZED SIGNATURE(S)

_____

_____

_____

_____

_____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } SS

ON THE _____ DAY OF _____, 20____, 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_____

_____
NOTARY PUBLIC SIGNATURE

_____
COMMISSION NUMBER

_____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

_____
APPROVED BY MAYOR

_____
APPROVED BY CITY ATTORNEY

_____
CITY ENGINEER
(SEE SEAL BELOW)

_____
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

EAGLE VISION SUBDIVISION - 1ST AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.		
ITEM TYPE:	Rezone		
FISCAL IMPACT:	N/A		
APPLICANT:	Isaac Patterson		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential One / Employment Center Campus	Residential	22.85	Sage Park

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:
Rezones are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community as well as the criteria for approval listed in EMMC 17.90.060 (and listed in this report).

PLANNING COMMISSION ACTION / RECOMMENDATION

RECOMMENDATION:
Staff recommends approval of the application according to the Planning Commission's recommendations.

If the City Council chooses to deny the application, we recommend negotiating with the applicant to find a reasonable solution that will result in a plan containing a collector road in the location shown on the proposed plan, as the original approved Sage Park preliminary plat doesn't include the collector road.

The City Council may also approve the rezone with changes to the zoning layout or locations, or table the application as long as there is some specific feedback for changes to be made to improve compliance with the approval criteria.

BACKGROUND:
The Sage Park preliminary plat, a single-family subdivision, was approved in 2007. The plat includes single-family lots. This property was historically designated as Mixed Use Residential in the City's Future Land Use Map. This map was updated in July, 2018, and now includes a collector road through the property. It designates the property north of the collector road as Employment Center/Campus and south of the road as Neighborhood Residential One. The property is currently zoned Residential, and the applicant is proposing a rezone to Business Park and Commercial Storage.

The City's General Plan is "general" in nature, meaning that if the Council feels that this proposal meets the intent of the plan, or provides for some appropriate edge uses or transitioning uses between the residential and more intensive employment center uses, then it can consider approval of the

The Planning Commission moved to recommend approval to the City Council of the Sage Park Business Center rezone to Business Park, as shown in option one (Concept Plan #2), with the following condition:

1. That the rezone is approved subject to an agreement being approved by the City Council that restricts the property to the following permitted and conditional uses:

a. Permitted Uses

i. Office buildings including professional, medical, or corporate offices or corporate campuses;

ii. Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, and similar retail uses;

iii. Commercial fitness and recreation;

iv. Theaters, art galleries, museums, or similar cultural and entertainment uses;

v. Public and private utility structures or facilities (excluding communications towers);

vi. Public parks or squares;

vii. Public/civic buildings; and

viii. Schools.

b. Conditional Uses

i. Commercial Storage (self-storage and mini-storage units), outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles, and a caretaker residential unit. Restricted to the northwest portion of the property, not to exceed nine acres;

ii. Contract construction services establishments & contractor offices (sometimes known as flex-use buildings); restricted to the north side of the collector road;

iii. Day care center/preschool; and

application. If the Council feels that the proposal doesn't meet the intent of the General Plan or provide for an appropriate edge or transitioning use, or can't be modified to meet that intent, then it can consider denial or tabling for modifications.

iv. Auto and truck repair, not including auto body.

PREPARED BY:
Steve Mumford, Planning

Attachments:
ORD--Sage Park Business Center Rezone
Sage Park Rezone Vicinity Plan
Sage Park Concept Plan - Option 1
Sage Park Concept Plan - Option 2
Approved Land Use Plan - 09.03.2019
10.22.2019 PC Minutes - Approved

ORDINANCE NO. O- -2019

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH REZONING CERTAIN LANDS KNOWN AS SAGE PARK BUSINESS CENTER

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to rezone certain lands known as Sage Park Business Center, as set forth more specifically on Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the rezoning of certain lands known as Sage Park Business Center, as set forth on Exhibit A.

2. The lands depicted and described on Exhibit A are hereby rezoned to the density and uses as set forth more specifically on Exhibit A.

3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 19th day of November, 2019.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on this 19th day of November, 2019.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

SAGE PARK REZONE

DEVELOPER

N

SCALE: 1"= 500

Gerg CIVIL ENGINEERING

ACTION	DATE
CONCEPT	7/11/2019

PROJECT

SAGE PARK REZONE

DESCRIPTION

VICINITY PLAN

SHEET NAME	SHEET NUMBER
	C1

RUSH CREEK PROPERTIES, LLC
59:034:0009

COMMERCIAL STORAGE

RV PARKING

STORAGE SHED PARCEL
10.79 AC

OFFICE

BUSINESS PARK

FUTURE DEVELOPMENT PARCEL
EMPLOYMENT CENTER
1.92 ac

1.78 AC

BLDG C

FUTURE PHASES

BUSINESS PARK

1.81 AC

BLDG B

SAGE PARK

EAGLE MOUNTAIN BLVD

1.74 AC

BLDG A

COLLECTOR

SAGE PARK
FUTURE PHASE

SMITH, STEVEN G
59:034:0131

DEVELOPMENT

SAGE PARK REZONE

DEVELOPER

N

0 40 80 160 240
SCALE: 1"= 80'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

DESCRIPTION

CONCEPT PLAN #2

SHEET NAME	SHEET NUMBER
	C2

J:\my drive\berg civil\2019\swp-sage park storage\swp-base5.dwg

RUSH CREEK PROPERTIES, LLC
59:034:0009

SMITH, STEVEN G
59:034:0131

EAGLE MOUNTAIN BLVD

COMMERCIAL STORAGE

RV PARKING

OFFICE

STORAGE SHED PARCEL
10.79 AC

GATE

1.78 AC

BLDG C
BUSINESS PARK

1.81 AC

BLDG B

SAGE PARK

1.74 AC

BLDG A

COLLECTOR

BUSINESS PARK

BUSINESS PARK

FUTURE DEVELOPMENT PARCEL
EMPLOYMENT CENTER
1.92 ac

FUTURE PHASES

MIXED USE

FUTURE PHASES

SAGE PARK
FUTURE PHASE

N

0 40 80 160 240
SCALE: 1"= 80'

DEVELOPMENT

SAGE PARK REZONE

DEVELOPER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

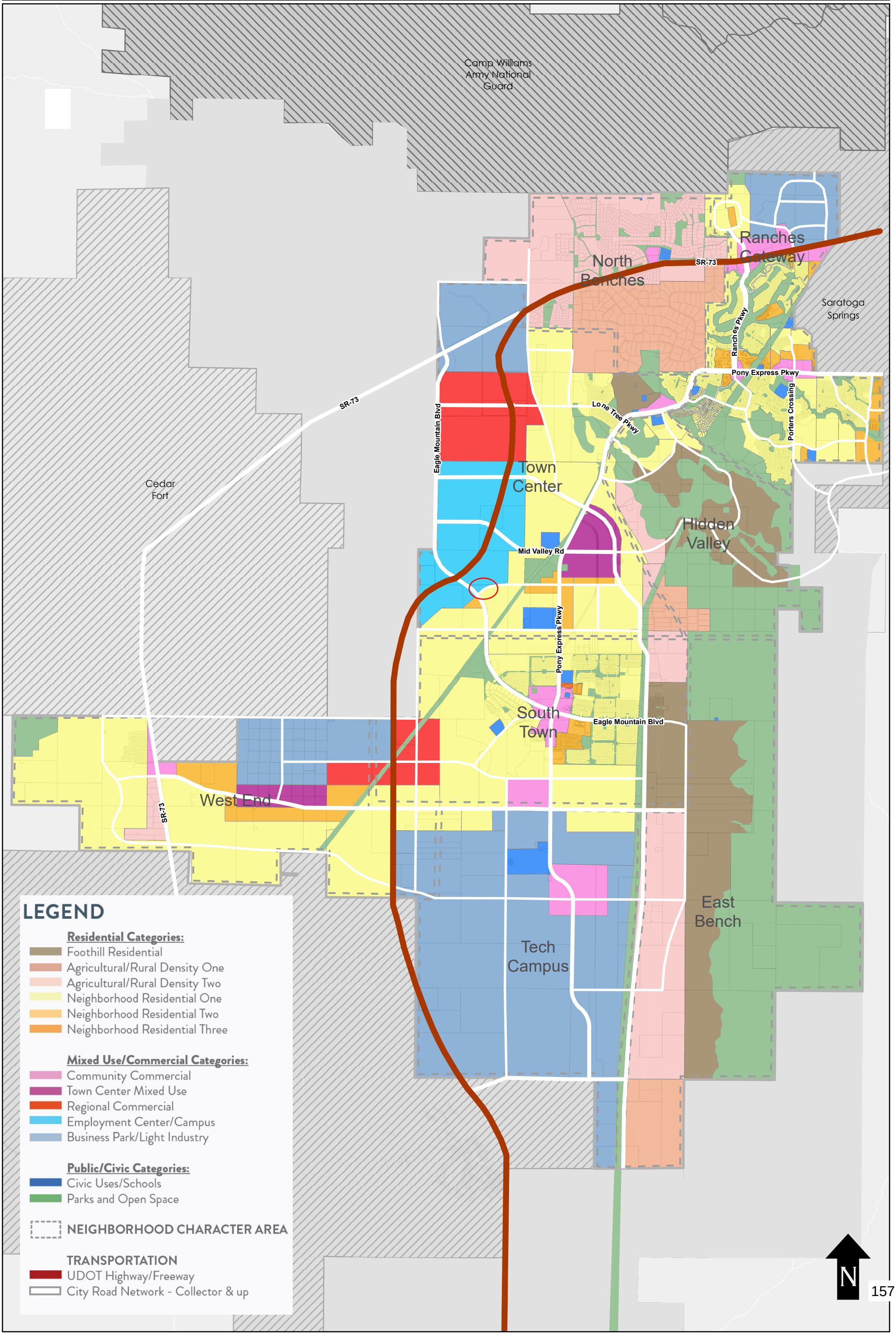
DESCRIPTION

CONCEPT PLAN #3

SHEET NAME	SHEET NUMBER
	C3

J:\my drive\berg civil\2019\wp-sage park storage\sp-base6.dwg

FUTURE LAND USE & TRANSPORTATION MAP



EAGLE MOUNTAIN
PLANNING COMMISSION MINUTES

October 22, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

ELECTED OFFICIALS PRESENT: City Councilmember Donna Burnham.

CITY STAFF PRESENT: Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

Planning Manager Michael Hadley informed the Commissioners of potential civic city center locations and land uses. Discussion ensued regarding the process West Valley City went through to obtain land for their city center, and how Eagle Mountain City would procure property. Mr. Hadley explained the City's intent is to work with a professional agency for the design work; staff will also work with existing property owners on the design.

Mr. Hadley stated that on October 15, the City Council approved a bid award for professional services for the design of Airport Road. Discussion ensued regarding future transportation routes in the City.

Commissioner Everett adjourned the work session at 5:57 p.m.

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

Commissioner Everett called the policy session to order at 6:00 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. October 8, 2019 Minutes

MOTION: ***Commissioner Gray moved to approve the October 8, 2019 Planning Commission meeting minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5. Action and Advisory Items

5.A. Overland Village One Clubhouse Preliminary Plat – Public Hearing

Mr. Hadley explained this preliminary plat is for one lot in the Overland subdivision for the clubhouse. The site plan for the clubhouse has already been approved.

Commissioner Everett opened the public hearing at 6:02 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Wright moved to approve the Overland Village One Clubhouse preliminary plat. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5.B. Eagle Vision Preliminary Plat Amendment

Planner Jessa Porter explained the Eagle Vision preliminary plat and site plan were approved by the City Council on December 4, 2018. The approval was for one building with a possible second building in the future. The lot is approximately 0.83 acres. The application is to amend the recorded plat to create two lots; one lot is for the existing building, the second is for a future building.

Commissioner Wood expressed concern that the building envelope noted on the plan is on the property line. Mr. Hadley explained the site plan has already been approved.

Commissioner Gray asked if the site plan will still comply with setback requirements if the preliminary plat amendment is approved, as the original approval was for one lot with two buildings. Mr. Hadley said it may not, and explained that the lot is being divided, likely to allow the property owner to sell the lot. The building envelope can be adjusted away from the property line, which will place it closer to the residential area.

Commissioner Gray stated the lot with the existing building does not have parking and expressed concerns regarding the possibility of both lots being sold to new owners, leaving the parking arrangements unclear. Mr. Hadley said a condition can be imposed requiring a parking easement if either lot is sold.

Applicant representative Colby Webb explained the building envelope on the presented plan is what may be possible, but it is not what has to be built. They intend to go through the Design

Review Committee process for the new building; the building envelope can be adjusted. They have included a parking easement to ensure both buildings can utilize the parking lot.

Commissioner Wood stated the applicant addressing the setbacks with the Design Review Committee and the parking easement mitigates his concerns.

Commissioner Gray asked if the parking requirements will still be met if the building is moved. He expressed frustration that the plan has changed from what was originally approved. Mr. Webb stated if they need to construct a smaller building to comply with parking requirements, they will do so. He explained the owner originally planned to expand into the second building, but has decided to sell the lot, instead.

Commissioner Wright asked if the current property owner could build the building as it is shown on the approved site plan, if the amended preliminary plat is approved. Mr. Hadley explained once a building permit application is submitted after the lot is divided, the plans will be reviewed and would need to be modified, if necessary, to meet the required setbacks.

Commissioner Gray stated the shared parking will create concerns that need to be addressed such as liability, snow removal, and maintenance. Commissioner Wright said those issues are for the property owner to address, not the Planning Commission.

Mr. Hadley explained the application is to divide one lot into two lots; the applicant did not need to include building envelope details on the plan. The application requires the Planning Commission to consider dividing the lot; the future building will still be required to meet all City ordinances to obtain a building permit before construction begins.

Discussion ensued regarding Municipal Code requirements for commercial buildings.

Mr. Hadley reiterated that the second building is not yet built and the setback and parking concerns will be addressed when the building permit is issued.

Mr. Webb explained the approved site plan notes that a cross access easement exists for parking, which will be held in perpetuity.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the Eagle Vision preliminary plat amendment with the following condition:***

1. ***The newly created lot complies with current setback requirements.***

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

5.C. Sage Park Business Center Rezone - Public Hearing

Mr. Hadley explained the Sage Park preliminary plat was approved in 2007. The property was historically designated as Mixed Use Residential. In 2018, the General Plan was updated and

this property now includes a collector road; the property north of the collector road is designated Employment Center/Campus, and the property south of the collector is designated Neighborhood Residential One. The land is currently zoned Residential. The applicant is proposing to rezone to a portion of the preliminary plat to Business Park and Commercial Storage. A concept plan was discussed by the Planning Commission on March 26, 2019, and by the City Council on May 21, 2019.

Mr. Hadley explained that two concept plans have been submitted in conjunction with the rezone application. The first option uses the 94-foot wide collector road as the separation between the Residential and Business Park Storage zone. The second option includes Business Park zoning on the south side of the road; the presented concept plan includes office and mixed-use buildings in this area.

Applicant Isaac Patterson stated when the item was previously presented to the Planning Commission, the Commissioners expressed concerns about potential conditional uses that could locate in this area if the land was not developed as the presented concept plan shows. He explained he prefers option one, and the City Attorney has communicated that this can be approved with conditions prohibiting conditional uses the Commission does not want located at this site.

Commissioner Gray confirmed with the applicant that the updated plan has been presented in order to comply with the updated General Plan, which includes a collector road through the previously-approved residential area. He asked what the applicant's plan is for the existing Business Park area. Mr. Patterson said they do not have plans at this time.

Commissioner Everett opened the public hearing at 6:40 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if the Planning Commission can approve a rezone application, as the zones are under review. He said the updated zone ordinances may mitigate concerns he has regarding potential conditional uses.

Commissioner Everett asked if the Planning Commission can review the item based on the Municipal Code as it existed when the application was submitted.

Commissioner Wood said they cannot approve a rezone, as there is not an existing ordinance in Municipal Code that governs the zones.

Mr. Hadley explained the Planning Commission is reviewing the rezone application based on existing Municipal Code, which has not changed since the rezone application was submitted. As the Code contains the Business Park zone, there is a zone to rezone to.

Discussion ensued regarding the reason the item was tabled on September 10.

Commissioner Wood stated that in the September 10, 2019 Planning Commission meeting, the Commissioners requested a preliminary plat accompany the rezone, and asked why it was not

included with this application. Mr. Hadley explained that the applicant can choose to provide a preliminary plat with the rezone application, but staff cannot require one to be submitted.

Commissioner Wright expressed concern regarding the conditional uses allowed in the Business Park zone.

Discussion ensued regarding rezoning the entire property as either all Commercial Storage, or all Business Park, as well as allowed uses in the Commercial Storage and Business Park zones. Conditional uses within these zones that the Planning Commission determined should be prohibited are multifamily development, communication towers, auto body repair shops, and portable storage units.

Mr. Patterson reiterated their preference for option one, and he stated the Planning Commission can restrict undesirable conditional uses in the rezone approval. Mr. Hadley explained the City Attorney confirmed with staff that the applicant can have a development agreement that limits the allowed conditional uses, as well.

Commissioner Gray asked the Commissioners if the Commission can consider the rezone application, as the zones are under review, and expressed concern that the presented concept plan does not contain office warehouse space.

Commissioner Everett stated the application was submitted before the zones were put under review. Mr. Hadley explained the City Attorney has informed staff that this project can move forward, and said no other rezone applications have been submitted to the Planning Department.

Commissioner Gray asked if the Planning Commission will review future rezone applications. Commissioner Everett stated that on September 24, the Planning Commission officially noted that the zones are under review; this item was tabled on September 10.

Discussion ensued regarding applications that may be submitted in the future.

Commissioner Wright stated the Planning Commission needs to determine if the proposed zone properly implements the vision of the City's General Plan. Commissioner Wood stated the Commercial Storage zone is not an appropriate use in accordance with the General Plan.

Discussion ensued regarding recommended conditions of approval. The Commissioners agreed that the staff-proposed conditions mitigate their concerns, with an additional condition that auto mechanic businesses would be a permitted conditional use.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the Sage Park Business Center rezone to Business Park, as shown in option one (Concept Plan #2), with the following condition:***

1. ***The rezone is approved subject to an agreement being approved by the City Council that restricts the property to the following permitted and conditional uses:***
    a. ***Permitted Uses***

i. ***Office buildings including professional, medical, or corporate offices or corporate campuses;***
ii. ***Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, and similar retail uses;***
iii. ***Commercial fitness and recreation;***
iv. ***Theaters, art galleries, museums, or similar cultural and entertainment uses;***
v. ***Public and private utility structures or facilities (excluding communications towers);***
vi. ***Public parks or squares;***
vii. ***Public/civic buildings; and***
viii. ***Schools.***

b. ***Conditional Uses***
i. ***Commercial Storage (self-storage and mini-storage units), outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles, and a caretaker residential unit. Restricted to the northwest portion of the property, not to exceed nine acres;***
ii. ***Contract construction services establishments & contractor offices (sometimes known as flex-use buildings); restricted to the north side of the collector road;***
iii. ***Day care center/preschool; and***
iv. ***Auto and truck repair, not including auto body.***

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

6. Discussion Items

Commissioner Wood asked that Mr. Hadley communicate to Community Development Director Steve Mumford that the Commissioners are anxious to begin reviewing updated zones.

7. Next scheduled meeting

Mr. Hadley said currently, the November 12 Planning Commission agenda only contains a concept plan. This may be moved to the December 10 meeting, if no additional items are added to the agenda. The meeting schedule for 2020 will be presented at the December 10 Planning Commission meeting, as well.

Commissioner Anderson informed City staff that he would not be in attendance at the November 12 meeting, and Commissioner Wright stated he will not be in attendance on November 26, if a meeting is scheduled for that date.

8. Adjournment

MOTION: ***Commissioner Gray moved to adjourn the meeting at 7:29 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

The meeting was adjourned at 7:29 p.m.

Approved by the Planning Commission on November 12, 2019.

_____

Steve Mumford
Community Development Director

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **NOVEMBER 19, 2019**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	Eagle Mountian City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	N/A

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:
NA

PLANNING COMMISSION ACTION / RECOMMENDATION
NA

PREPARED BY:
Fionnuala Kofoed, Admin

RECOMMENDATION:
Staff recommends that the City Council considers the ordinance.

BACKGROUND:
Utah State Code Section 10-3-818 outlines the procedure for amending the salaries of elected officials in municipalities. After a duly noticed and held public hearing, the governing body may enact an ordinance amending the compensation of any elected officer of the municipality.

Proposed Amendments: (The attached ordinance exhibits show the redline version with the proposed changes.)

MAYOR

2.10.010 Compensation.

A. Subject to compliance with the requirements of this section, the mayor of Eagle Mountain City shall be paid compensation according to the compensation schedule in subsection B of this section. The amount of compensation paid to the mayor shall be dependent on whether or not the mayoral compensation is the primary source of income or the secondary source of income of the mayor of the city. Upon filing a declaration as a candidate for the office of mayor, the mayoral candidate shall execute and file with the city recorder a verified statement on a form to be provided by the city recorder, affirming that the income to be received by the mayoral candidate from the city for service in the office of the mayor of Eagle Mountain City will constitute the primary source of income of the mayor-elect as mayor or a secondary source of income for the mayor. After assuming the office of the mayor of Eagle Mountain City, the mayor may change the designation of the

mayor's compensation as the primary or secondary source of income of the mayor but only after notice, public hearing and ordinance of the city council as provided by law.

B. `1. Mayor's annual compensation as primary source of income: $70,000.

2. Mayor's annual compensation as secondary source of income: $27,700.

3. The mayor shall be entitled to all city-sponsored benefits on the same basis and employer contribution as other city employees.

C. Transportation allowance: $600 / month.

D. Employer contributions required by federal or state law to be paid by the city or otherwise paid by the city shall not be deducted from the compensation payment amount provided herein. If the mayor elects to participate in other voluntary benefit plans sponsored by the city, the costs of the voluntary retirement or other benefit plans for the mayor shall be deducted from the amount stated in subsection B of this section as the mayor's compensation. (

E. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city.

City Council

2.15.010 Compensation.

A. Each member of the city council shall be paid monthly compensation in the amount of $1,100.00.

B. Each member of the city council shall be paid monthly compensation in the amount of $200.00 for incidentals (transportation, phone, etc.)

C. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city.

Attachments:
ORD--Elected Officials Compensation
Mayor Compensation Exhibit
City Council Compensation Exhibit

ORDINANCE NO. O-____-2019

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH REPEALING AND ENACTING A COMPENSATION SCHEDULE FOR THE ELECTED OFFICIALS OF EAGLE MOUNTAIN CITY

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to redefine and enact a new compensation schedule for the Mayor and members of the City Council of Eagle Mountain City in recognition of the official activities of elected officials and the duties and responsibilities of public office; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-3-818 of the Utah Code, Annotated have been followed, including a public hearing;

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that the all required notices have been given and that a public hearing has been conducted, public comment received and considered, and that the Council may consider amendments to the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation, and Chapter 2.15.010 City Council Compensation.

2. Subject to compliance with the requirements of this Ordinance, the Mayor of Eagle Mountain City shall be paid compensation according to the compensation schedule in Exhibit A.

3. Subject to compliance with the requirements of this Ordinance, each member of the City Council shall be paid monthly compensation according to the compensation schedule in Exhibit A.

4. This Ordinance shall be effective November 19, 2019.

ADOPTED by the City Council of Eagle Mountain City this 19th day of November, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 19th day of November, 2019.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Chapter 2.10
MAYOR

Sections:

2.10.010 Compensation.

A. Subject to compliance with the requirements of this section, the mayor of Eagle Mountain City shall be paid compensation according to the compensation schedule in subsection B of this section. The amount of compensation paid to the mayor shall be dependent on whether or not the mayoral compensation is the primary source of income or the secondary source of income of the mayor of the city. Upon filing a declaration as a candidate for the office of mayor, the mayoral candidate shall execute and file with the city recorder a verified statement on a form to be provided by the city recorder, affirming that the income to be received by the mayoral candidate from the city for service in the office of the mayor of Eagle Mountain City will constitute the primary source of income of the mayor-elect as mayor or a secondary source of income for the mayor. After assuming the office of the mayor of Eagle Mountain City, the mayor may change the designation of the mayor's compensation as the primary or secondary source of income of the mayor but only after notice, public hearing and ordinance of the city council as provided by law.

B. 1. Mayor's annual compensation as primary source of income: $70,000.

2. Mayor's annual compensation as secondary source of income: $27,700.

3. The mayor shall be entitled to all city-sponsored benefits on the same basis and employer contribution as other city employees.

C. Transportation allowance: $600 / month.

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D~~C~~. Employer contributions required by federal or state law to be paid by the city or otherwise paid by the city shall not be deducted from the compensation payment amount provided herein. If the mayor elects to participate in other voluntary ~~Utah State Retirement or other~~ benefit plans sponsored by the city, the costs of the voluntary retirement or other benefit plans for the mayor shall be deducted from the amount stated in subsection B of this section as the mayor's compensation.

E~~D~~. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city. ~~[Ord. O-09-2007 §§ 3, 4, 6].~~

2.15.010 Compensation.

A. Each member of the city council shall be paid monthly compensation in the amount of $1,100~~500~~.00.

B. Each member of the city council shall be paid monthly compensation in the amount of $200.00 for incidentals (transportation, phone, etc.)

C. The mayor and each member of the city council shall be entitled to reimbursement for authorized expenses personally advanced on city business or for the purposes of the city.

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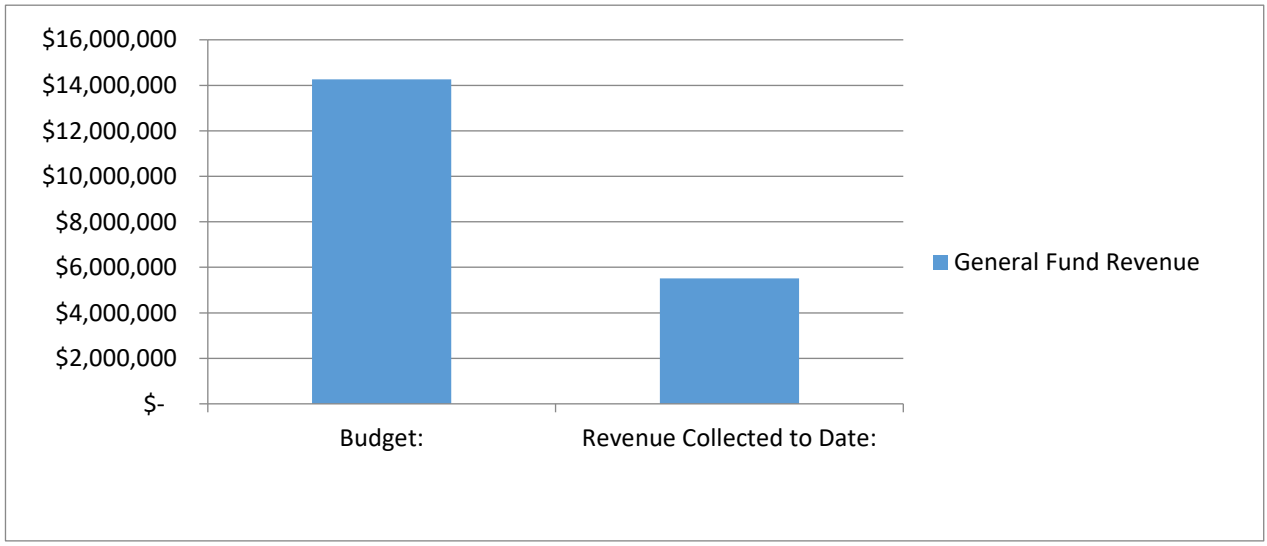
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through Oct. 31, 2019

GENERAL FUND

General Fund Revenues

Budget:	$ 14,256,953
Revenue Collected to Date:	$ 5,508,531
Percent of Total Budget Collected:	39%
Percent of Year Completed:	33%



Revenue Analysis

Property Taxes:

Sales Tax: Trending above budgeted amount for year.

B&C Road Funds: Trending above budgeted amount for year.

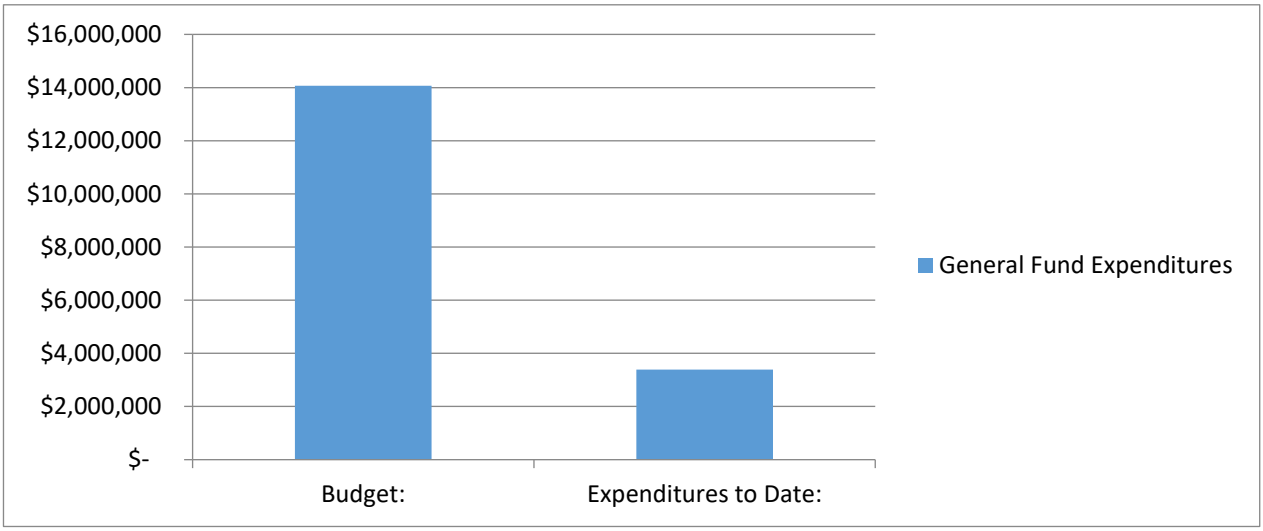
Transfers:

Development: Development revenue outpacing budgeted revenues.

Miscellaneous:

General Fund Expenditures

Budget:	$	14,072,683
Expenditures to Date:	$	3,394,061
Percent of Total Budget Expended:		24%
Percent of Year Completed:		33%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$ 2,225,000	$ 716,467	32%	33%
Sub 18 - Community Services	$ 1,191,318	$ 330,950	28%	33%
Sub 19 - Non-Departmental	$ 1,337,376	$ 352,112	26%	33%
Sub 21/25 - Public Safety	$ 3,206,450	$ 544,838	17%	33%
Sub 32 - Planning/Zoning	$ 567,746	$ 141,653	25%	33%
Sub 33 - Building	$ 1,130,528	$ 272,084	24%	33%
Sub 41 - Public Works	$ 4,414,265	$ 1,035,957	23%	33%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Utah County invoice delay in receiving invoices (Sheriff costs)

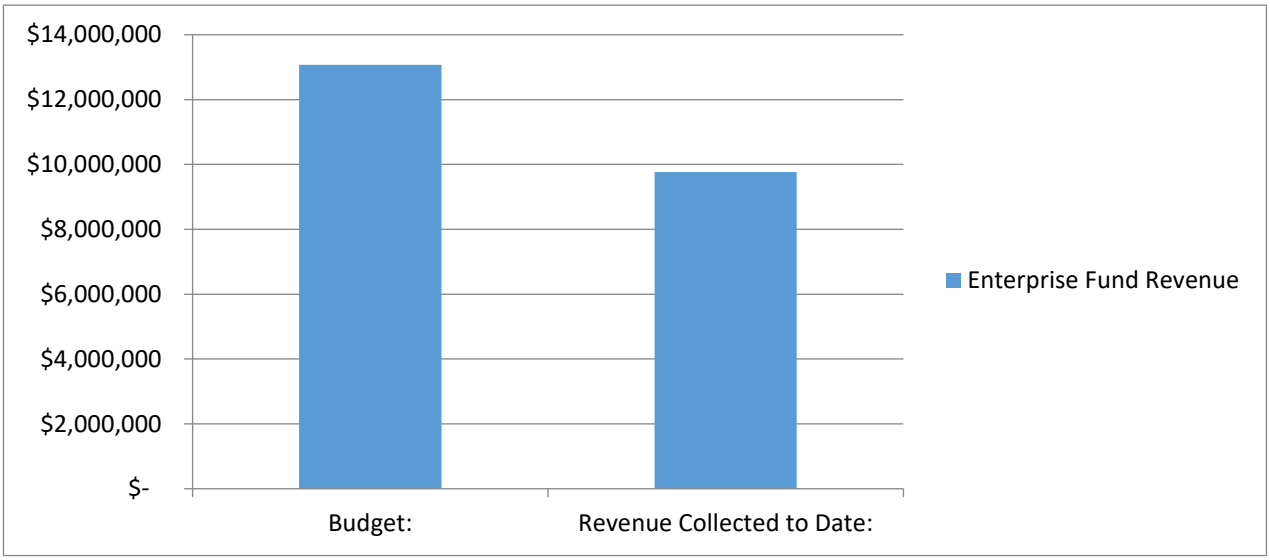
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation: Improvement project invoices still to come.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$ 13,073,800
Revenue Collected to Date:	$ 9,766,058
Percent of Total Budget Collected:	75%
Percent of Year Completed:	33%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$ 6,178,300	$ 6,898,230	112%	33%
Fund 52 - Wastewater Fund	$ 4,579,000	$ 2,132,522	47%	33%
Fund 57 - Solid Waste Fund	$ 1,523,500	$ 535,030	35%	33%
Fund 59 - Storm Water Fund	$ 793,000	$ 200,276	25%	33%

Fund 51 - Water Fund: Reflects CWP Shares sold and Facebook payments for infrastructure (reimbursed).

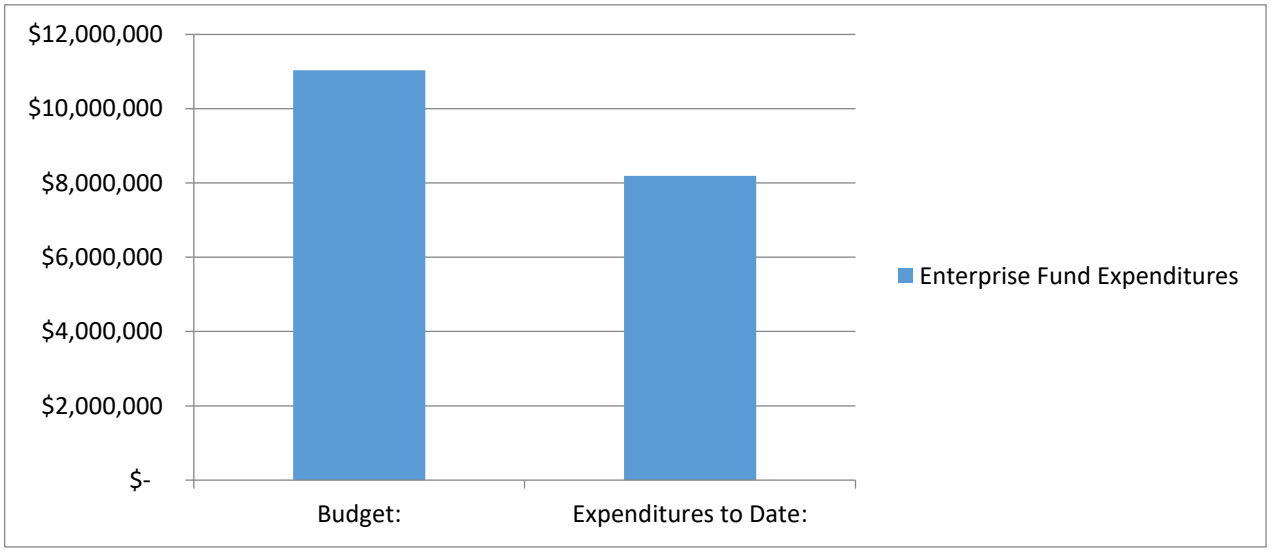
Fund 52 - Wastewater Fund: Reflects Facebook payments for reimbursable infrastructure.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	11,033,070
Expenditures to Date:	$	8,187,847
Percent of Total Budget Expended:		74%
Percent of Year Completed:		33%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 5,414,738	$ 5,769,026	107%	33%
Fund 52 - Wastewater Fund	$ 3,788,075	$ 1,890,114	50%	33%
Fund 57 - Solid Waste Fund	$ 1,451,057	$ 339,673	23%	33%
Fund 59 - Storm Water Fund	$ 379,200	$ 189,034	50%	33%

Fund 51 - Water Fund: Reflects CWP shares purchased (revenue attached) and reimbursable Facebook infrastructure projects.

Fund 52 - Wastewater Fund: Reflects reimbursable Facebook infrastructure projects.

Fund 57 - Solid Waste Fund: Ace Disposal invoice for October not reflected.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 10/31/19	Restricted Balance as of 10/31/19	Available Balance as of 10/31/19	Projected Available Balance by 6/30/20**
Water Impact Fee Fund	$9,516,951	$851,454	$8,665,497	$11,874,737
Wastewater Impact Fee Fund	$2,639,001	$5,224	$2,633,777	$3,399,273
Parks/Trails Impact Fee Fund	$2,081,258	$669,930	$1,411,328	$2,547,960
Stormwater Impact Fee Fund	$1,288,694	$276,276	$1,012,418	$1,282,410
Transportation Impact Fee Fund	$1,921,642	$294,887	$1,626,755	$2,708,723

****Available balance + the average of the future facilities impact fee collected and projected out.**

CITY PROJECT STATUS

Recreation Center in Aggregate	Planning Stage
Three Library Meeting Rooms	RFP's received for design.
CD Bldg Wash Bay	RFP's received for design.
CW Park Improvements	Planning Stage
Trail and Sidewalk Improvements	Planning Stage
City Center Median/Streetscapes	Planning Stage
Skyline Ridge Pavillion	Ordered
Valley View Park Bathrooms	Planning Stage
Northmoor Detention Pond and Park	Planning Stage
City Center Orchard in Paseos	Planning Stage
Woodhaven Park Improvements	Planning Stage
Smith Ranch Park Improvements	Planning Stage
Pony Express Regional Park Bathrooms	Bid awarded - Construction to begin this winter.

***Unaudited figures - adjusting entries will be done throughout the fiscal year.**

UPCOMING AGENDA ITEMS

DECEMBER 3, 2019

- 2020 City Council Meeting Schedule
- Appointments
- Parkway Crossroads - Preliminary Plat

JANUARY 7, 2020

OTHER PROJECTS

- Business Licensing
- Stratton Estates
- Renewable Energy