



EAGLE MOUNTAIN CITY COUNCIL MEETING

November 16, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CALL TO ORDER

The City Council will convene as the Board of Canvassers to canvass the results of the 2021 Eagle Mountain City General Election.

2. MOTION

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

BACKGROUND: *(Presented by Director of Administrative Services/City Recorder Fionnuala Kofoed)* The Board of Canvassers will review the report of the Eagle Mountain City General Election of November 2, 2021, 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 Offices of Mayor and City Council.

3. ADJOURNMENT

WORK SESSION - CITY COUNCIL CHAMBERS

4. 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.

4.A UPDATE - City Administrator Items

4.B [UPDATE - Upcoming Planning Items](#)

5. AGENDA REVIEW

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

6. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to

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

7. CALL TO ORDER

8. PLEDGE OF ALLEGIANCE

9. INFORMATION ITEMS/UPCOMING EVENTS

10. 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.)

11. CITY COUNCIL/MAYOR'S ITEMS

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

12. APPOINTMENT

12.A City Treasurer - Kim Julian

13. PROCLAMATION

13.A World Pancreatic Cancer Day - November 18, 2021
[World Pancreatic Cancer Day Proclamation](#)

CONSENT AGENDA

14. BOND RELEASES

14.A Brylee Farms Phase A, Plat 1 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

14.B Sage Park Phase A, Plat 4 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

15. CHANGE ORDERS

15.A [Cory B. Wride Memorial Park, Phase 2 Project Change Order #3 - Kenny Seng Construction](#)
[Cory Wride Park - Change Order Log #3.pdf](#)

16. MINUTES

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

17. PRELIMINARY PLATS & SITE PLANS

- 17.A SITE PLAN - Eagle Mountain Medical Office Building
Eagle Mountain Medical Office Building - Site Plan
- 17.B SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 8 Pad A
Civil and Landscape plans
Elevations
Plaza
- 17.C SITE PLAN - Big O Tires
Color Elevations
Color Landscape Plans
Site Plan

SCHEDULED ITEMS

18. ORDINANCES/PUBLIC HEARINGS

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

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

ORD--ADUs

EMMC 17.70 ADUs

EMMC 17.25.030 Land Use Table - Draft

ADU Amendments - Other Chapters

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

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed amendment to the Eagle Mountain Municipal Code defines and clarifies the number of livestock permitted on residentially zoned property.

ORD--EMMC 6.10 Animal Zoning Regulations

19. RESOLUTION/PUBLIC HEARING

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

BACKGROUND: *(Presented by Public Utilities Manager Mack Straw)* The proposed resolution approves a sole source bid award for the purchase and installation of an additional fan press. The fan press will be installed on the same skid that currently houses the original fan press. This unit is required as part of the recent plant expansion to handle the extra biosolids.

[RES--Sole Source Bid Award](#)
[Prime Solution, Inc. Quote](#)

20. RESOLUTION

- 20.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for The Pinnacles.](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford & City Attorney Jeremy Cook)* The proposed master development agreement is for The Pinnacles project, which is located north of Aviator Avenue and west of Brylee Farms.

[RES--The Pinnacles Master Development Agreement](#)
[Pinnacles MDA](#)
[Pinnacles MDA Exhibits](#)
[General Plan Amendment Exhibit](#)
[CC Minutes 4-6-21](#)

21. CITY COUNCIL/MAYOR'S BUSINESS

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

22. 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.

23. COMMUNICATION ITEMS

- 23.A Financial Report
[Executive Summary](#)
- 23.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

24. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 11th day of November, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	UPDATE - Upcoming Planning Items		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The following Planning Items are planned for the December 7th City Council meeting:

- Ranches Crossing Master Site Plan
- Shooting Range Ordinance
- Eagle Crest Master Site Plan
- Tagg N Go Site Plan and Rezone
- Sign Code Amendment
- Ault Farms ADU

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

PROCLAMATION

Proclaiming World Pancreatic Cancer Day in Eagle Mountain City November 18, 2021

WHEREAS, pancreatic cancer is one of the deadliest cancers, it is currently the 3rd leading cause of cancer-related death in the United States, surpassing breast cancer;

WHEREAS, pancreatic cancer has the lowest five-year survival rate of all major cancers at just 10 percent;

WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally in later stages, and only 10 percent of pancreatic cancer patients are diagnosed when the disease is confined to their pancreas, and 91 percent of pancreatic cancer patients die within the first five years;

WHEREAS, pancreatic cancer is the seventh most common cause of cancer-related death across the world; and

WHEREAS, the good health and well-being of the residents of Eagle Mountain City are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments.

NOW THEREFORE, Mayor Tom Westmoreland and the Eagle Mountain City Council proclaim November 18, 2021 as World Pancreatic Cancer Day in Eagle Mountain City and encourage residents to observe World Pancreatic Cancer Day and support this cause that so deeply impacts families in every community across our country.

Dated this 16th day of November, 2021.

Tom Westmoreland, Mayor

Donna Burnham, City Council

Melissa Clark, City Council

Colby Curtis, City Council

Carolyn Love, City Council

Jared Gray, City Council



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

Thursday, October 28, 2021

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

SUBJECT: Brylee Estates phase "A" plat 1 out of warranty Bond Release

City Recorder:

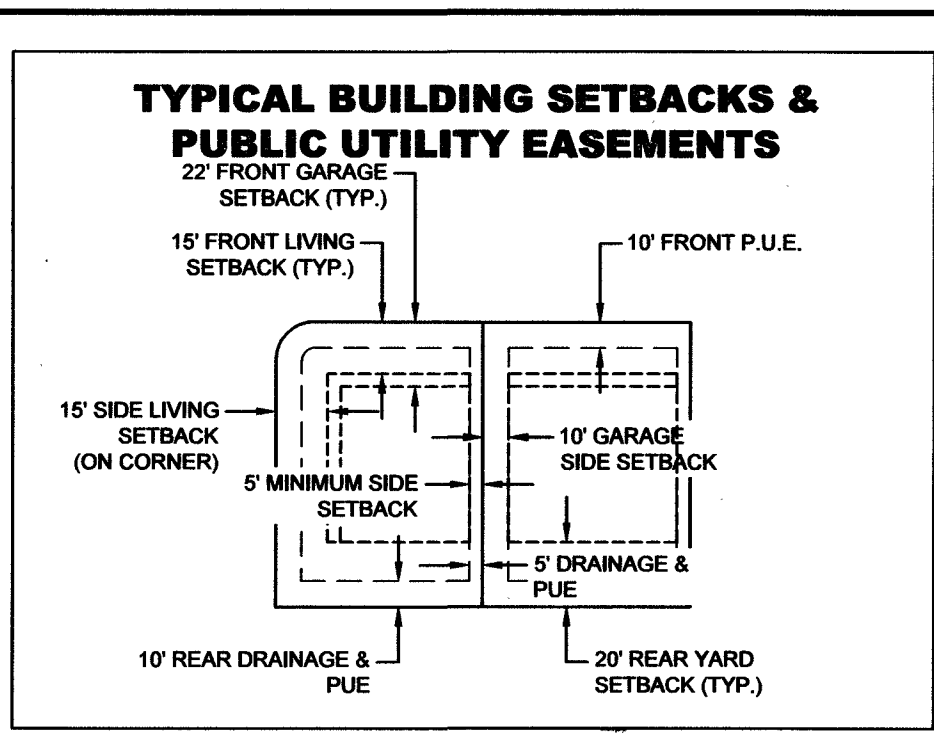
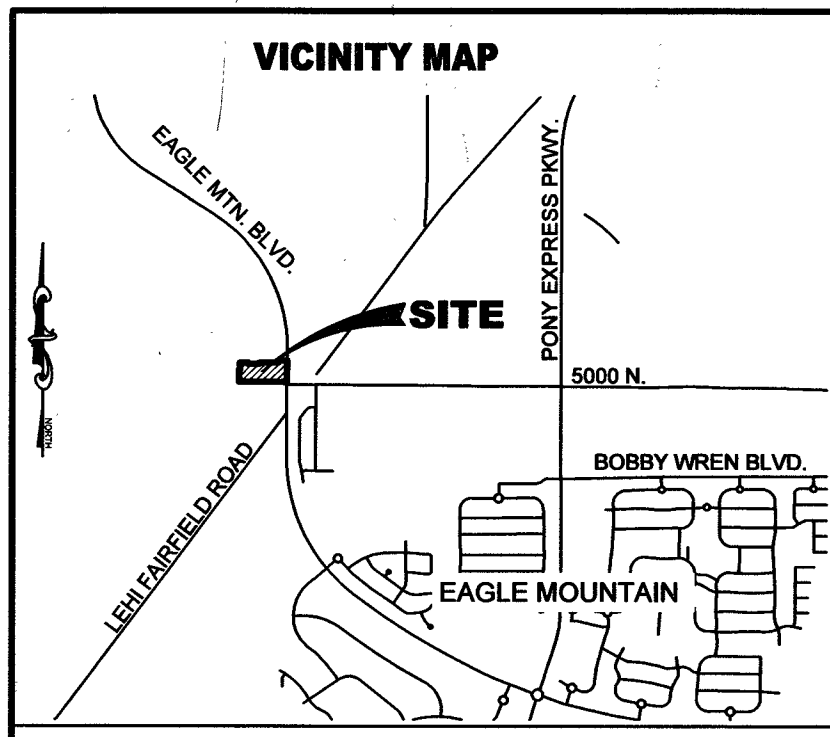
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

Sincerely,

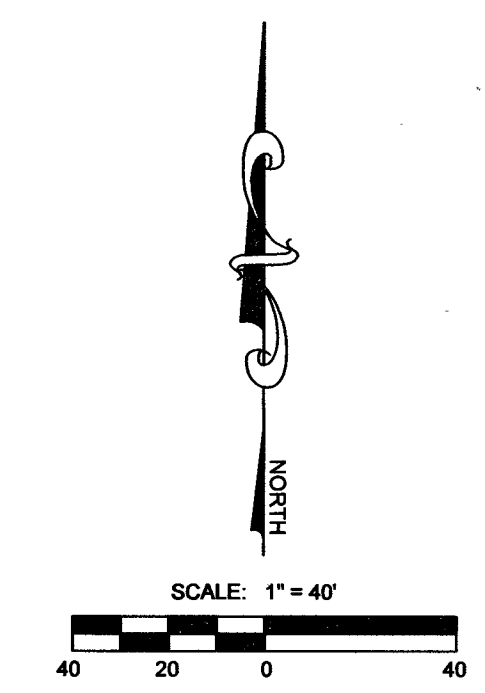
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

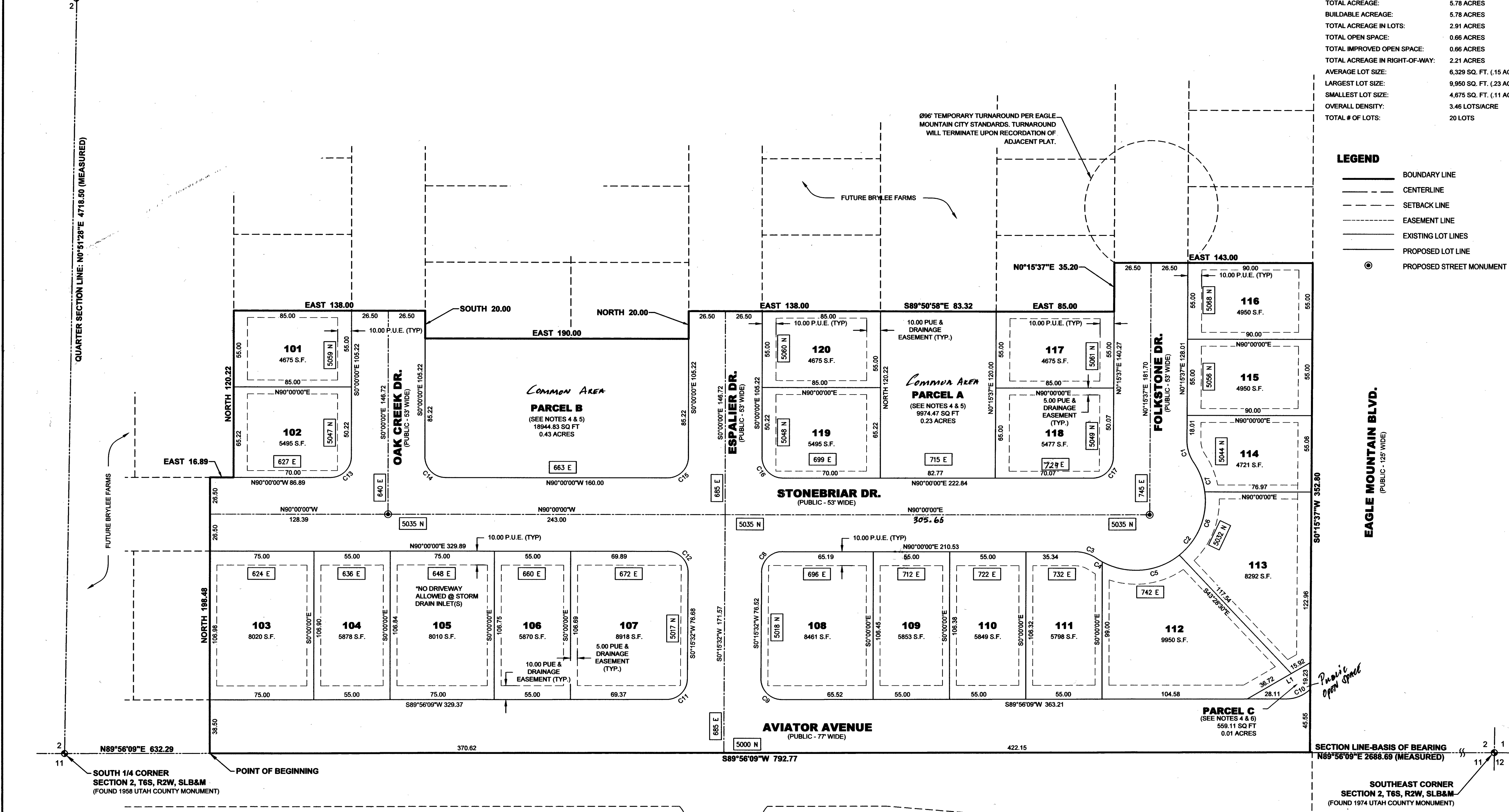


BRYLEE FARMS PHASE A PLAT 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH



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



TABULATIONS PHASE A PLAT 1

TOTAL ACREAGE:	5.78 ACRES
BUILDABLE ACREAGE:	5.78 ACRES
TOTAL ACREAGE IN LOTS:	2.91 ACRES
TOTAL OPEN SPACE:	0.66 ACRES
TOTAL IMPROVED OPEN SPACE:	0.66 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	2.21 ACRES
AVERAGE LOT SIZE:	6,329 SQ. FT. (15 AC)
LARGEST LOT SIZE:	9,950 SQ. FT. (23 AC)
SMALLEST LOT SIZE:	4,675 SQ. FT. (11 AC)
OVERALL DENSITY:	3.46 LOTS/ACRE
TOTAL # OF LOTS:	20 LOTS

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- PROPOSED STREET MONUMENT

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 SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°56'09"E ALONG THE SECTION LINE 632.29 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 198.48 FEET; THENCE EAST 16.89 FEET; THENCE NORTH 120.22 FEET; THENCE EAST 138.00 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 190.00 FEET; THENCE NORTH 20.00 FEET; THENCE EAST 138.00 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 85.00 FEET; THENCE NORTH 15°37'E 35.20 FEET TO THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD; THENCE S0°15'37"W ALONG SAID WEST LINE 352.80 FEET TO THE SOUTH LINE OF SAID SECTION 2; THENCE S89°56'09"W ALONG SAID SECTION LINE 792.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.78 ACRES

DATE: Feb. 24, 2020
SURVEYOR: CHAD A. POULSEN

OWNERS DEDICATION

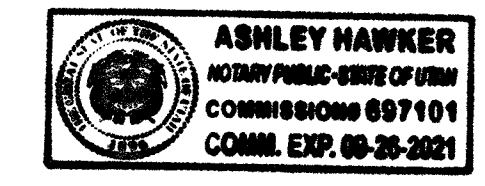
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A AND B, AS INDICATED HEREON, TO THE BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12888 SOUTH PONY EXPRESS RD, STE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24 DAY OF Feb., A.D. 2020.

Travis Stolk
Fieldstone Bryce Farms LLC
Assistant Secretary

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE 24 DAY OF Feb., A.D. 2020, PERSONALLY APPEARED BEFORE ME Travis Stolk THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.



NOTARY PUBLIC FULL NAME: Ashley Hawker
COMMISSION NUMBER: 097101
MY COMMISSION EXPIRES: 9/24/2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain City, Utah
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 27 DAY OF February, A.D. 2020.

APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]

APPROVED: [Signature]
ENGINEER (See Seal Below)
ATTEST: [Signature]
CLERK-RECORDER (See Seal Below)

DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS 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 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 25 DAY OF February, 2020
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 APPROVAL

MAIGIE CULPIN
DIRECT COMMUNICATIONS
DATE: 2/15/2020

COUNTY RECORDER STAMP

PHASE A PLAT 1
BRYLEE FARMS
SUBDIVISION
EAGLE MOUNTAIN CITY
UTAH COUNTY, UTAH

DATE: 2/24/2020
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY OF EAGLE MOUNTAIN SEAL

COUNTY RECORDER SEAL

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spokane Falls, WA 99083
Phone: 802.798.0355
Fax: 802.798.0353
office@lel-inc.com
www.lel-inc.com

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	28.00	34°12'58"	16.72	N16°50'53"W 16.47
C2	50.00	158°10'19"	138.03	N45°07'49"E 98.19
C3	28.00	34°12'58"	16.72	S72°53'31"E 16.47
C4	50.00	5°16'15"	4.60	S58°25'09"E 4.60
C5	50.00	67°43'13"	59.10	N85°05'07"E 55.72
C6	50.00	58°51'09"	51.36	N21°47'56"E 49.13
C7	50.00	26°19'42"	22.98	N20°47'30"W 22.77
C8	15.00	89°44'30"	23.49	N45°07'47"E 21.17
C9	15.00	90°19'24"	23.65	N44°54'10"W 21.27

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C10	25.00	44°05'54"	19.24	N67°53'50"E 18.77
C11	15.00	89°40'37"	23.48	S45°05'50"W 21.15
C12	15.00	89°17'03"	23.37	S44°38'27"E 21.08
C13	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C14	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C15	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C16	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C17	15.00	89°44'23"	23.49	N45°07'49"E 21.16

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N60°00'00"E	52.65

NOTES:

1. (a) 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. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
3. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
4. PARCELS A, B, AND C ARE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
5. PARCELS A & B ARE OWNED & MAINTAINED BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.
6. PARCEL C IS DEDICATED TO EAGLE MOUNTAIN CITY & MAINTAINED BY BRYLEE FARMS HOMEOWNERS ASSOCIATION.

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-803(4)(c)(i) 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
(4) ANY OTHER PROVISION OF LAW.

DATE: 2/24/2020

16976



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

Monday, November 8, 2021

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

SUBJECT: **Sage Park phase "A" plat 4 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SAGE PARK PHASE A PLAT 4

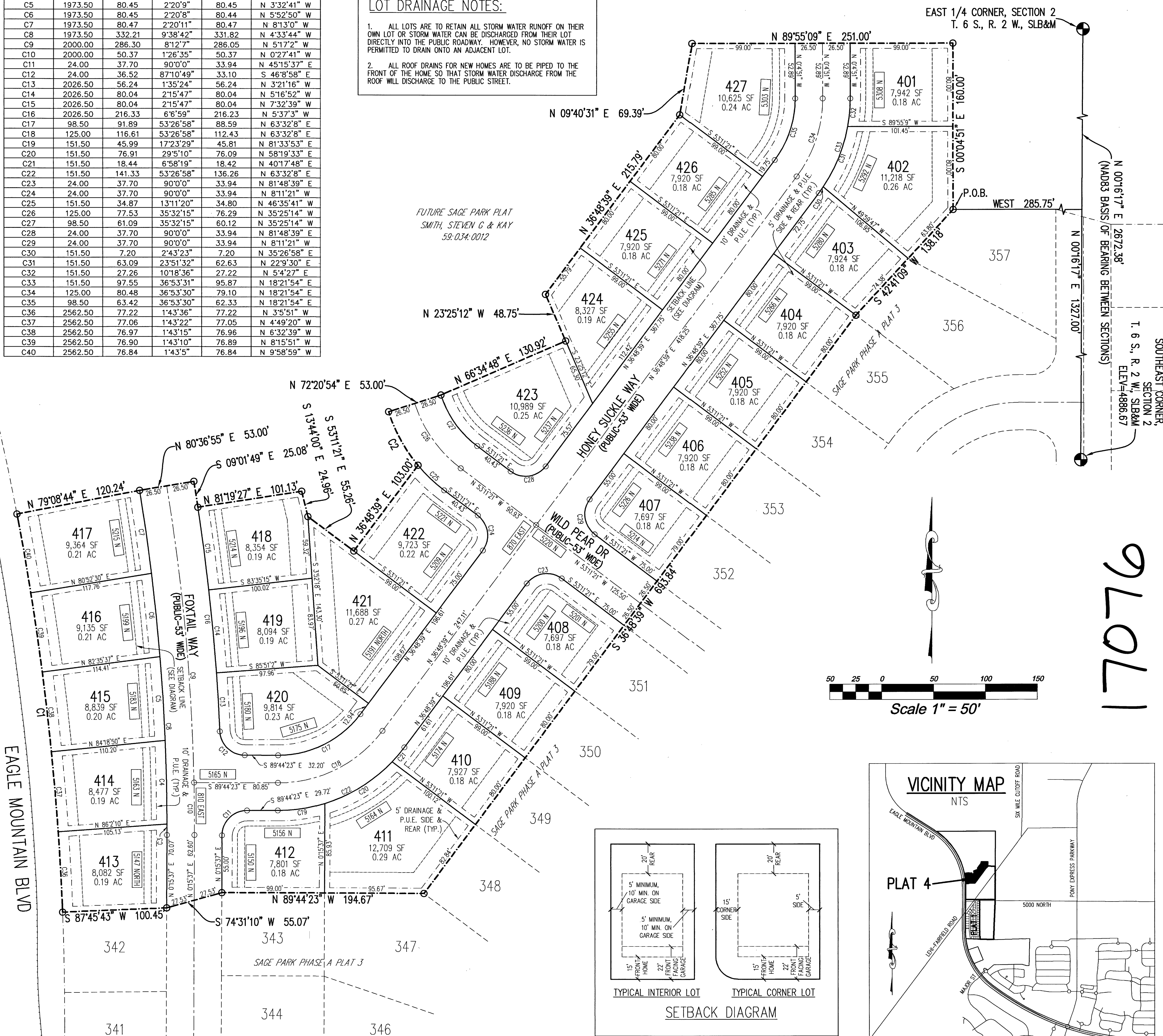
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	2562.50	384.98	8°36'28"	384.62	N 6°32'17" W
C2	151.50	59.09	22°20'54"	58.72	N 28°49'34" W
C3	1973.50	10.38	0°18'5"	10.38	N 0°6'34" E
C4	1973.50	80.45	2°20'9"	80.45	N 1°12'33" W
C5	1973.50	80.45	2°20'9"	80.45	N 3°32'41" W
C6	1973.50	80.45	2°20'8"	80.44	N 5°52'50" W
C7	1973.50	80.47	2°20'11"	80.47	N 8°13'0" W
C8	1973.50	332.21	9°38'42"	331.82	N 4°33'44" W
C9	2000.00	286.30	8°12'7"	286.05	N 5°17'2" W
C10	2000.00	50.37	1°26'35"	50.37	N 0°27'41" W
C11	24.00	37.70	90°0'0"	33.94	N 45°15'37" E
C12	24.00	36.52	87°10'49"	33.10	N 46°8'58" E
C13	2026.50	56.24	1°35'24"	56.24	N 3°21'16" W
C14	2026.50	80.04	2°15'47"	80.04	N 5°16'52" W
C15	2026.50	80.04	2°15'47"	80.04	N 7°32'39" W
C16	2026.50	216.33	6°6'59"	216.23	N 5°37'3" W
C17	98.50	91.89	53°26'58"	88.59	N 6°33'28" E
C18	125.00	116.61	53°26'58"	112.43	N 6°33'28" E
C19	151.50	45.99	17°23'29"	45.81	N 8°13'53" E
C20	151.50	76.91	29°5'10"	76.09	N 58°19'33" E
C21	151.50	18.44	6°58'19"	18.42	N 40°17'48" E
C22	151.50	141.33	53°26'58"	136.26	N 6°33'28" E
C23	24.00	37.70	90°0'0"	33.94	N 8°14'39" E
C24	24.00	37.70	90°0'0"	33.94	N 8°11'21" W
C25	151.50	34.87	13°11'20"	34.80	N 46°35'41" W
C26	125.00	77.53	35°32'15"	76.29	N 35°25'14" W
C27	98.50	61.09	35°32'15"	60.12	N 35°25'14" W
C28	24.00	37.70	90°0'0"	33.94	N 8°14'39" E
C29	24.00	37.70	90°0'0"	33.94	N 8°11'21" W
C30	151.50	7.20	2°43'23"	7.20	N 35°26'58" E
C31	151.50	63.09	23°51'32"	62.63	N 22°9'30" E
C32	151.50	27.26	10°18'36"	27.22	N 5°4'27" E
C33	151.50	97.55	36°53'31"	95.87	N 18°21'54" E
C34	125.00	80.48	36°53'30"	79.10	N 18°21'54" E
C35	98.50	63.42	36°53'30"	62.33	N 18°21'54" E
C36	2562.50	77.22	1°43'36"	77.22	N 3°5'51" W
C37	2562.50	77.06	1°43'22"	77.05	N 4°49'20" W
C38	2562.50	76.97	1°43'15"	76.96	N 6°32'39" W
C39	2562.50	76.90	1°43'10"	76.89	N 8°15'51" W
C40	2562.50	76.84	1°43'5"	76.84	N 9°58'59" W

LOT DRAINAGE NOTES:

- ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
- ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

FUTURE SAGE PARK PLAT
SMITH, STEVEN G & KAY
59.034.0012





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	Cory B. Wride Memorial Park, Phase 2 Project Change Order #3 - Kenny Seng Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:			
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Brad Hickman

RECOMMENDATION:

Staff recommends that the City Council approve change order #3 in the amount of \$269,773.00 for the Cory Wride Memorial Park Phase 2 Project.

BACKGROUND:

As City staff worked with Kenny Seng Construction to complete this project, the following issues arose which were not included in the original scope of work and corrections are outlined appropriately.

Previous change orders have been approved:

Change Order #1 - Irrigation Changes - \$90,825.00

Change Order #2 - Reuse Filtration System - \$364,502.48 - Facebook should reimburse

Change Order Proposal #3 - Irrigation System Filter and Upgrades

1. 8" Backflow Preventer & Physical Disconnect \$41,822.00

Product and install so that both culinary and secondary water sources can be utilized with having a permanent disconnect to access either water source

2. Meter Vault/Piping/Valves for Water Connection \$22,418.00

This item is for the placement and connection of a culinary water

service to facilitate the park.

3. RFI #2 - Connect 1" Drinking Fountain \$870.00

Adjust to products and supplies to make the connection to facilitate the drinking fountain at the pickle ball complex.

4. Slope Adjustments in 3 areas of park \$4,798.00

Extra grading and drainage in low points in the park that needed to be addressed so the water did not pool in these low spots. Additional drainage pipes were added in these locations.

5. Credit for PEX pipe in restroom \$-1,624.00

We are receiving this credit because we switched from copper to PEX piping in the restroom.

6. PR 01 - Relocate Gate

Change of location and additional components to move the gate at the festival field area so parking stalls closet to Pony Express Parkway could be used.

7. PR 02 - Remove Tree, Bench, Trash Receptacle

Additional changes outside of original scope of work in relocation of a few items.

8. PR 03 - Inlet SD Changes \$2,126.00

Alteration of the existing plan and added parts to complete the storm drainage system and to allow it to continue to flow.

9. PR 04 - Monument Sign Changes \$4,153.00

Additional wiring and lighting components needed for the sign. Adjustment to the exterior of the sign on materials to make sure the stone clad was the same as all the other stone in the park.

10. PR 05 - Planter Updates \$3,583.00

Additional landscaping in parking lot medians to complete landscape between 2 phases of the park. Additional rock that was not accounted for in the original scope for the project.

11. PR 06 - Trash Receptacle Pads \$435.00

Additional trash receptacle concrete pads added for permanent location of trash cans in the park. Missed on the original scope of work.

12. PR 07 - Remove AC Replace with Concrete \$1,859.00

Change to scope to replace asphalt with a concrete ADA ramp so the crosswalk will be compliant with code.

13. PR 08 - Added Landscape Area \$40,616.00

Additional landscaping that was added to the original scope for the project. This includes irrigation, turf, topsoil and trees located on the southeast corner of the baseball complex.

14. PR 09 - Added Drain Inlets \$7,859.00

Additional drainage and sump drains in low spots of the park so water will drain back into the ground and not pond.

15. PR 10 - Add New Trees \$4,551.00

Additional trees added in locations of the park that did not show trees on the original plan set.

16. PR 11 - Concrete Curb \$870.00

Add concrete curb to a stub road access in the parking lot area on the southeast corner of the baseball diamond.

17. PR 12 - Added Irrigation \$2,522.00

Additional valve and irrigation heads to provide irrigation to a section of the park that was not in the original scope of work.

18. PR 13 - Drainage for low spot \$6,899.00

Added sump for the drainage of the festival field by new access. Water was pooling up on the new concrete trail and needed to install a sump and reroute the water.

19. PR 14 - Time & Material

Need to address the drainage in a retention pond. A drain sump will need to be installed to reroute water to drain and not just collect. This will be billed as time and materials are available and when the project is completed.

20. PR 15 - Modify mounds and fix low spots \$12,294.00

Modifications to mounds so that the landscape can survive and be maintained. It was a reshape of the mounds and modification on the irrigation system to provide longevity in these sections of the park so they will work appropriately.

21. PR 16 - Wood frame around steel header \$696.00

Modification and change needed for new restroom structure in the park.

22. PR 17 - Pull wire for sports lighting \$105,873.00

Copper conductors and branch circuits needed to make the final connections to complete the circuits and make the lighting operational. Also, add additional switches and wiring for timers on existing sport courts. Items and materials were missed on the original scope and clarification was needed to talk through which contractor needed to complete which tasks.

23. ASI 01 - Widen sidewalk \$293.00

Widen sidewalk in a location where it was smaller and needed to be larger to tie in correctly.

24. ASI 03 - Added concrete sidewalk \$3,956.00

Additional sidewalk needed to make sure pedestrian access was connected throughout the park.

25. ASI 07 - Adjust sidewalk to fit existing grade \$1,153.00

Adjustments were needed to make sidewalk tie into trail system on Pony Express Parkway.

All of these items result in a total change order of \$269,773.00. The changes and modifications are funded by park impact fees.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Cory Wride Park - Change Order Log #3.pdf](#)

CORY B. WRIDE MEMORIAL PARK - CHANGE ORDER LOG

2064

10/12/2021

CO #	Description	CO Amount	Contract Amount
ORIGINAL CONTRACT PRICE			\$ 4,047,219.21
	Irrigation Changes	\$ 90,825.00	
	8" Backflow Preventer & Physical Disconnect	\$ 41,822.00	
	Meter Vault/Piping/Valves for water connection	\$ 22,418.00	
	Reuse Filtration System	\$ 364,502.48	
	RFI #2 - Connect 1" Drinking Fountain	\$ 870.00	
	Slope Adjustments in 3 areas of Park	\$ 4,798.00	
	Credit for using PEX pipe in restroom	\$ (1,624.00)	
	PR 01 - Relocate Gate	\$ 1,071.00	
	PR 02 - Remove Tree, Bench, Trash Rec.	\$ 680.00	
	PR 03 - Inlet and SD Changes	\$ 2,126.00	
	PR 04 - Monument Sign Changes	\$ 4,153.00	
	PR 05 - Planter Updates	\$ 3,583.00	
	PR 06 - Trash Receptacle Pads	\$ 435.00	
	PR 07 - Remove AC Replace with Conc	\$ 1,859.00	
	PR 08 - Added Landscape Area	\$ 40,616.00	
	PR 09 - Added Drain Inlets	\$ 7,859.00	
	PR 10 - Add new trees	\$ 4,551.00	
	PR 11 - Concrete Curb	\$ 870.00	
	PR 12 - Added irrigation near trail	\$ 2,522.00	
	PR 13 - Drainage for Low Spot	\$ 6,899.00	
	PR 14 - Eliminate Ponding at Existing Retention Pond	T&M	
	PR 15 - Modify Mounds & Fix Existing Low Spot	\$ 12,294.00	
	PR 16 - Wood frame around Steel Header	\$ 696.00	
	PR 17 - Pull Wire for Sports Lighting	\$ 105,873.00	
	ASI 01 - Widen Sidewalk	\$ 293.00	
	ASI 03 - Added Conc Sidewalk	\$ 3,956.00	
	ASI 07 - Adjust Sidewalk to fit existing grades	\$ 1,153.00	
	TOTAL CONTRACT CHANGES	\$ 725,100.48	
ORIGINAL CONTRACT PRICE PLUS CHANGES			\$ 4,772,319.69



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

October 19, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Jeff Weber, Fleet and Facilities Operations Director; Tyler Maffitt, Communications Manager; Eric McDowell, Chief Deputy Sheriff; Robert Ballif, Engineering Assistant; and Greg Stone, Emergency Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director; Embret Fossum, UFA Battalion Chief; and Chas Glenn, Administrative Assistant.

Mayor Westmoreland called the meeting to order at 4:08 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Wastewater

- Streets, Stormwater, Wastewater and Water crews are working on the creation of four new rapid infiltration basins on the eastern portion of the 80 acres the City recently purchased but rain is slowing efforts.
- The 12-inch pressurized water line is complete.

Water

- All City wells, except Well #1, have been turned off for the season due to decreased City water demands during fall and winter.
- Staff is collecting mobile water reads for the next bill cycle.

Parks

- Cory B. Wride Memorial Park Phase 2 – The lights are operational on the new ten-court pickleball complex. The remaining lights should be completed by the end of the week, weather permitting.
- Silverlake Woodhaven Park – Conduit is being run to allow Rocky Mountain Power to connect the power. The project was delayed due to miscommunication between different agencies and scheduling logistics.
- Pony Express Park Dog Park – Fencing has been ordered and staff will provide an update once the project is complete.

Events

- Halloween Town and Car Show will be held on October 23, 2021, at Cory Wride Memorial Park from 11:00 a.m. to 2:00 p.m.

Engineering

- Pony Express Parkway – Storm drain is being installed from Bobby Wren Boulevard to Eagle Mountain Boulevard. Rocky Mountain Power is moving electric lines prior to paving the trail. The project has experienced weather delays.
- Mid Valley Road preparation will occur this year; however, the project will not be able to be completed this season due to material shortages. The project will be finished in 2022.
- Airport Road - Phase 1 is scheduled to be paved October 28th and 29th. The City Engineer is obtaining appraisals for right-of-way land purchases for Phase 2 from the Church of Jesus Christ of Latter-day Saints, Perry Homes, and other impacted landowners.
- Water Impact Fees Facility Plan – Psomas will provide information to Lewis, Young, Robertson, and Burningham, Inc. The City has elected to obtain additional information before moving forward with the water rate study to determine appropriate incremental increases to City water rates.
- Bobby Wren Boulevard Traffic Signal – Will be installed following Kenny Seng completing construction work at the intersection with Pony Express Parkway. The traffic light is expected to be installed and operational prior to the end of 2021.
- Eagle Mountain Boulevard – The widening project is being designed and will soon be followed by a request for proposals to bid for the contract for the project.
- Well #7 – The well is being designed. Drilling will commence after water rights have been transferred for the well.

Community Development

- Residential Building Permits – The City issued 73 new residential building permits in September, an overall increase of 18% from last year; however, the totals for the past three months are 25% lower than July, August, and September of 2020, possibly in part due to material shortages.
- Affordable Housing Plan – A request for proposals will be posted for an update/rewrite of the City's Economic Development Master Plan and Affordable Housing Plan.
- Code Amendments – The Planning Department is working on 25 Municipal Code amendments.
- Citywide Rezoning – The City is in the process of rezoning properties in existing neighborhoods and properties with expired master development agreements.

- Wildlife Corridor Overlay Zone – an amendment for the rezone for the overlay is being prepared for approval at a future meeting.

Councilmember Curtis requested the City create a steering committee to provide Council input during the creation of the Affordable Housing Plan.

Director of Administrative Services/City Recorder Fionnuala Kofoed stated the City has pending franchise agreement applications for Direct Communications, Silver Lake Internet LLC, and Lumens. The City Attorney has been reviewing the agreements and the City has determined to allow the applications to move forward with a provision that any applicable State statutes and Municipal Code amendments would be implemented into the agreements.

1.B. UPDATE – Eagle Mountain Medical Office Building

Senior Planner Tayler Jensen presented the item. The Planning Commission held a public hearing on October 12, 2021, and voted 4 to 0, with one absentee, to recommend approval of the application. O'Reilly Auto Parts is to the west and Eagle Mountain Dental is to the east of the project. The building will be similar in design to their location in Saratoga Springs on Redwood Road, except that the color palette excludes the bright red color used on the Saratoga Springs building.

Applicant representative Bruce Fallon with WPA Architecture provided the Council will color renderings of the building. White is one of the colors planned and is used to draw attention to the entrance; fiber cement is one of the proposed materials.

Councilmember Curtis stated he would prefer the building not include white.

Mr. Jensen clarified that Municipal Code standards discourage neon colors and do not require only desert landscape colors. Standards require the design to be similar to significant nearby buildings. The Planning Commission evaluation concluded that the proposed design was sufficiently similar to other buildings in the area.

Councilmember Curtis requested the item include detailed examples of the color palette when presented to the Council at an upcoming policy session.

Councilmember Love requested future projects include detailed materials when presented to the Council during work sessions.

1.C. DISCUSSION – Eagle Mountain Emergency Operation Plan

Emergency Management Intern Greg Stone explained the definition, purpose, role, creation, and format of the emergency plan.

Councilmember Clark expressed her support for the Emergency Operation Plan draft. She suggested creating a mechanism to ensure the plan is reviewed every two years, and she requested another department be assigned signage responsibilities to allow the Streets Department to focus

on road repairs during an emergency, and for the City to maintain hard copies of the documents in case an emergency impacts the ability to print the forms.

Mr. Stone explained that including the Federal Emergency Management Agency's five mission areas is not required for funding; however, he felt the information would be beneficial. A portion of the plan addresses levels of emergency based upon City definition assignments for the various levels to support first responders who will be responding in accordance with their agencies' categorization of levels of emergency and to assist the Mayor and Council with determining if a State of Emergency declaration is merited. The plan advises each department to establish a line of authority to provide for alternates to step into the role should the department heads be unable to fulfill their assigned duties.

Councilmember Clark advocated for City discussion to clarify the line of authority should some members be unable to fulfill their assigned responsibilities.

2. AGENDA REVIEW

CONSENT AGENDA

9. AGREEMENTS

9.A. AGREEMENT – Approving a Deed of Conservation Easement.

Discussion ensued regarding whether to remove the item from the consent agenda and acknowledging that prior to the meeting, the Council received feedback from the Eagle Mountain Nature and Wildlife Alliance in discussions between one or two Councilmembers and citizen group representatives. The Council determined to remove the item and place it as a scheduled item during policy session when the applicant would be in attendance.

Councilmember Curtis asked City Attorney Jeremy Cook if the verbiage from the Wildlife Corridor Overlay Zone could be included in the Deed of Conservation Easement as requested by the Eagle Mountain Nature and Wildlife Alliance.

Mr. Cook said he did not feel that any of the verbiage in the overlay was critical to include in the conservation easement documentation, although he did not feel that the applicant Scot Hazard would object to the inclusion of the items requested by the Eagle Mountain Nature and Wildlife Alliance. He clarified that including the overlay standards in the conservation easement would not necessarily provide additional protections as a future Council could repeal or amend either the overlay or a City-held conservation easement or both.

Councilmember Gray expressed concern with the wildlife permeable fencing requiring smooth wire, the maximum height of 42 inches from grade, the minimum 16-inch spacing from the ground to the bottom wire, and for the posts to be spaced at a minimum of 16-foot intervals, as those standards would make the fencing inadequate for retaining livestock. He requested more flexibility with the fencing as he felt that wildlife movement would not be impeded by fencing with barbwire and more closely spaced posts.

Assistant City Administrator/Community Development Director Steve Mumford clarified that the wildlife permeable fencing requirements were recommendations of Shane Hill with the Division of Wildlife Resources.

Mr. Cook stated that the Wildlife Corridor Overlay Zone in Municipal Code includes the same wildlife permeable fencing standards.

Councilmember Gray advocated for amending the wildlife permeable fencing standards in both the Wildlife Corridor Overlay Zone and the conservation easement and inquired how the approval of this item would be impacted by amending the fencing standards in the overlay section of Municipal Code. He said that there should be a balance between protecting wildlife and livestock grazing rights and protected protecting one at the expense of the other.

Councilmember Curtis stated that the standards were likely included intentionally as it is necessary to protect wildlife.

Discussion ensued regarding whether an amendment to Wildlife Corridor Overlay Zone fencing standards should be considered.

12. OQUIRRH MOUNTAIN RANCH

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Second Amendment to the Oquirrh Mountain Master Development Plan.

12.B. MOTION – Oquirrh Mountain Ranch Preliminary Plat and Site Plan.

Items 12.A. and 12.B. were presented and discussed concurrently.

Mr. Jensen presented the item. The Oquirrh Mountain Ranch Master Development Plan and Master Development Agreement were approved in 2011 and cover a total of 120.4 acres. At approval, the development was vested with 417 units and 15.5 acres of open space. In 2016, the MDA was further amended reducing the maximum number of units to 346 units and requiring 5.5 acres of improved open space. To date, 54 single-family units and a Church have been developed on 18 acres, leaving approximately 102.4 acres to be developed.

Oquirrh Mountain Ranch has a current density approval of 346 total units, resulting in a density of 2.9 dwelling units per acre, and up to 151 multifamily dwelling units. The existing development is 27 units below the vested unit counts; 7 of 30 vested units were built in pod PA 10, 37 of 39 were built in pod 9a, and 10 of 12 were built in pod 2a. The allowable density in unbuilt pods is 265 units; those units combined with the 54 built units result in an actual maximum density of 319 units.

The applicant has worked with City staff, the Planning Commission, the Division of Wildlife Resources, and the Eagle Mountain Nature and Wildlife Alliance citizen group to dedicate 330

feet along the north and northeast side of the project as wildlife corridor. This area represents a key portion of the corridor where it crosses Pony Express Parkway. The applicants have also agreed to include all the open space east of the eastern cul-de-sac in the wildlife corridor. In addition to this land being deeded to the City, staff recommends that it be rezoned open space and the Eagle Mountain Nature and Wildlife Alliance has requested the entire area have the Wildlife Corridor Overlay.

The Planning Commission voted to recommend approval of Option B with 58 lots with 45-foot frontages, 80 lots with 50-foot frontages, and 68 lots with 55-foot frontages. If Option B were to be approved, the maximum full buildout would be 260 units, with 54 existing and 206 new lots resulting in a total reduction under the actual maximum approval of 86 units/29% and an actual reduction of 59 units/22%. The applicants would prefer the approval of Option A with 61 lots with 40-foot frontages, 109 lots with 45-foot frontages, and 50 lots with 50-foot frontages. If Option A were to be approved, the maximum full buildout would be 283 units, with 54 existing and 229 new lots resulting in a total reduction of 63 units/21% and an actual reduction of 36 units/13%.

City RC development standards require a minimum lot size of 4,500 square feet, an average lot size of 6,000 square feet, a minimum frontage of 58 feet, a front setback of 15 feet, a garage set back of 22 feet, a rear setback of 20 feet, side setbacks of eight feet and 10 feet on the garage side, and a corner set back of 15 feet. Option A proposes the modification of development standards to allow a minimum lot size of 4,000 square feet, a minimum frontage of 40 feet, rear setbacks of 15 feet, and side setbacks of five feet. Option B requests modified development standards for a minimum 45-foot frontage, a 15-foot rear setback, and five-foot side setbacks. The Planning Commission recommended requiring a ten-foot side setback on the garage side.

The Planning Commission recommended approval of Option B for the master development plan for Oquirrh Mountain Ranch B with the conditions:

1. All open space within the wildlife corridor, 330 feet on the northern edge of the project, and all property on both major hills shall be zoned OS-N with the Wildlife Corridor Overlay;
2. All other native open space shall be zoned OS-N;
3. All improved open space, OS-1 through OS-6, shall be zoned OS-I;
4. All residential pods shall be zoned RC;
5. If a lift station is necessary, it shall be owned and maintained by a homeowner's association, along with the property along the southern boundary;
6. The approval of the master development plan is conditional based upon the approval of an amended master development agreement; and
7. The side yard setbacks shall be a minimum of five feet and ten feet on the garage side.

The Planning Commission recommended approval of Option B for the preliminary plat for Oquirrh Mountain Ranch B with the conditions:

1. The preliminary plat shall comply with the development standards approved in the master development plan;
2. The preliminary plat shall include any changes made during the master development plan approval;

3. The applicant shall provide evidence that they meet the RC zone minimum improved open space requirement of 6.5 acres;
4. The side yard setbacks shall be a minimum of five feet and ten feet on the garage side; and
5. The approval is conditional upon the approval of an amended and restated master development agreement.

Mr. Jensen said the plans show the open space east of the potential sewer lift station for the 20-foot sewer line behind the homes as unimproved and native, and the plans indicate sod for the retention pond area. Should the lift station not be required, the acreage would be divided into additional lots or incorporated into the existing lots along the southern border, increasing the depth of the lots.

Discussion ensued regarding the location and size of the land necessary for a lift station, the potential appearance and design of the lift station should one be required, vehicular and manual access requirements for a homeowner's association-maintained lift station, possible requests or conditions for improvements to make the open space more desirable and useable should the lift station be required, the division of the land proposed for the lift station and the sewer line easement behind the homes among the lots should a lift station not be needed, and possible obstacles to the improvement of the area due to topography and rocky soil.

Mr. Mumford recommended amending the master development agreement to require adding the additional acreage of the land to the lots should the lift station not be required. The requirement could also be a condition of approval to the preliminary plat.

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending Eagle Mountain Municipal Code Section 17.25.030 Land Use Table.

Mr. Mumford presented the item. The purpose of the amendment is to change the name of the chapter to Accessory Dwelling Units (ADUs) to be consistent with Utah State Code; to clarify and add standards related to detached ADUs, including allowing them on 8,000-square-foot lots in the residential zones as previously intended; make changes to be consistent with the Utah Code in relation to internal ADUs; prohibit short-term rentals in ADUs; and add standards for tiny homes to be used as ADUs including minimum sizes, foundation, connection, and utilities.

During this Legislative session, Utah Code 10-9a-403(2)(b) was updated to “In drafting the moderate-income housing element, the planning commission...(iii) shall include a recommendation to implement three or more of the following strategies.” The potential allowable strategies include, “(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.” Chapter Nine, Moderate Income Housing, in the Eagle Mountain General Plan, Strategy 6 is to “Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.”

Utah Code 10-9a-530 Internal Accessory Dwelling Units requires that ADUs must be a permitted use in any area zoned primarily for residential use. A municipality may not establish any restrictions or requirements governing size in relation to the primary dwelling, total lot size, or street frontage.

Mr. Mumford presented the following proposed amendments to EMMC 17.70:

- Use “Accessory Dwelling Units (ADUs)” rather than “Accessory Apartments.”
- Require a separate entrance on the side or rear.
- Detached ADU requirements:
 - Height – In accordance with accessory building height in EMMC 17.25.040, generally 20 feet, or 35 feet when above a garage.
 - Size – A minimum of 300 square feet and no larger than 50% of the primary home’s footprint with a maximum of 1,000 square feet and no more than two bedrooms.
 - Setbacks – A minimum of five feet side, eight rear, and six feet from the primary dwelling.
 - Architectural style, building materials, and colors shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit.
 - The ADU may have separate utility meters, but both must be in the property owner’s name.
- Off-street parking for one vehicle, in addition to the two vehicles for the primary residence. Tandem driveway parking in front of a garage does not qualify. All parking shall be on a hard surface such as concrete or asphalt. Occupants may not park on the street along the frontage of a neighboring property.
- Short-term rental shall be prohibited. ADUs may not be rented for less than 30 consecutive days.
- Tiny homes are permitted if they are at least 300 square feet, permanently connected to utilities, and attached to a site-built permanent foundation.
- Transfer of Ownership – ADU permits shall remain valid upon sale of the home or transfer of ownership.

Detached ADUs in compliance with EMMC 17.70 would be a permitted use in the RA1, RA2, RD1, RD2, FR, R1, R2 zones, permitted on lots greater than 8,000 square feet in the R3 and RC zones, and prohibited in the MF1 and MF2 zones. ADUs within the primary residence in compliance with EMMC 17.70 would be a permitted use in all zones except the MF1 and MF2.

Detached ADU size on a quarter-acre or larger lots is currently proposed at a maximum of 1,000 square feet. Recently proposed ADUs have been about 1,200 square feet but still only include two bedrooms and would still be limited by the footprint of the primary dwelling and limited to two bedrooms. Code requires the architecture to be similar to the primary dwelling. However, should the garage have a different design than the home, does the Council feel it appropriate to allow an ADU above a garage to be built with architectural design that matches the garage rather than the primary dwelling?

The Planning Commission recommended approval with a 4 to 1 vote, with the following changes:

1. EMMC 17.70.030(4) “an accessory dwelling unit in a basement must have a separate exterior entrance on either the side or rear of the building;”

2. References in EMMC 17.70 to “accessory apartments” shall be changed to “accessory dwelling units;”
3. EMMC 17.70.030(4)(C)(i), “Stand-alone units may not exceed two stories in height;” and
4. EMMC 17.70.030(4)(C)(ii), “Size. A detached accessory apartment must be a minimum of three hundred (300) square feet and may not be larger than 50% of the primary home’s footprint (including garage), up to a maximum of 1,000 square feet. Detached accessory dwelling units may not have more than two (2) bedrooms,” shall be removed from the standards or modified if staff determines the requirement is in conflict with Utah Code 10-9a-403.

Additional proposed verbiage amendments to EMMC Chapter 17 include:

- 17.10.030: “Definitions. Accessory dwelling unit (ADU)~~apartment~~” is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: 1) within or attached to an owner-occupied single-family residential dwelling, or 2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels. ~~means a self-contained second living unit which is built into or attached to an existing single-family dwelling. The apartment is private and generally equal to or smaller than the primary unit and usually contains one or two bedrooms, bath, sitting room, kitchen, and a separate entrance. Accessory apartments may be located in any part of the house depending upon the availability of usable space.~~
- 17.95.110: “Expiration of permits. A change in tenancy, ownership or management of a conditional use shall not affect the status of a conditional use (with the exception of ~~accessory apartments~~ and home businesses), which remains otherwise unchanged, nor shall such a change be interpreted to permit a departure from the conditions of approval and the approved plans. [Ord. O-02-2006 § 3 (Exh. 1 § 19.11); Ord. O-23-2005 § 3 (Exh. 1(1) § 19.11)].”
- “Accessory apartments” amended to “accessory dwelling units (ADUs) on Table 17.05.200(a) and footnote 1 to the residential development standards in 17.25.040.

Mr. Mumford presented examples of 446-square-foot studio, 793-square-foot one-bedroom, and 955-square-foot two-bedroom ADUs and potential placements for various sizes of ADUs on 8,000-square-foot lots.

Councilmember Curtis expressed concern that the proposed standards could be interpreted to allow shipping containers with facades that match the primary dwelling to be used as ADUs. He prefers a 400- to 450-square-foot tiny home minimum square footage rather than 300 square feet and prohibiting shipping containers. Should the Council elect to allow shipping container ADUs, he would want strict design standard requirements. He explained that he is in support of ADUs as the primary strategy to address the affordable housing requirements and clarified that his main concern is beauty and quality rather than size. He is undecided on whether to allow tiny homes.

Discussion ensued regarding shipping container and tiny home sizes, concerns with shipping container ADUs, whether building a foundation under a shipping container would make it permissible, and potentially prohibiting shipping containers.

Councilmember Clark recommended more strict standards to begin with then increasing allowances as necessary for desirable uses that may have been overlooked.

Mr. Mumford stated shipping containers and tiny homes or tiny homes under a certain size could be added to the prohibited dwelling unit types in EMMC 17.10.030 Definitions.

Councilmember Burnham noted parking issues generated by ADUs, especially should ADUs be the primary strategy for addressing affordable housing, and advocated for ADUs to be a part of the strategy rather than the only tactic.

Councilmember Curtis stated he feels that apartment complexes generate more parking issues than ADUs.

Mr. Mumford stated that the standards limit the number of occupants of an AUDs to no more than two unrelated individuals or a family which could result in one to three additional vehicles even though the State limits the City to requiring one additional parking space.

Discussion ensued regarding parking concerns and strategies to address those concerns.

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel 59:045:0065 and a Portion of Parcel 59:045:0064 to the Public Facilities Zone.

Mr. Jensen presented the item. Fire Station 251 is currently located near City Hall in an aging facility. This proposal would allow for the construction of a new facility and would shift operations to this new location. The Future Land Use Plan (FLUP) designates this property as Community Commercial.

14. SPRING RUN

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Fourth Amendment to the Spring Run Master Development Plan.

14.B. MOTION – Spring Run Preliminary Plat, Phase D.

Items 14.A. and 14.B. were presented and discussed concurrently.

Mr. Jensen presented the item. Spring Run Phase D was approved for 178 single-family units. Plats 1, 2, 3, and 4 have been built with 114 units and 68 units are proposed for plats 5, 6, and 7. The total number increased by 4 to 182. Staff requested the road connection to be revised which is where this change started. Spring Run MDA was approved on May 5, 2021, for up to 1,016 units. The MDA was amended July 29, 2015, for up to 951 dwelling units and further amended on October 18, 2016, for up to 621 dwelling units. The proposal is for changes in parcels 1, 2, 5, 6, and 9 of the MDA comprising 69.96 acres and allowing up to 268 units for an overall density of 3.83 dwelling units per acre. The proposed plat is for 68.55 acres with 182 dwelling units and a density of 2.72 dwelling units per acre. Cul-de-sacs are discouraged in the connectivity code and are generally prohibited in the R1, R2, R3, and RC zones per EMMC 16.30.090(C)(3) unless there

is clear and convincing evidence that a cul-de-sac is necessary due to reasons such as topography. EMMC 16.30.090(C)(4) requires hard surface pedestrian connections between cul-de-sacs, the application is proposing to not put pedestrian connections between the two cul-de-sac in Plat 5 due to topographical concerns.

The Planning Commission unanimously recommended approval of the amendments to the master development plan and preliminary plat with no conditions.

Mr. Jensen explained that the applicant requested an exemption to connecting the two cul-de-sacs due to grade differences between the sites and the short block length.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:12 p.m.

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Planner; Chris Trusty, City Engineer; Kimberly Ruesch, Finance Director; and Embret Fossum, UFA Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Join us for Eagle Mountain's Halloween Town and Car Show. This event will take place at Cory Wride Memorial Park from 11:00 a.m. to 2:00 p.m. on October 23rd. Join us for trick-or-treating from local vendors. Food trucks will be on-site for food purchases as well.

- Be Ready Eagle Mountain will hold a School Safety and Mental Illness Event on Thursday, October 21, 2021, at 7:00 p.m. at City Hall with special guest speakers Sarah Bush and Laura Hall Columbine School shooting survivors.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:15 p.m.

Bettina Cameron said she was speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance citizen group. She addressed the fencing discussion for the conservation easement during work session. She said the height of the wire from grade for wildlife permeable fencing is to allow fauns to crawl under the fencing, the smooth wire requirement is to protect fauns from barbed wire injury, and the height limitation is to allow wildlife to jump over the fence. She believes the fence post spacing requirement is to allow herds to pass over the fence in groups. She stated that both of the proposed wildlife corridors are primary. The west section will have increased density and no native vegetation. As the City builds out, they believe the wildlife will begin to utilize the eastern path through Deer Haven and Cedar Pass Ranch with more frequency. She advocated for the standards for the conservation easement approval to only apply to the Deer Haven development due to the unique features of the terrain and development. She explained the provisions the citizen group requested to be included in the conservation easement requirements that had been emailed to staff and the City Council including prohibiting future residents from removing the survey signs and markers from their property within the easement; for a 50% width of easement property to remain free of hard surfaces, structures, and storage; prohibiting all construction of any kind including trails and fencing during the mule deer migration season and nesting season; adding current Municipal Code standards for hillside development and sensitive areas and lighting pollution in the verbiage for the conservation easement to retain the standards in the easement should Municipal Code standards be amended; and to limit the number of allowed livestock to current standards as outlined in Table 6.10.090.

Mayor Westmoreland closed public comment at 7:25 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark welcomed the public and first responders in attendance. She thanked the public, Ms. Cameron, and the developer for their hard work and dedication to benefit the community and make the wildlife corridor a reality.

Councilmember Love

Councilmember Love echoed Councilmember Clark's sentiments.

Councilmember Burnham

Councilmember Burnham mentioned that residents informed her that the Tyson facility sustained damage during a previous storm and Tyson employees spent several days cleaning up the resulting debris. She encouraged Code Enforcement to enforce City requirements to ensure other developers and residents clean up after inclement weather events promptly.

Councilmember Curtis

Councilmember Curtis clarified his comment regarding the Eagle Mountain Nature and Wildlife Alliance during the previous meeting was due to not wanting to single out an individual in the group. He has since spoken with the individual and worked through the issue. He invited the Councilmembers to cook and serve at a veteran's breakfast on Saturday, November 13th at Ranches Academy.

Councilmember Gray

Councilmember Gray said that he is excited to see the outcome of the election. He congratulated and praised the candidates for their vigorous campaigning efforts.

Mayor Westmoreland

Mayor Westmoreland welcomed and thanked those in attendance.

CONSENT AGENDA

9. AGREEMENTS

9.A. AGREEMENT – Approving a Deed of Conservation Easement.

10. BOND RELEASES

10.A. Brandon Park Phase A, Plat 6 – Out of Warranty

11. MINUTES

11.A. October 5, 2021 Minutes – Regular City Council Meeting

MOTION: *Councilmember Curtis moved to approve the consent agenda removing item 9.A. and placing it as a scheduled item. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

9. AGREEMENTS

9.A. AGREEMENT – Approving a Deed of Conservation Easement.

Councilmember Love inquired if the Deer Haven Proposed Easement Controls for Wildlife Corridor and Nature Trail should be included in the conservation easement agreement.

Applicant Scot Hazard said he submitted the Deer Haven Proposed Easement Controls for Wildlife Corridor and Nature Trail with the preliminary plat documentation and he has every intention of fulfilling those commitments even though the easement controls were not included as a condition of approval for the preliminary plat. He believes it would be inappropriate to include the easement controls in the conservation easement agreement.

The Council discussed verbiage requested to be included in the conservation easement received via an email sent to the Council prior to the meeting by the Eagle Mountain Nature and Wildlife Alliance citizen group including an amendment to Section II(A)(ii): “Upon two (2) business days prior notice to Grantor, and without unreasonably interfering with Grantor's use and quiet enjoyment of the Easement Property as restricted by this Easement, to enter upon the Easement Property at reasonable times and in a reasonable manner in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that in the absence of evidence which gives Grantee a reasonable basis to believe there has been a violation of the provisions of this Easement (which evidence shall be made available to Grantor), such entry shall not occur more often than twice annually;”

Councilmember Love stated that prior to the meeting, the applicant agreed to change Section II(A)(ii) to allow access to the property four times rather than twice annually.

Councilmember Curtis asked if the changes include the Eagle Mountain Nature and Wildlife Alliance’s request to add “The Grantee, however, can perform maintenance or improve the 15’ public trail at any time.”

Mr. Hazard explained that he was not amenable to allow the Grantee to perform trail maintenance at any time because the trail will be located on private property and there should not be a need for anyone to enter another person’s backyard at any time to conduct whatever they want to do. He feels the two-day notice period is reasonable and will prevent trail maintenance during times the residents have activities planned in their backyards and allowing unlimited access to the backyards seems extreme to him. Access might be merited on occasion to repair the trail or plant native vegetation. The 15-foot trail system would be publicly accessible year-round and the City would have constant access to the dedicated property around the wash.

Councilmember Gray asked if the agreement needed to include clarification that access to the public trail for recreation would be available year-round.

City Attorney Jeremy Cook explained the trail would require a separate easement and would be designated on the recorded plat.

The Eagle Mountain Nature and Wildlife Alliance citizen group recommended the following amendment to replace Section III (A) Construction of Structures, Section III (B) Recreational Amenities, and Section III (C) prepared by City Attorney Jeremy Cook, the applicant, and applicant counsel, “Section III(B): Limitation on Hard Surfaces, Structures and Storage. **In order to maintain open space that is easily traversable by mule deer, not more than a 20% of the total surface area of the Easement Property on any subdivided parcel of property may be utilized for the combination of any of the following: parking pad(s); sheds or other enclosures; outbuildings;**

above-ground structures; pavilions; parking or storage of vehicles, trucks, RVs, boats, trailers, campers or other recreational or commercial vehicles; storage of equipment; storage of construction or commercial materials (except for materials that are being utilized for active construction on the property); skateboard ramps, swimming pools, tennis courts, basketball courts, trampolines or other recreational amenities; or containers or any other human-made objects. At least half of the Easement Property will remain unobstructed; no hard surfaces, structures, and storage shall exceed 50% of the width of the Easement Property.”

Mr. Cook explained he had elected to retain swimming pools, despite the applicant expressing willingness to have swimming pools excluded from the easement, to provide for cases where the installation of a swimming pool could result in encroachment of a few feet into the easement as he felt swimming pools would not be any more impactful than the other structures or increase the risk to the wildlife more than a swimming pool located just outside of the easement.

Councilmember Love agreed that due to the likelihood of swimming pools and hot tubs being located in proximity to the home, she would not object to allowing swimming pools in the conservation easement because the majority of the pool would likely be located outside of the easement.

Mr. Hazard had no objections to retaining or excluding swimming pools and hot tubs from the easement; nevertheless, retaining the same standards for recreational amenities would be clearer, more practical, and easier to enforce. He agreed to allow the addition of “any other human-made objects” and “at least half of the Easement Property will remain unobstructed; no hard surfaces, structures, and storage shall exceed 50% of the width of the Easement Property.”

The citizen group requested the following underlined additions to and language removal from Section III (E) Mule Deer Migration Season and Nesting Season, “Mule deer migration season refers to the time of year the mule deer migrate between their winter and summer ranges and occurs between March 15th and April 30th May 15th and December 1st through January 15th annually. Nesting season refers to the period of the year in which birds are building nests and raising young and occurs between March 15th and July 31st annually (together the “**Restricted Seasons**”). The following uses shall not be permitted on the Easement Property during the Restricted Seasons:

- i. ~~Construction of any kind, including the construction of trails and/or fences, unless construction will not impede migration or nesting during the proposed construction period; or”~~

Councilmember Love asked if Mr. Hazard would accept the request to limit all construction activities between March 15th to July 31st and December 1st and January 15th annually to begin January 1, 2023, after the completion of the development.

Mr. Hazard suggested the standard go into effect after the completion of the development improvements as he intends to complete the development prior to 2023. He asked that construction activity be allowed outside of the corridor during that time and to allow the transportation of the construction materials through the corridor to access the lots on the opposite side of the wash. He noted that the restrictive seasons only allow a few months of the year for residents to make improvements in the corridor including landscaping which could be onerous. He inquired if it was

necessary to restrict construction activities during the nesting season in addition to the migration season and suggested reducing the restriction to March 15th through May 15th annually.

Discussion ensued clarifying that only landscaping installation, not maintenance, would be considered construction activity and methods to balance protecting the success of the corridor and preserving personal property rights regarding limitations on construction activities.

Councilmember Curtis explained the reason for changing the migration season from April 30th to May 15th was due to fluctuations in the timing of wildlife migrations to exclude the word “typically” and to encompass the annual variances.

The citizen group requested the following addition to the agreement:

“Livestock. To ensure the continued use of the migratory deer path and to avoid overgrazing of the Easement Property, the following limitations on livestock **within the Easement Property** apply:

<u>Animal</u>	<u>Max Number Allowed on Lots</u>			<u>Available Fenced Area per Animal</u>	<u>Setback from Residence or Other Periodically Inhabited Building¹</u>	<u>Minimum Property Area Located WITHIN THE EASEMENT PROPERTY</u>
	<u>1/2 to 1 Acre</u>	<u>1 to 3 Acres</u>	<u>More than 3 Acres</u>			
<u>Horse/Mule</u>	<u>0</u>	<u>4</u>	<u>12</u>	<u>22,000 s.f. per 1 – 4 animals</u>	<u>50</u>	<u>1 Acre</u>
<u>Buffalo</u>	<u>0</u>	<u>2</u>	<u>6</u>	<u>22,000 s.f. per 1 – 4 animals</u>	<u>150</u>	<u>1 Acre</u>
<u>Cattle</u>	<u>2</u>	<u>4</u>	<u>12</u>	<u>2,500 s.f.</u>	<u>50</u>	<u>1/2 Acre</u>
<u>Donkey</u>	<u>2</u>	<u>4</u>	<u>12</u>	<u>2,500 s.f.</u>	<u>50</u>	<u>1/2 Acre</u>
<u>Llama</u>	<u>2</u>	<u>4</u>	<u>12</u>	<u>2,500 s.f.</u>	<u>50</u>	<u>1/2 Acre</u>
<u>Emu/Ostrich</u>	<u>4</u>	<u>8</u>	<u>16</u>	<u>500 s.f.</u>	<u>50</u>	<u>1/2 Acre</u>
<u>Sheep/Goat</u>	<u>4</u>	<u>8</u>	<u>16</u>	<u>500 s.f.</u>	<u>50</u>	<u>1/2 Acre</u>
<u>Pig (all kinds)</u>	<u>2</u>	<u>4</u>	<u>8</u>	<u>500 s.f.</u>	<u>150</u>	<u>1/2 Acre</u>

The number of animals above shall be reduced geometrically if the resident desires to keep and maintain more than one species of permitted animals. Example: If two species are desired, then the number of each species shall be reduced to one-half (1/2). If three species are desired, then the number of each species shall be reduced to one-third (1/3), etc.”

Councilmember Love said she agreed with the Eagle Mountain Nature and Wildlife Alliance request for the livestock allowed within the conservation easement to be limited to the number of animals permitted in residential areas, including the two lots zoned Agricultural. She and the developer discussed reviewing the new standards once an amendment is passed for the number of animals allowed in residential areas which are currently under review to determine whether the new or current standards are more appropriate for Deer Haven.

Councilmember Gray countered that the lots would already be subject to the livestock standards for their applicable zoning and the lots zoned as Agricultural should be afforded the rights within that zone designation.

Discussion ensued regarding balancing the Agricultural land rights and protecting the wildlife corridor by prohibiting uses that would discourage wildlife traveling through the corridor.

Councilmembers Burnham, Clark, and Curtis expressed their support of applying residential livestock standards to the two Agricultural lots in the development.

Mr. Cook stated that the condition for the standards for this conservation easement agreement could apply to only the Deer Haven development and recommended including the number of livestock animals allowed per acre within the agreement rather than referencing Municipal Code.

Discussion ensued regarding the metrics to use to determine the maximum number of livestock to allow in the conservation easement even though other standards would still apply.

Discussion ensued clarifying the number of maximum animals allowed in the conservation easement should lots 109 and 110 be limited to the number of livestock permitted in residential developments.

Mr. Hazard stated that he has not decided whether to allow animal rights for the one-acre lots; however, buyers interested in the ten-acre lots desire animals rights, and excluding animal rights would make those lots unsellable. Easement restrictions for the pasture area on lot 109, due to approximately six acres on the east and north side of the lot falling within the easement, and the impact of prohibiting “other manmade objects” applying to the storm drain detention area cause him concern. He was agreeable to allowing the current residential animals standards for the conservation easement without the additions suggested by the wildlife citizen group and would be amenable to considering implementing the updated residential animal code standards once adopted.

Discussion ensued determining to allow the detention pond within the easement as the pond would not negatively impact wildlife and whether to reduce the total number of animals if multiple types of animals are desired and fencing area and wildlife permeable fencing requirements impact on the number of animals.

Councilmember Clark stated that the wildlife group would also like lighting and Off-Highway Vehicles (OHV) standards to be added to the conservation easement standards.

Councilmember Love clarified that the purpose of the request for lighting, hillside development, and OHV trail restrictions even though the standards are included in Municipal Code, is to retain those standards in the conservation easement agreement should Municipal Code be amended in the future. The wildlife group requested to add an additional restriction, “OHV Trails. No off-highway vehicle recreational trails will be constructed on the Easement Property. The Grantor may use off-highway vehicles for the maintenance of their property.”

Mr. Hazard stated his understanding was that the owners of the property would be allowed to use OHVs on their property, but other motorized vehicles would not be allowed to utilize the wildlife corridor. The Wildlife Corridor Overlay Zone permits landowner OHV use but prohibits the construction of new OHV trails.

Mr. Cook explained that motor tracks would be limited under the recreational amenities. The City could restrict the property owner's OHV use on their property if the Council felt that was appropriate. The overlay stipulates that "No recreational vehicles, such as Off-Highway Vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season, except for corridor maintenance."

Councilmember Curtis suggested attaching the Wildlife Corridor Overlay Zone to this agreement and stated that the requirements of the overlay must also be followed.

Mr. Cook said due to the vagueness of the overlay restrictions being open to multiple interpretations, he believes that the easement is more restrictive.

Discussion ensued regarding the benefits and limitations of including either the entire overlay or portions of the requirements from the overlay documentation in this agreement or to including the wildlife groups lighting restriction suggestions.

Mr. Hazard stated that he had no objection to including the wildlife groups' lighting or hillside development and sensitive areas restriction suggestions from Municipal Code standards.

Councilmember Love said that based upon an email from Shane Hill with the Department of Wildlife Resources, she believes that the fence post spacing was intended to be a 16-foot maximum rather than minimum interval. She said the standards should be amended to a maximum rather than a minimum 16-foot spacing.

Mr. Cook stated that he would make the correction in the conservation easement agreement. The Wildlife Corridor Overlay Zone would need to return for an amendment to correct the overlay documentation.

Councilmember Gray said that the 42" high fence and the smooth top wire requirement are insufficient to use for horses or cattle and will lead to future issues. Allowing square tubing fencing would still be wildlife-friendly.

Councilmember Curtis said that due to the uniqueness of this area of the City and the impact on only two lots, he feels that it is appropriate to make considerations that are not typical.

Councilmember Clark noted that the owner can use other fencing on the portions of the property outside of the easement.

Councilmember Burnham recommended starting with more restrictive standards and the Council can consider changing the requirements in the future if merited.

Councilmember Gray expressed concern with waiting to address the fencing after issues arise due to potential damages and liability.

Councilmember Love suggested consulting with the wildlife experts regarding Councilmember Gray's concerns in the future if desired by the Council.

Mr. Hazard stated he preferred not to address the subdivision of lots in the easement as a request would require rezoning and other approvals. Should the animal and fencing concerns prove to be preventative for him to sell lot 109, he may be required to subdivide lots 109 and 110 in the future.

MOTION: *Councilmember Love moved to approve an agreement approving a Deed of Conservation Easement with the following conditions:*

1. *Section II(A)(ii) shall be amended to allow entry "not more than four times annually;"*
2. *Section III(B) "Other manmade objects," shall be added to the list of restricted amenities and "at least half of the Easement Property will remain unobstructed; no hard surfaces, structures, and storage shall exceed 50% of the width of the easement property," shall be added. Storage drain retention ponds shall be excluded from these restrictions;*
3. *Section III(E) shall be amended to, "Mule Deer Migration Season and Nesting Season. Mule deer migration season refers to the time of year the mule deer migrate between their winter and summer ranges and occurs between March 15th and May 15th and December 1st through January 15th annually. Nesting season refers to the period of the year in which birds are building nests and raising young and occurs between March 15th and July 31st annually (together the "Restricted Seasons"). The following uses shall not be permitted on the Easement Property during the Restricted Seasons:*
 - (i) Construction of any kind, including the construction of trails and/or fences, unless construction will not impede migration or nesting during the proposed construction period; or;"*
4. *Section III(E) of the agreement shall not go into effect until January 1, 2023;*
5. *The following shall be added as Section III(J) of the agreement, "Hillside Development and Sensitive Areas.*
 - (i) No construction, development, or earthwork may occur on land within 50' of natural washes, storm drain retention/detention areas, or geologically sensitive areas that require special engineering considerations for safe habitation.*
 - (ii) Nor shall any person grade, level, or improve in any manner any parcel of land which crosses a natural wash before submitting a Stream Alteration permit with the City Engineer and the State of Utah.*
 - (iii) No development, excavating, grading, or leveling of Easement property is allowed on land exceeding 25 percent;"*
6. *The following shall be added as Section III(K) of the agreement, "Lighting Pollution. In addition to compliance with Eagle Mountain City Code Outdoor Lighting Standards,*

- (i) Outdoor lighting should use lighting that does not affect wildlife or attract insects by limiting the color temperature and brightness:
- The color temperature should not exceed 3,000 Kelvin.
 - The light output of individual fixtures should not exceed 850 lumens.
- (ii) Lighting for outdoor recreational facilities shouldn't be mounted any higher than 15 feet above the ground;" and
7. The following shall be added as Section III(L) of the agreement and the current residential livestock standards will apply to the conservation easement acreage of Agriculture zones lots 109 and 110. "Livestock. To ensure the continued use of the migratory deer path and to avoid overgrazing of the Easement Property, the following limitations on livestock within the Easement Property apply:

Animal	Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building:	Minimum Property Area Located WITHIN THE EASEMENT PROPERTY
	1/2 to 1 Acre	1 to 3 Acres	More than 3 Acres			
Horse/Mule	0	4	12	22,000 s.f. per 1 – 4 animals	50	1 Acre
Buffalo	0	2	6	22,000 s.f. per 1 – 4 animals	150	1 Acre
Cattle	2	4	12	2,500 s.f.	50	1/2 Acre
Donkey	2	4	12	2,500 s.f.	50	1/2 Acre
Llama	2	4	12	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	8	16	500 s.f.	50	1/2 Acre
Sheep/Goat	4	8	16	500 s.f.	50	1/2 Acre
Pig (all kinds)	2	4	8	500 s.f.	150	1/2 Acre

Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 4:1.

SCHEDULED ITEMS

12. OQUIRRH MOUNTAIN RANCH

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Second Amendment to the Oquirrh Mountain Master Development Plan.

12.B. MOTION – Oquirrh Mountain Ranch Preliminary Plat and Site Plan.

Mr. Jensen reviewed the item as presented during work session.

Applicant representative Tamara Connolly presented the background for the project. The original master development agreement (MDA) approved an urban-style project with a density of 5.3 dwelling units per acre and single-family attached and multifamily. They develop single-family detached product and adapted a smaller single-family product that accommodates the higher density approval for the area. Working with staff, they have reduced the density and increased the frontage widths in the plan several times. They have been working with the City and resident wildlife activists to revise the original plan to dedicate land for a petroglyph park to preserve the petroglyphs in place with a trail connecting the two sites and the wildlife corridor. The open space area will include an incline as one of the recreational features and the trail system will connect with the City trail system. The first plan neglected to consider the slope and topographical challenges of the property. The plan they devised accounts for the lots lost to accommodate the terrain and to dedicate 57 acres, over half of the property, to the City. Option A is their preferred plan and Option B is the absolute minimum lot count in order to make the plan fiscally feasible without reverting to the urban-style, high-density units. They worked with the Planning Commission to reach a compromise for the project. Staff suggested varying the lot frontage widths rather than grouping equally-size units together. LGI will be designing a new line of housing specifically for this project.

Ms. Connolly addressed questions the Council asked during the September 21, 2021, work session discussion. The road connection to Overland was based upon the preliminary design information they were provided and they are working with the Overland survey company to adjust their plans to align with the road. The western boundary will have an elevation difference that will likely require retaining walls for the connection to work and they are unaware of the plans to the west of the property. The western connection placement was based upon staff recommendation. They prefer to use a hammer and a pick rather than blasting. They would need to apply for a blasting permit if one is required for an area of the project located far from existing homes. The home designs will exclude windows on the five-foot setback side or possibly both side elevations. Preliminary designs indicate a sewer gravity system connection should be viable depending on the timing of the Overland development. A lift station is a secondary option should the timing of the applicable Overland infrastructure prove unfavorable. Should the lift station not be needed, landscaping would be installed next to the retention facility where the lift station is indicated. The MDA requires a 20-foot landscaped buffer along the southern boundary; the landscaped buffer also provides drainage due to the slope in that area and will meet the City landscape design standards.

Mr. Mumford clarified that the MDA contemplated that the School and Institutional Trust Lands Administration (SITLA) would provide a ten-foot, half-width of the 20-foot corridor. However, the Overland Village 2 plan excluded the corridor in lieu of trails on less steep terrain that fulfilled the requirement. His opinion is that the corridor is not necessary if the lift station is not built unless the Council desires another trail.

Ms. Connolly stated that if the City desires to remove the buffer along the southern border, she would incorporate the 20-foot width into the adjacent lots as a slope easement within those lots.

Discussion ensued regarding the slope of the lots and buffer area and the preference for adding the additional 20-foot width to the lots should a lift station not be required.

Mr. Cook expressed his preference for the 20-foot buffer area to be an easement rather than owned by the City and recommended adding the acreage to the adjacent lots even if the sewer lift station is necessary.

Mayor Westmoreland opened the public hearing at 9:19 p.m.

Bettina Cameron said the petroglyph park will assist with qualifying for grants. The developer has been a great partner and agreed to remove the frisbee golf course due to the location being adjacent to a critical portion of the wildlife corridor especially in consideration of the future wildlife bridge over Pony Express Parkway.

Mayor Westmoreland closed the public hearing at 9:22 p.m.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving a second amendment to the Oquirrh Mountain Master Development Plan for Option B with the following conditions:*

1. All open space within the wildlife corridor, 330 feet on the northern edge of the project, and all property on both major hills shall be zoned OS-N with the Wildlife Corridor Overlay;
2. All other native open space shall be zoned OS-N;
3. All improved open space, OS-1 through OS-6, shall be zoned OS-I;
4. All residential pods shall be zoned RC;
5. If a lift station is necessary, it shall be owned and maintained by a homeowner's association;
6. The approval of the master development plan is conditional based upon the approval of an amended master development agreement;
7. The side yard setbacks shall be a minimum of five feet and ten feet on the garage side; and
8. The 20-feet of land along the southern border indicated as a buffer shall be divided and added into the adjacent lots and an easement shall be placed upon the land should a lift station be required.

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

MOTION: *Councilmember Burnham moved to approve the Option B site plan and preliminary plat for Oquirrh Mountain Ranch with the following conditions:*

1. The preliminary plat shall comply with the development standards approved in the master development plan;
2. The preliminary plat shall include any changes made during the master development plan approval;
3. The applicant shall provide evidence that they meet the RC zone minimum improved open space requirement of 6.5 acres;

4. The side yard setbacks shall be a minimum of five feet and ten feet on the garage side; and
5. The approval is conditional upon the approval of an amended and restated master development agreement.

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

Mayor Westmoreland recessed the meeting from 9:31 p.m. to 9:39 p.m.

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending Eagle Mountain Municipal Code Section 17.25.030 Land Use Table.

Mr. Mumford reviewed the item as presented during work session.

Mr. Mumford said the reason for adding the allowance for ADUs in the RC Zone is because the zones have lot size minimums but not maximums and staff felt as long as the minimum lot size and the other requirements were met, an ADU could be allowed and residents with larger lots designated as RC should not be punished and prohibited from having detached ADUs. The main purpose of requiring all utilities to be in the property owner's name is to make the ADUs function less like a duplex and to have the landlord retain responsibility for the ADU.

Councilmember Love suggested having all the requirements as a portion of the application the landlord initials in acknowledgment rather than requiring a notarized letter which could be burdensome.

Mayor Westmoreland opened the public hearing at 9:55 p.m.

Resident Dave Norman said he turned in an application for an ADU permit. He is on a one-acre lot in Arrival and is concerned with the 1,000-square-foot size limitation. They built a large garage with plans to place an ADU above it in accordance with the Arrival requirement for the ADU not to be the primary usage. He would like the appearance of the ADU to match the barn appearance and of the garage rather than the home and to be the same size as the garage square footage.

Councilmember Curtis expressed concern that if the City permitted ADUs of any size, residents could build two single-family homes and essentially subdivide a lot.

Discussion ensued regarding the appropriate size limitations for attached and detached external ADUs in relation to the footprint of the ADUs relative to the primary structure, garage, or outbuilding; concerns with large ADUs not fulfilling the need for affordable housing; setback requirements limiting the potential ADU size, allowing ADUs for large lots in the RC Zone increasing parking issues, prohibiting internal ADUs in some neighborhoods due to parking

limitations as allowed by State Code for up to 25% of residentially-zoned properties in the City, some cities prohibiting ADUs in upscale neighborhoods, and limiting external ADUs based upon frontage widths.

Mayor Westmoreland closed the public hearing at 10:12 p.m.

Mayor Westmoreland noted that other cities have expressed concern with the impact of ADUs on sewer capacity and said that infrastructure constraints should be a factor in consideration.

Mr. Mumford verified that the City can either prohibit or allow the installation of a separate utility meter.

Discussion ensued regarding the benefits and difficulties with requiring the installation of second utility meters, the requirement for the home to be owner-occupied in order to be allowed an ADU, density increase concerns with multigenerational home plans, drainage impacts and potential issues with detached ADU units on small properties, the ability for the City to require a frontage minimum for homes with external ADUs, the appropriate minimum frontage requirement for external ADUs, concerns with too lenient of standards resulting in unforeseen detriment, whether to permit ADUs above garages to match the garage due to concerns that the design of the detached garage is unappealing, potential architectural standards for detached structures and external ADUs, preventing shipping container structures, difficulties in applying limits to the RC Zone to areas in the City zoned under previous zoning designations, and possibly increasing the lot size requirements for external ADUs.

Mr. Mumford noted that State Code prohibits municipalities from restricting street frontage, total lot size, or size in relation to the primary dwelling for internal ADUs. Detached ADU impacts would be the same regardless of whether or not an 8,000-square-foot or larger lot is located in the RC zone. Allowing external ADUs in the RC zone on properties that meet the other standards could assist first-time homebuyers with affording their mortgage and is beneficial to both the homeowner and the renter. The City currently allows internal ADUs and external ADUs on one-acre or larger lots. Staff is concerned that the restriction of two stories is vague as the height of the stories has not been defined. He suggested adding a total height restriction in addition to the two-story limitation.

Discussion ensued regarding large properties within areas likely to be rezoned to the RC zone being potentially prohibited from having external ADUs, even though the property has a larger acreage well over the required 8,000-square-foot minimum, potential methodology for rezoning individual lots and neighborhoods with current zoning designations, the appropriate minimum lot size and frontages for external ADUs, setback and parking requirements limiting external ADUs on smaller lots, and mechanisms to request an exemption for properties that fail to meet the qualifications but would be appropriate for external ADUs.

Mr. Mumford clarified that prohibiting ADUs on 25% of residentially zoned areas in the City applies to internal ADUs. The City has more liberty regarding the prohibition of external ADUs.

MOTION: *Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending Eagle Mountain Municipal Code Section 17.25.030 Land Use Table until the next City Council meeting. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Those voting nay: Colby Curtis. The motion carried with a vote of 4:1.*

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel 59:045:0065 and a Portion of Parcel 59:045:0064 to the Public Facilities Zone.

Mr. Jensen presented the item. This proposal is to rezone approximately 1.25 acres to the PF zone to allow Fire Station 251 to be rebuilt at this location.

Applicant representative Steve Simmons with AJC Architects said the approximately 11,000-square-foot firehouse is meant to house six firefighters. Parking is located to the rear with visitor parking along the side with sufficient egress for the fire engines. The location will house fire vehicles and an ambulance once staffing has been approved.

Councilmember Burnham recommended headlight screening between the station and the adjacent homes.

Mayor Westmoreland opened the public hearing at 10:51 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, rezoning Utah County Parcel 59:045:0065 and a portion of Parcel 59:045:0064 to the Public Facilities Zone. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

14. SPRING RUN

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Fourth Amendment to the Spring Run Master Development Plan.

14.B. MOTION – Spring Run Preliminary Plat, Phase D.

Items 14.A. and 14.B. were presented and discussed concurrently.

Mr. Jensen reviewed the item as presented during work session.

Mayor Westmoreland opened the public hearing at 10:56 p.m. As there were no comments, he closed the hearing.

Applicant representative James Allred said they are happy to comply with the staff recommendation to realign the road to connect appropriately to the adjacent property. The total unit count is still under the original vesting for the project.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving a fourth amendment to the Spring Run Master Development Plan. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

MOTION: *Councilmember Burnham moved to approve the preliminary plat for Phase D of Spring Run. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR'S BUSINESS

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Gray

None.

Councilmember Curtis

None.

Councilmember Burnham

Councilmember Burnham stated the Senior Citizen Advisory Council has a vacancy that needs to be filled by the end of the year.

Councilmember Love

Councilmember Love said the Eagle Mountain Chamber of Commerce has a combined bowling activity on November 2nd and a North Utah County Business Summit on November 9th and 10th.

Councilmember Clark

Councilmember Clark said that the Parks and Recreation Advisory Board desires Council direction regarding landscaping standards, undeveloped open space, and defining maintenance standards for open space and park areas in the City.

Discussion ensued clarifying the direction desired by the Park and Recreation Advisory Board, the roles and responsibilities of advisory boards, mechanisms for providing direction to advisory boards, especially regarding Municipal Code standards, clarifying methods for the Council to provide advisory boards direction, the roles of liaisons in providing and passing direction between the advisory boards and Council, discussing advisory board direction during the liaison reports

and City Council items portion of meetings, and procedures for the Council to bring items forward for the agenda.

Director of Administrative Services/City Recorder Fionnuala Kofoed explained that she has reached out to the Parks and Recreation Advisory Board several times regarding presenting to the City Council and they have indicated that they were not yet prepared to make a presentation. Staff will prepare an item for the next agenda to discuss direction with the Parks and Recreation Advisory Board.

17. COMMUNICATION ITEMS

17.A. Financial Report

17.B. Upcoming Agenda Item

18. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 11:31 p.m. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 11:31 p.m.

Approved by the City Council on November 16, 2021.

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	SITE PLAN - Eagle Mountain Medical Office Building		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bruce Fallon		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed site plan is for a medical office building located at approximately 4302 E Pony Express Parkway (Parcel 65:645:0004) on a 0.95 acre parcel, directly east of O'Reilly Auto Parts.

ITEMS FOR CONSIDERATION:

Site Plan Development Standards

Site Plan development Standards are found in Eagle Mountain Municipal Code (EMMC) 17.100.050, the project compliance with each provision is detailed below:

A. Use of Property As the applicant is proposing to cover the entire parcel with the building, parking, and open space the applicant *Complies* with this section.

B. Screening Requirements Code requires that "Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the City Council..." There is an existing six foot (6') tall masonry wall along the south side of this project between it and the *Oak Hollow* project, that was installed when the residential project was developed. When the project to the West of this (O'Reilly Auto Parts)

was approved there was a concern because the height of final grade of the store was significantly higher than the elevation where of the bottom of the wall, resulting in improper screening between the developments, which has required additional mitigation at that site.

Review of the proposed grading plan shows the elevation at the top back of curb for this project to be 4,793.50' at the lowest point to 4,794.34' at the highest location. While the elevation of the bottom of the six foot (6') wall is 4,793' which provides an effective screen height of 5.5' at the lowest point and 4.66' at the highest point (the East corner of the project) it should be noted the applicant is providing trees and shrubs between the top back of curb and the residential property. The applicant has proposed landscaping in this area to provide screening, it shall be up to the Council to determine if provided landscaping provides sufficient screening

C. Access Requirements. The proposal has appropriate access onto Pony Express Parkway, and meets the requirement of a roadway width of under 40' (Access is 30'). The parking lot is interconnected with the parking lot to the West (O'Reilly).

D. Off-Street Truck Loading As medical office buildings do not do not manufacture, participate in commercial trade or have other uses that similarly involve distribution of materials or merchandise off-street truck loading is not required.

E Utilities The City Engineer has reviewed the applicants proposal and all utilities are being located in accordance with code.

F. Grading and Drainage The proposal is providing a storm water retention basin in line with code requirements.

Commercial Design Standards

All commercial developments shall meet the standards of 17.72 Commercial and Multifamily Design Standards, which are reviewed below:

Per 17.72.030 A 1 "The primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing façade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other

pedestrian-oriented features is prohibited" The North elevation which is facing Pony Express Parkway.

17.72.030 B requires commercial parking to be located to the side or rear of buildings, the applicants proposal *complies* with this provision.

Per 17.72.040 A "Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial and multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary façade" It is the opinion of staff that it is more appropriate for the Eagle Mountain Medical Office building to look like other health/medical buildings than it is to look like neighboring retail such as O'Reilly's Auto or Dollar Tree, for that reason it was evaluated against projects such as The Thrive Medical Building, Pony Express Plaza, Pony Express Dental, and Eagle Vision. While distinctly different from each of these buildings the proposal does use similar colors as the Pony Express Plaza project, and the Thrive Medical building, which is also modern in it's nature. Eagle Vision is darker and more traditional in appearance than this proposal, while the Pony Express Dental Project maintains the modern look and is somewhat darker in its color palette. The Planning Commission found that the elevations were appropriate.

17.72.040 B Requires the main entrance of a building to be towards a sidewalk, pedestrian way, plaza, courtyard or other public space and consist of sheltering element. While the main entrance opens up onto a parking lot there is a wide sidewalk that is continued to the north tying into the regional trail, and the entrances are clearly identifiable and provide sheltering elements in *compliance* with this provision.

17.72.040 C Requires that the primary roof help reduce the perceived scale of the building and contain overhanging eaves or a decorative parapet and multiple roof planes and heights. The proposal does contain multiple roof heights, overhanging eaves, and different roof planes *in compliance* with this provision.

17.72.040 D Requires vertical and horizontal articulation on all four sides of the development. the East and South elevations provide good articulation, the west elevation provides some articulation.

17.72.040 E 1 Requires "Commercial buildings shall incorporate a

majority of the following architectural details: Reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures. All sides of a building shall include the chosen details"

Other Items for consideration

The following items should also be taken into consideration when making a recommendation.

Parking

1 Parking stall per 300 SF of space is required, for this project 39 parking stalls are required, and 46 are provided in *compliance* with this provision.

A parking island is required for every 12 parking stalls

Landscaping

Staff recommends that site landscaping utilize LocalScape or another waterwise landscaping to reduce the amount of water used.

The landscape plan shows a monument sign located within the ROW this should be moved onto the applicant's property.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission Recommended approval of the Site Plan with the following conditions:

1. LocalScape or other waterwise landscaping is recommended;
2. The monument sign shall be located on the applicant's property and not the right-of-way;
3. The applicant shall work with staff to provide appropriate landscape screening on the south end of the development

- between their property and the residential property; and
4. A parking island shall be installed to divide the parking stalls adjacent to the building to bring the parking plan into compliance with Municipal Code requirements for an island between every 12 consecutive parking stalls.

ATTACHMENTS:

[Eagle Mountain Medical Office Building - Site Plan](#)

EAGLE MOUNTAIN MEDICAL OFFICE BUILDING

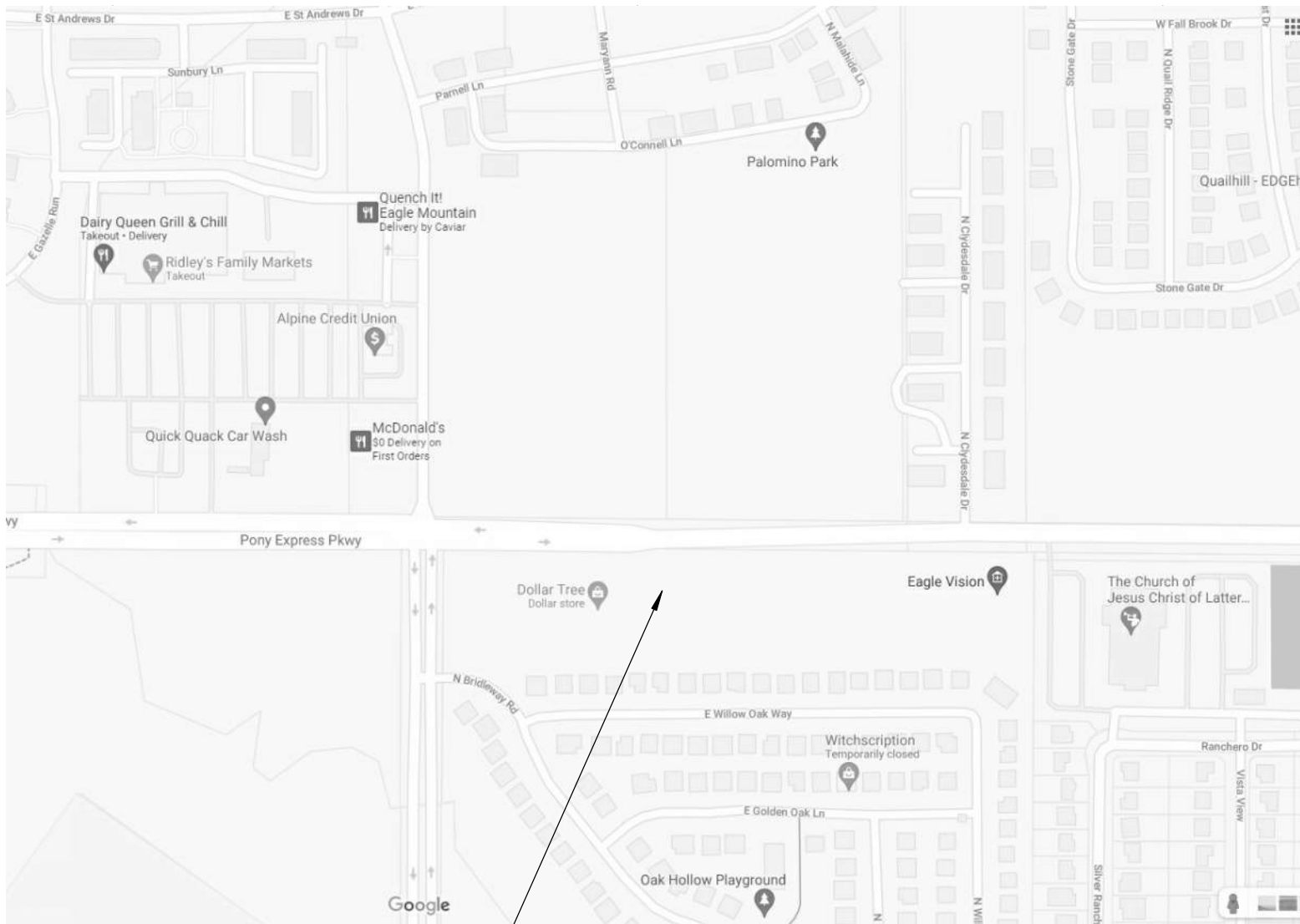
4302 EAST PONY EXPRESS PARKWAY

EAGLE MOUNTAIN, UTAH 84005

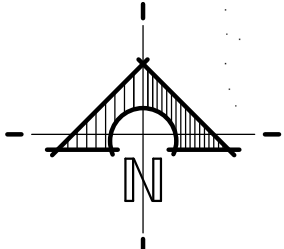


DRAWING INDEX

GENERAL	
G1.1	COVER SHEET
G1.5	EXTERIOR ELEVATIONS - COLOR
CIVIL	
C-0	COVER SHEET
C-1	SITE PLAN
C-1.1	CONTEXT PLAN
C-2	GRADING & DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	STANDARD DETAILS
C-5	SWPPP PLAN
C-6	SWPPP DETAILS
LANDSCAPE	
L1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A1.1	SITE PLAN
A1.2	SITE DETAILS
A2.1	OVERALL FLOOR PLAN
A4.1	EXTERIOR ELEVATIONS
ELECTRICAL	
E1.2	SITE PHOTOMETRIC PLAN



VICINITY MAP



PROJECT TEAM

CIVIL ENGINEER
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UTAH 84663
LARVIN POLLOCK, PE
801.718.5993
LARVIN@ELEVATEENG.COM

STRUCTURAL ENGINEER
DYNAMIC STRUCTURES
1887 NORTH 1120 WEST
PROVO, UTAH 84604
JAY ADAMS, SE
801.356.1140
JAY@DSTRUCTURES.COM

ARCHITECT
WPA ARCHITECTURE
475 NORTH FREEDOM BLVD.
PROVO, UTAH 84601
BRUCE T. FALLON, AIA, LEED AP
801.374.0800
BFALLON@WPA-ARCHITECTURE.COM

MECHANICAL ENGINEER
PVE, INC.
1040 NORTH 2200 WEST, SUITE 100
SALT LAKE CITY, UTAH 84116
CALEB WRAY, PE
801.359.3159
CWRAY@PVE-UT.COM

LANDSCAPE ARCHITECT
ADAM CASTOR
7102 SOUTH BROOKHILL DRIVE
COTTONWOOD HEIGHTS, UTAH 84121
ADAM CASTOR, PLA
801.362.2339
ADAMCASTOR@YAHOO.COM

ELECTRICAL ENGINEER
PVE, INC.
1040 NORTH 2200 WEST, SUITE 100
SALT LAKE CITY, UTAH 84116
TODD HAIGHT, PE
801.359.3159
THAIGHT@PVE-UT.COM

PROJECT DATA

SITE ADDRESS	4302 EAST PONY EXPRESS PARKWAY
PARCEL #	65-645-0004
ZONING	COMMERCIAL
GENERAL PLAN	REGIONAL MIXED USE
EXISTING USE	VACANT
PROPOSED USE	MEDICAL OFFICE BUILDING
LAND AREA	0.95 ACRES

GENERAL NOTES

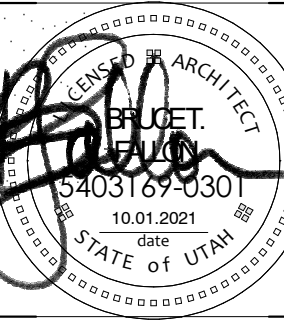
- ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.
- GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE TEMPERED.
- TANK TYPE WATER CLOSETS SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
- BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.
- PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER.
- STORAGE OF EQUIPMENT, SOILS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR EASEMENT IS EXPRESSLY PROHIBITED.
- GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.
- GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.
- DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

Eagle Mountain | Medical Office Building

Hales + Pinegar Development
4302 East Pony Express Parkway

G1.1
COVER SHEET

Date: 10.01.2021
Revision:
Alan R. Poulsen
Ronald B. Jones
Bruce T. Fallon



WPA
Architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com



PERCENTAGE OF MATERIALS USED: EAST ELEVATION

BRICK VENEER (BRK)	30.8 %
CONCRETE MASONRY VENEER (CMV)	1.1 %
FIBER CEMENT LAP SIDING (FCLs)	25.2 %
FIBER CEMENT PANEL SIDING (FCPs)	26.2 %
METAL WALL PANEL (MUP)	10.1 %

1 EAST ELEVATION - COLOR
1/8" = 1'-0"



PERCENTAGE OF MATERIALS USED: NORTH ELEVATION

BRICK VENEER (BRK)	2.8 %
CONCRETE MASONRY VENEER (CMV)	67.6 %
FIBER CEMENT LAP SIDING (FCLs)	9.2 %
FIBER CEMENT PANEL SIDING (FCPs)	20.4 %

2 NORTH ELEVATION - COLOR
1/8" = 1'-0"



PERCENTAGE OF MATERIALS USED: SOUTH ELEVATION

BRICK VENEER (BRK)	21.3 %
CONCRETE MASONRY VENEER (CMV)	31.6 %
FIBER CEMENT LAP SIDING (FCLs)	36.3 %
METAL WALL PANEL (MUP)	4.8 %

3 SOUTH ELEVATION - COLOR
1/8" = 1'-0"



PERCENTAGE OF MATERIALS USED: WEST ELEVATION

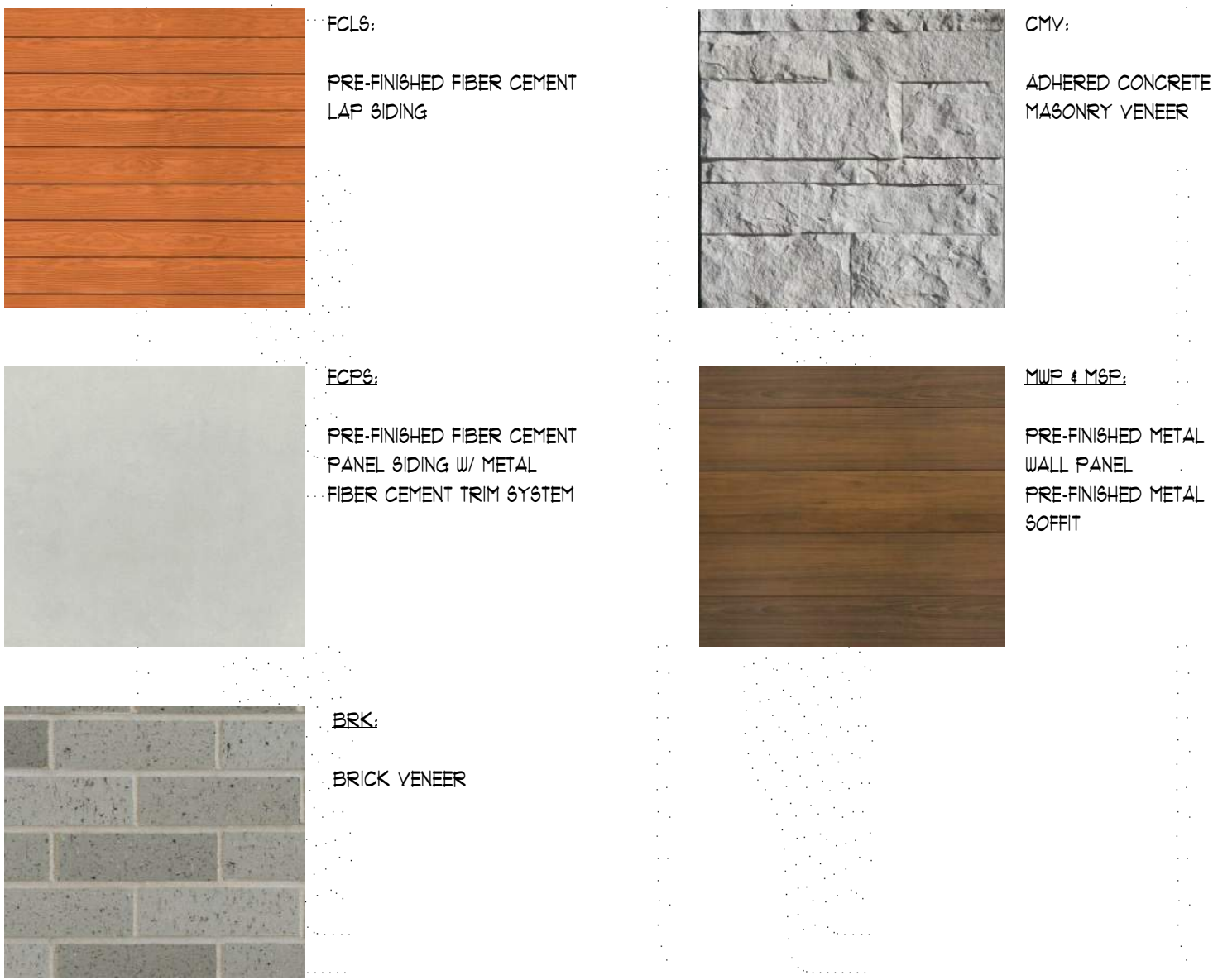
BRICK VENEER (BRK)	27.4 %
CONCRETE MASONRY VENEER (CMV)	12.9 %
FIBER CEMENT LAP SIDING (FCLs)	17.9 %
FIBER CEMENT PANEL SIDING (FCPs)	41.8 %

4 WEST ELEVATION - COLOR
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	ITEM DESCRIPTION	MANUFACTURER	COLOR / FINISH
FCLs	PRE-FINISHED FIBER CEMENT LAP SIDING	ALLURA	MAPLE / WOOD GRAIN
FCPs	PRE-FINISHED FIBER CEMENT PANEL SIDING W/ FIBER CEMENT TRIM SYSTEM	ALLURA	SNOW / SMOOTH
BRK	BRICK VENEER	EASY TRIM	WHITE
CMV	ADHERED CONCRETE MASONRY VENEER	INTERSTATE BRICK	PLATINUM
	TIMBER BEAMS & COLUMNS	EL DORADO STONE	VANTAGE 30, STORMCLOUD
	ALUM. STOREFRONT ENTRANCES & WINDOWS	SEE SPEC.	STAINED, COLOR: TBD
	METAL DOORS & FRAMES	SEE SPEC.	BRONZE ANODIZED ALUMINUM
MUP	PRE-FINISHED METAL WALL PANEL	BENJAMIN MOORE	HC-86 KINGSFORT GRAY
	PRE-FINISHED METAL FASCIA & DRIP EDGE	MAC METALS	TEAK
MSP	PRE-FINISHED METAL SOFFIT	SEE SPEC.	TBD
	PRE-FINISHED METAL WALL CAP	MAC METALS	TEAK
		SEE SPEC.	TBD

MATERIALS BOARD

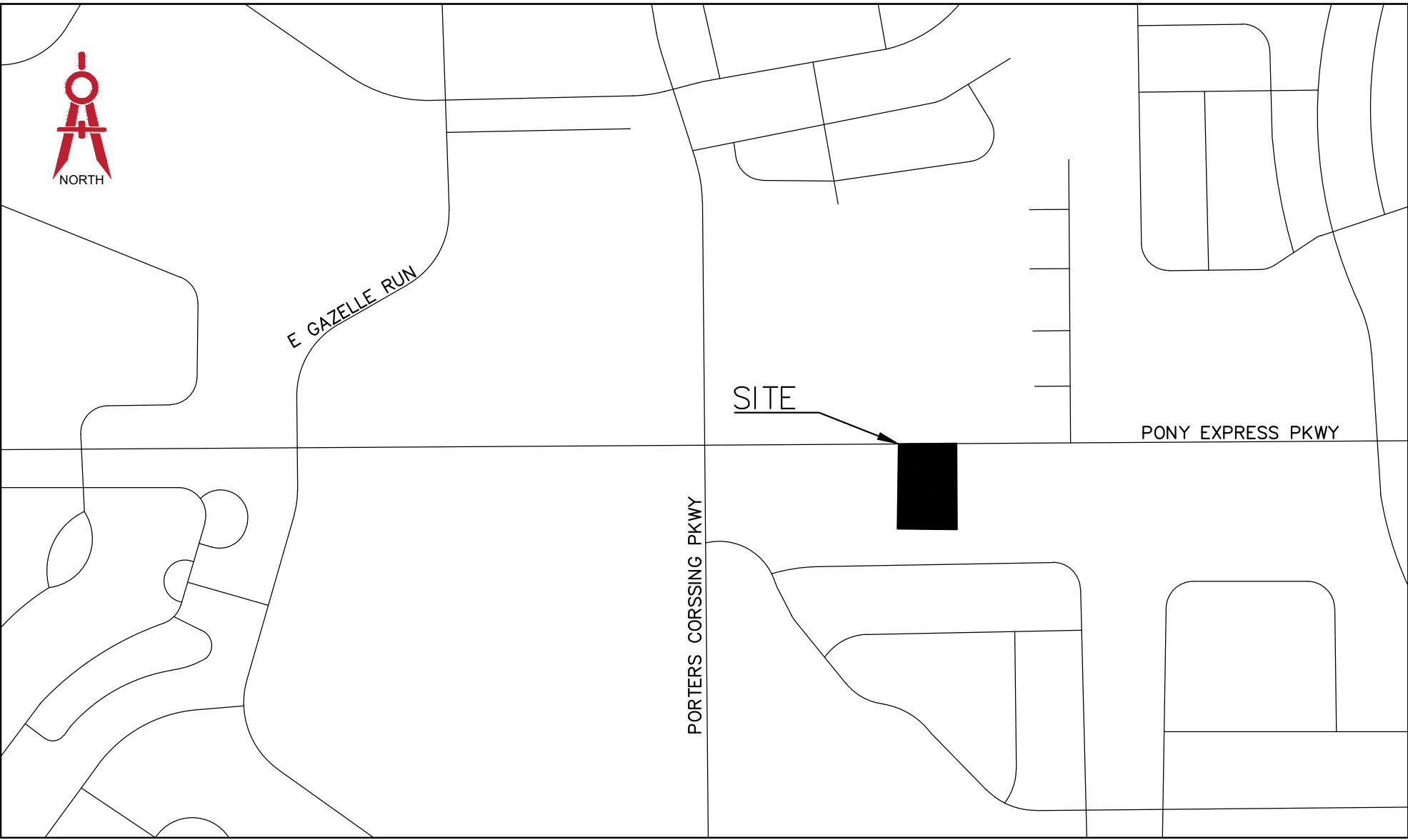


EAGLE MOUNTAIN OFFICE BUILDING

EAGLE MOUNTAIN, UT

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

VICINITY MAP



NOT TO SCALE

INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-1.1 Context Plan
- C-2 Grading and Drainage Plan
- C-3 Utility Plan
- C-4 Standard Details
- C-5 SWPPP Plan
- C-6 SWPPP Details

SITE DATA

LOT AREA:	41,396	SF (0.95 ACRES)
BUILDING AREA:	11,434	SF± 27.6%
PAVEMENT AREA:	21,696	SF± 52.0%
LANDSCAPE AREA:	8,266	SF± 20.0%

ZONING: CC (COMMUNITY COMMERCIAL)
PERMITTED USE

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION DRAWINGS: SEWER-

- PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER-

- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 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 ¾" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 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.

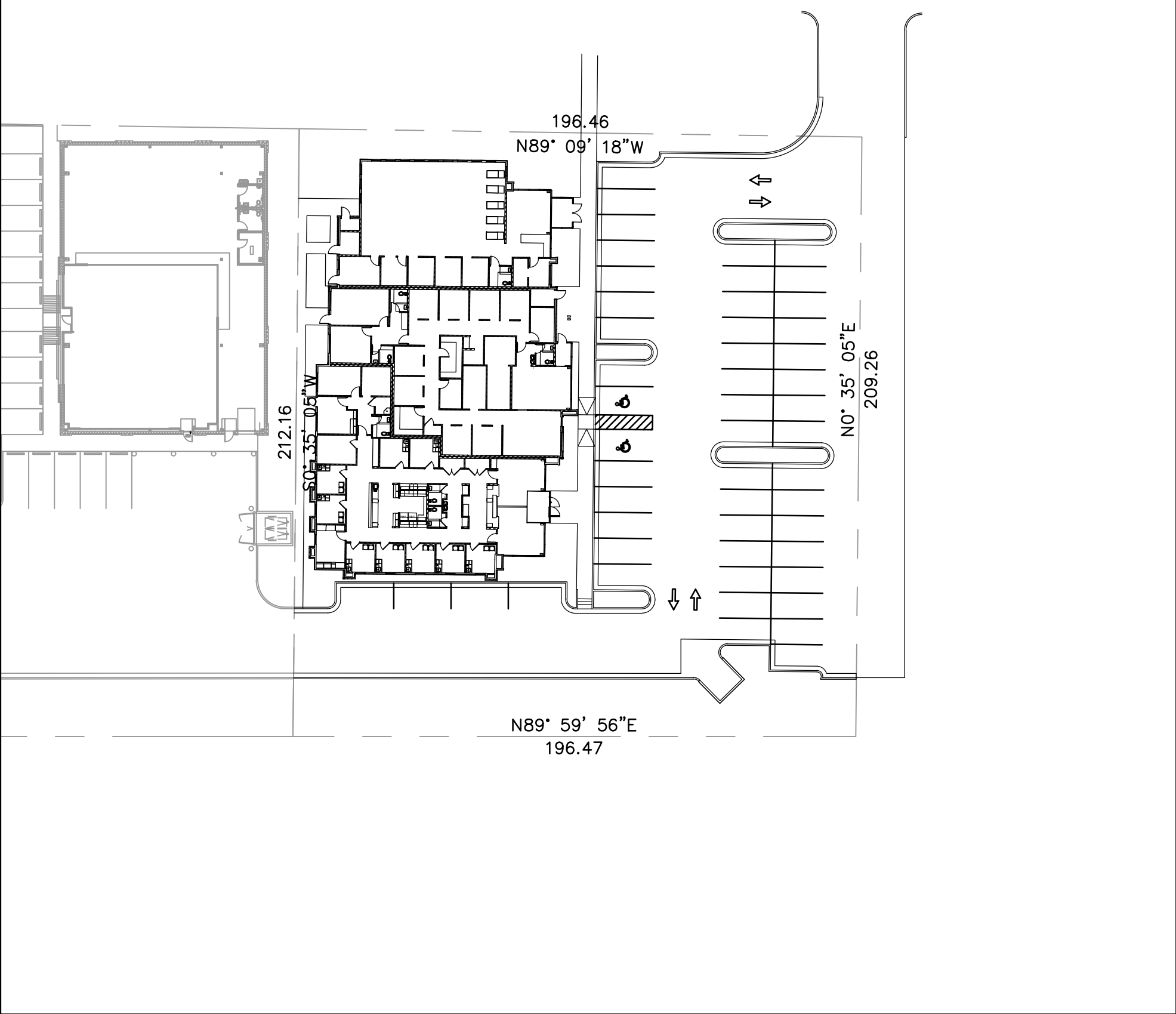
STORM DRAIN-

- BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1 'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION-

- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO 3/8" DOWN FROM ASPHALT EDGE.

PONY EXPRESS PKWY



SITE MAP
1"=40'

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	==
EASEMENT LINE	- - - - -	PROPOSED CURB AND GUTTER	====
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	~~~~~	TOP BACK CURB	TBC
PROPOSED WATER LINE	—W—W—W—	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—PI—	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	—GW—GW—GW—	FINISHED GRADE	FG
PROPOSED SEWER LINE	—SS—SS—SS—	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	—SD—SD—SD—	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS	CATCH BASIN	
EXISTING WATER LINE	W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	42.47	STORM DRAIN MANHOLE	
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

EAGLE MOUNTAIN OFFICE BUILDING
COVER SHEET
4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005

SHEET: C-0
DATE: Oct. 1, 2021

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

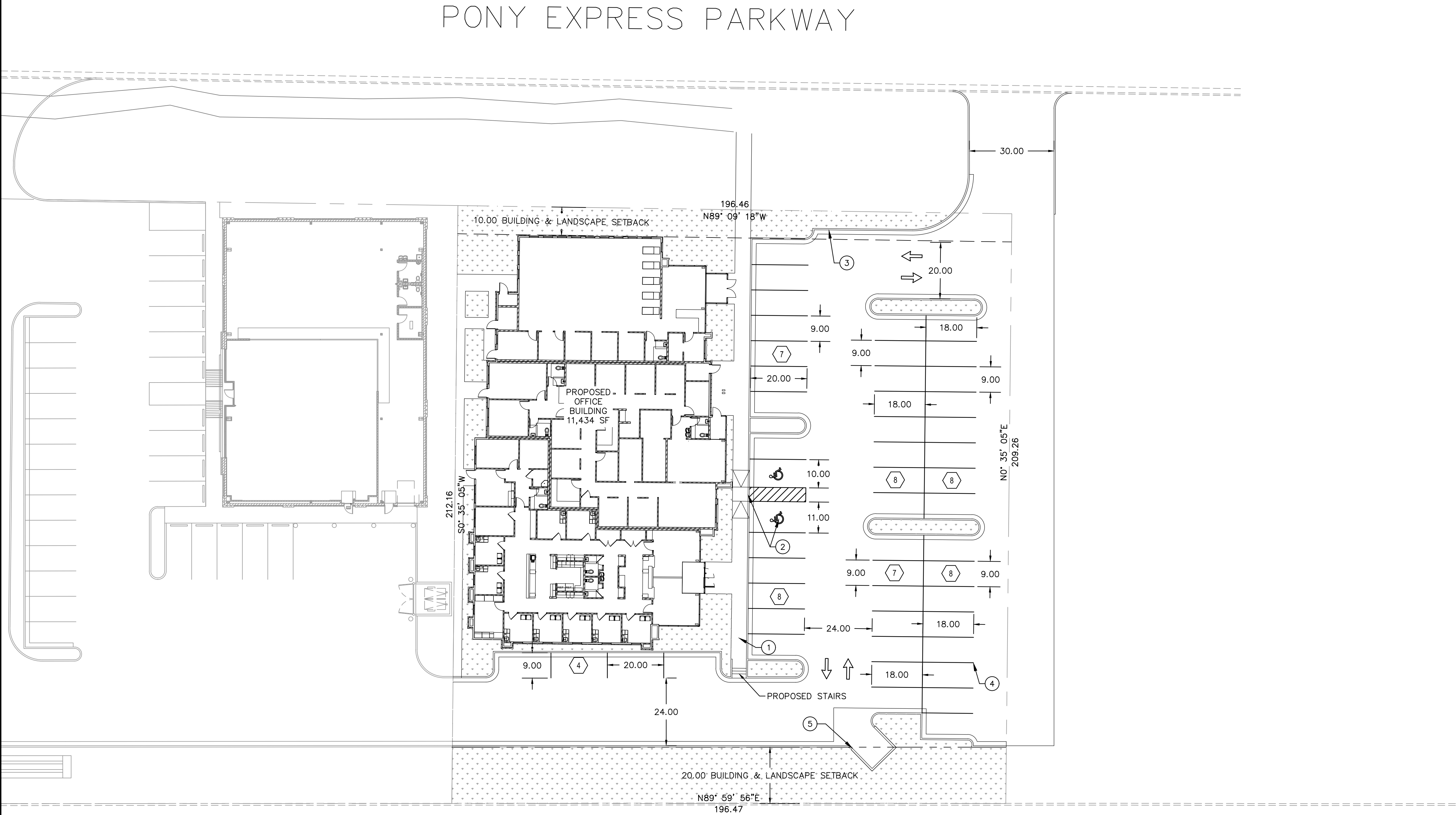
LEGEND

LOT LINES (PROPERTY)	---
PROPOSED CURB AND GUTTER	=====
STRIPING	----
BUILDING SETBACK	- - - - -
LANDSCAPE SETBACK	----
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]

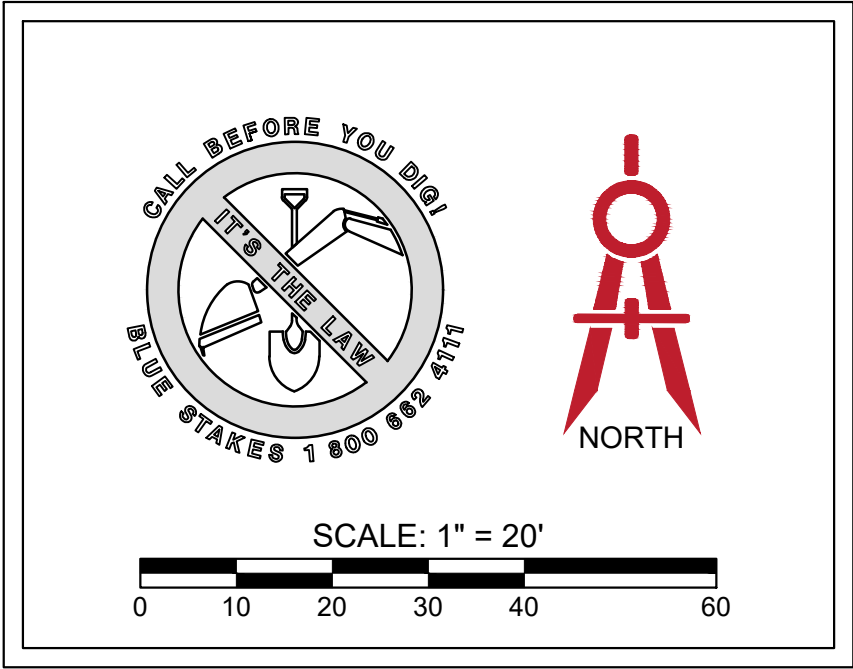
SITE DATA		
LOT AREA:	41,396	SF (0.95 ACRES)
BUILDING AREA:	11,434	SF± 27.6%
PAVEMENT AREA:	21,696	SF± 52.4%
LANDSCAPE AREA:	8,266	SF± 20.0%
PERVIOUS AREA:	8,266	SF± 20.0%
IMPERVIOUS AREA:	33,130	SF± 80.0%
ZONING: CC (COMMUNITY COMMERCIAL)		
PERMITTED USE		
PARCEL ID#: 656450004		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: YES		
SETBACKS:		
FRONT=10 FEET		
REAR=20 FEET		
SIDE=0 FEET		
PARKING TABULATION		
REQUIRED: 1 STALL PER 300 SF OF GROSS FLOOR AREA.		
(11,434 / 300 = 38)		
PROVIDED: 50 STALLS		
2 ADA STALLS		

- NOTES:
- PROPOSED 6' SIDEWALK PER DETAIL 231, SHEET C-4.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-4 FOR DETAILS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-4.

ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.



- GENERAL NOTES:
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

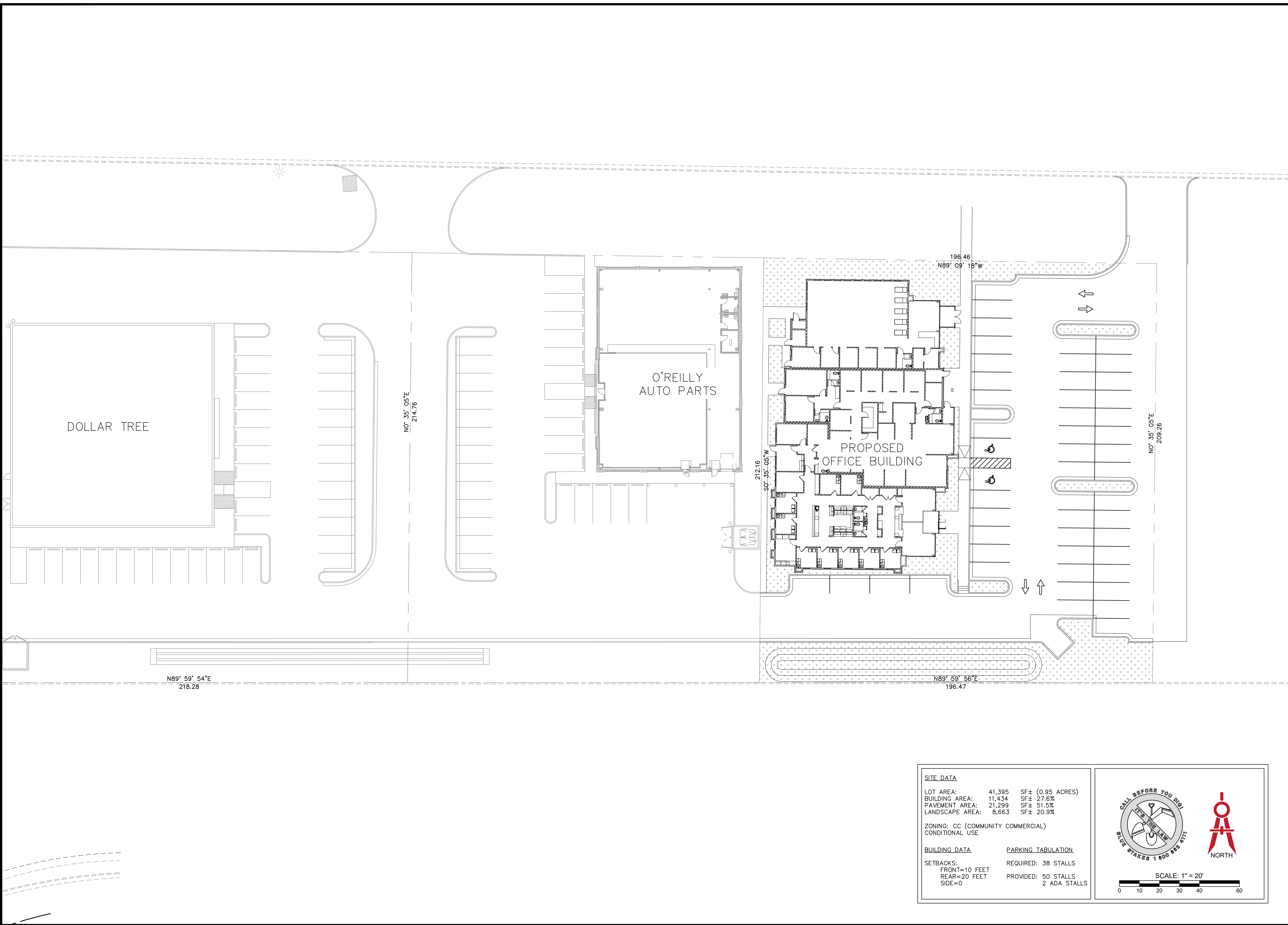


ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

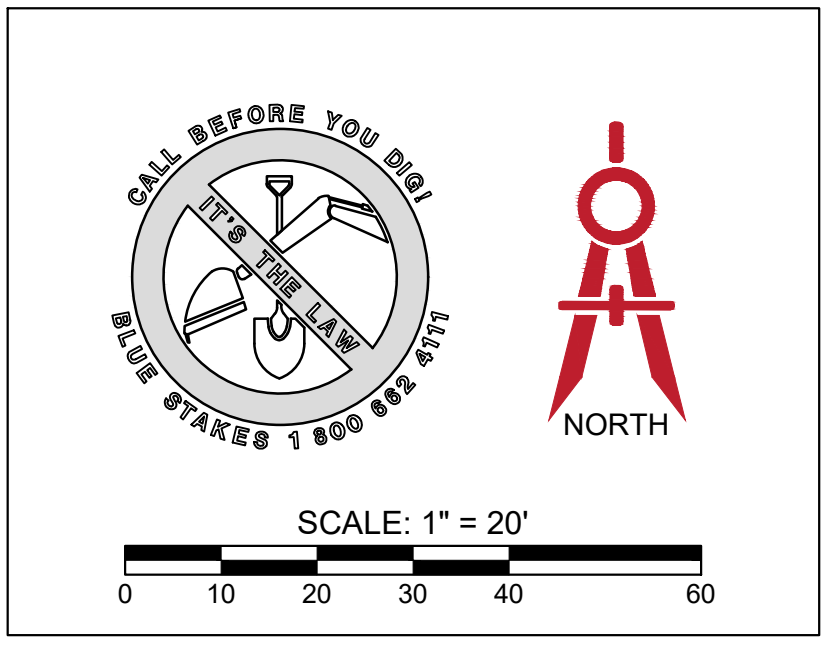
EAGLE MOUNTAIN OFFICE BUILDING
SITE PLAN
4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005



SHEET:
C-1
DATE:
Oct. 1, 2021



SITE DATA		
LOT AREA:	41,395	SF± (0.95 ACRES)
BUILDING AREA:	11,434	SF± 27.6%
PAVEMENT AREA:	21,299	SF± 51.5%
LANDSCAPE AREA:	8,663	SF± 20.9%
ZONING: CC (COMMUNITY COMMERCIAL) CONDITIONAL USE		
BUILDING DATA		PARKING TABULATION
SETBACKS:		REQUIRED: 38 STALLS
FRONT=10 FEET		PROVIDED: 50 STALLS
REAR=20 FEET		2 ADA STALLS
SIDE=0		



EAGLE MOUNTAIN OFFICE BUILDING
CONTEXT PLAN
4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005

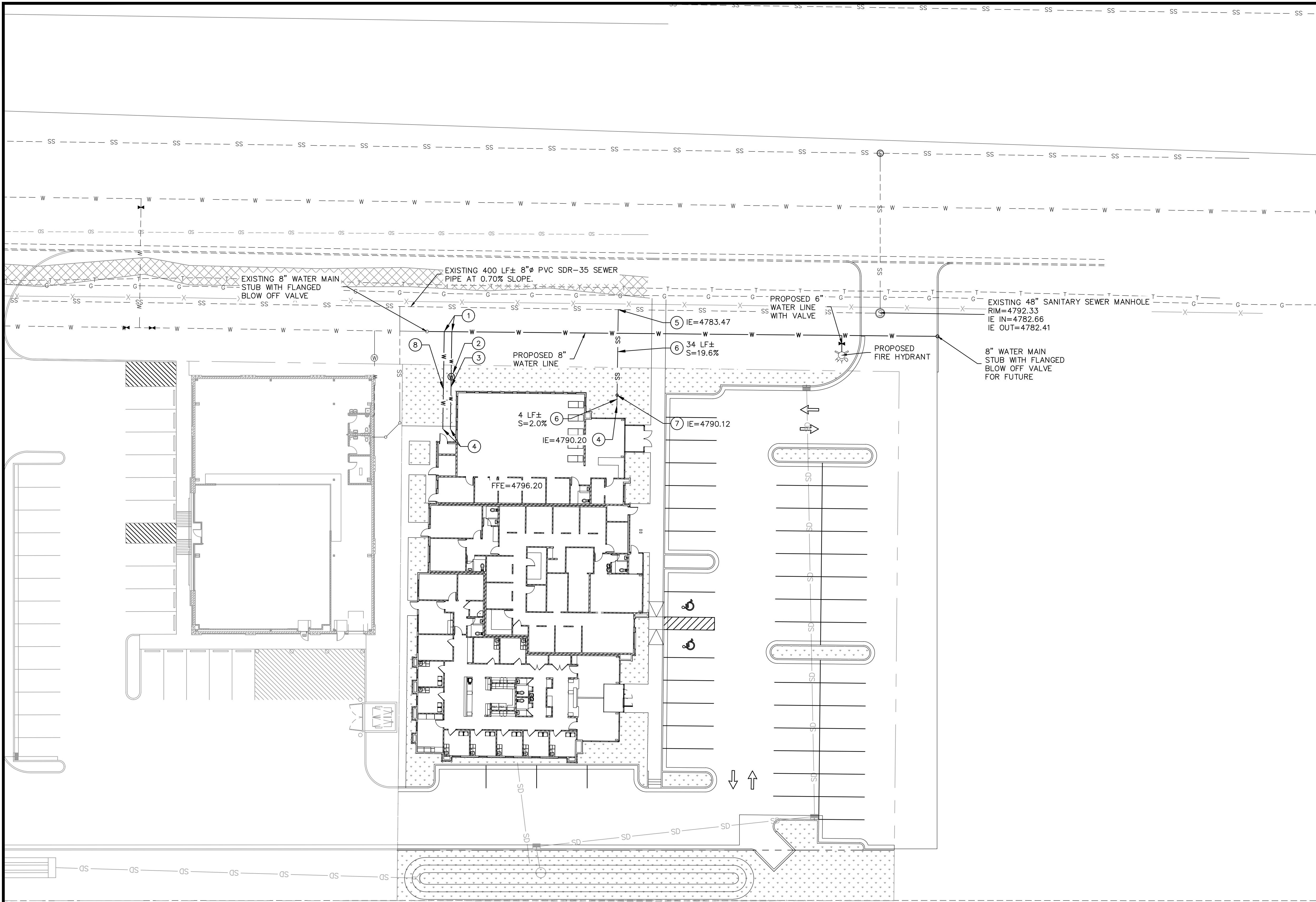
SHEET:
C-1.1
DATE:
Oct. 1, 2021

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5893
larvin@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

\\Mac\\Home\\Elevate Engineering Dropbox\\Eagle Mountain Office Building\\EAGLE MOUNTAIN OFFICE BUILDING 1G.dwg -- Sep 30, 2021--4:02pm



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	----
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	----- SD -----
EXISTING STORM DRAIN LINE	----- SD -----
PROPOSED SEWER LINE	----- SS -----
EXISTING SEWER LINE	----- SS -----
PROPOSED WATER LINE	----- W -----
EXISTING WATER LINE	----- W -----
EXISTING FENCE	----- G -----
EXISTING GAS	----- G -----
EXISTING POWER	----- UGP -----
EXISTING IRRIGATION VALVE BOX	IV
EXISTING ELECTRIC METER	EM
INVERT ELEVATION	IE
PROPOSED ELEVATION	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

- CONNECT TO 8" WATER LINE PER CITY STANDARDS.
- INSTALL 1.5" METER BOX IN PER CITY STANDARDS.
- INSTALL 1.5" POLY WATER LINE PER CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING 8" SEWER MAIN LINE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 6"Ø PVC SDR-35 SEWER PIPE AT 2.0% MIN. SLOPE.
- INSTALL 4" CLEANOUT PER EAGLE MOUNTAIN DWG SLSC-1. SEE SHEET C-4 FOR DETAILS.
- INSTALL 4" FIRE LINE PER CITY STANDARDS

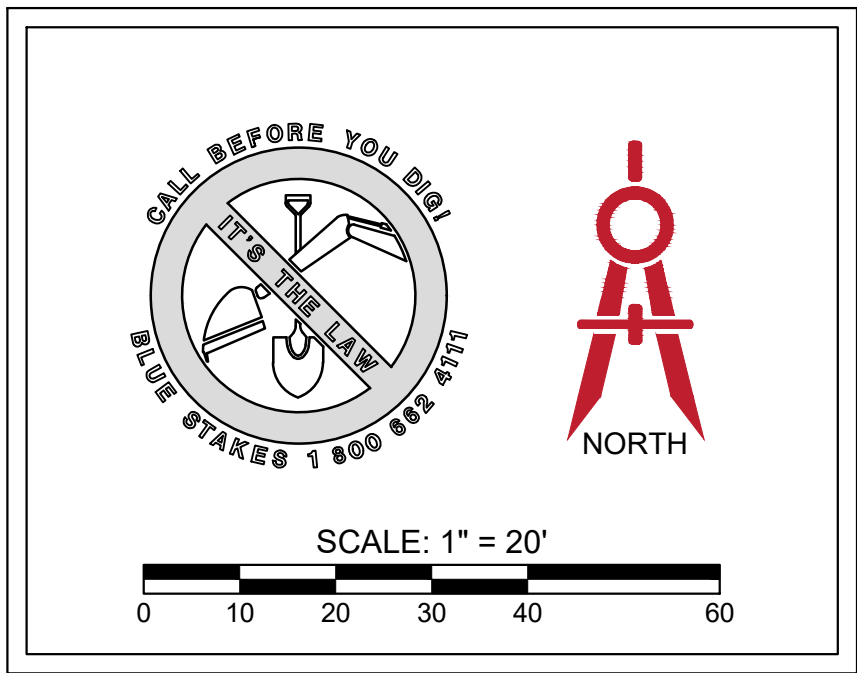
GENERAL NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5" OF COVER
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY – 801-853-6597
ROCKY MOUNTAIN POWER – 801-756-1310
CENTURY LINK – 801-536-6975



ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

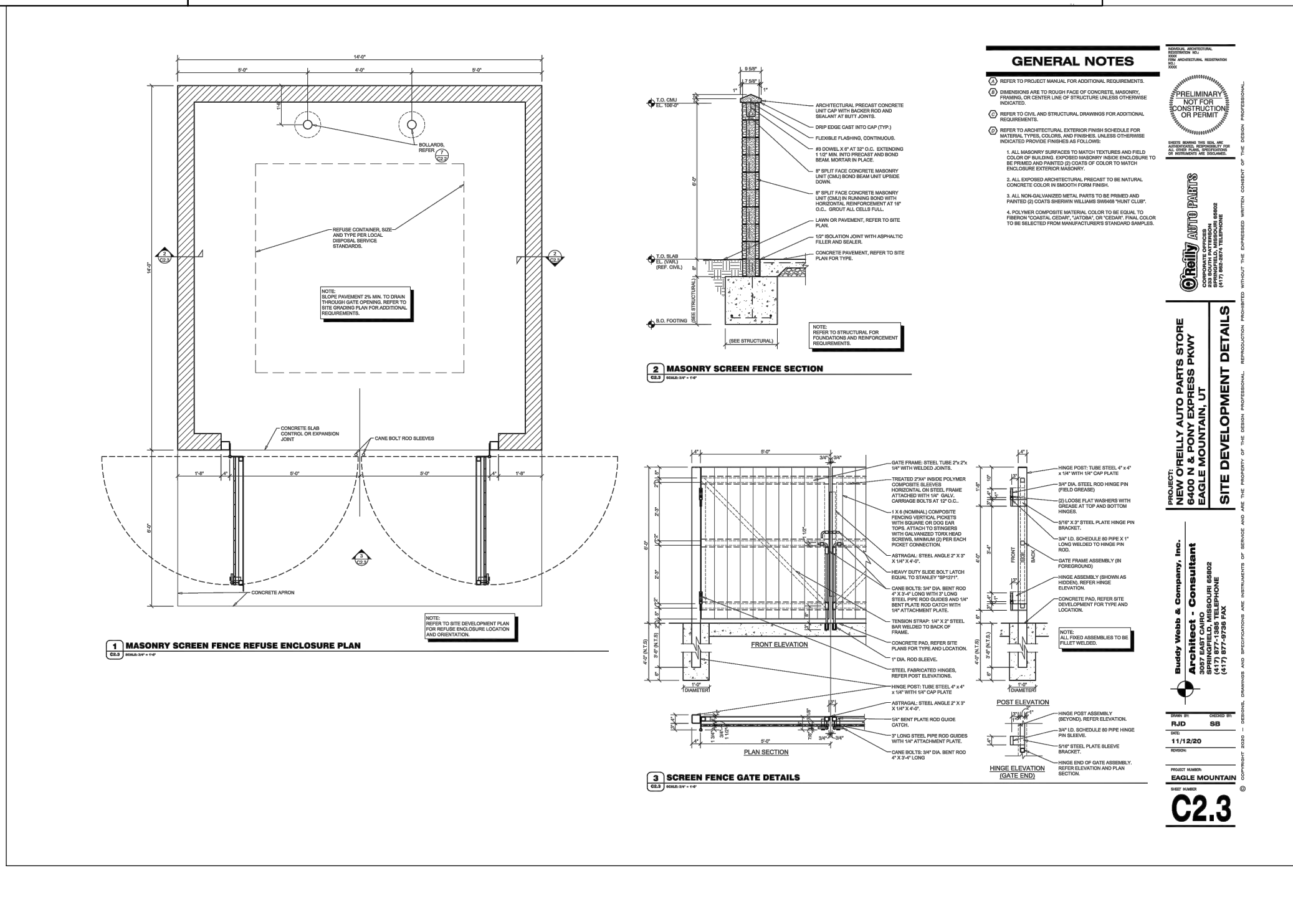
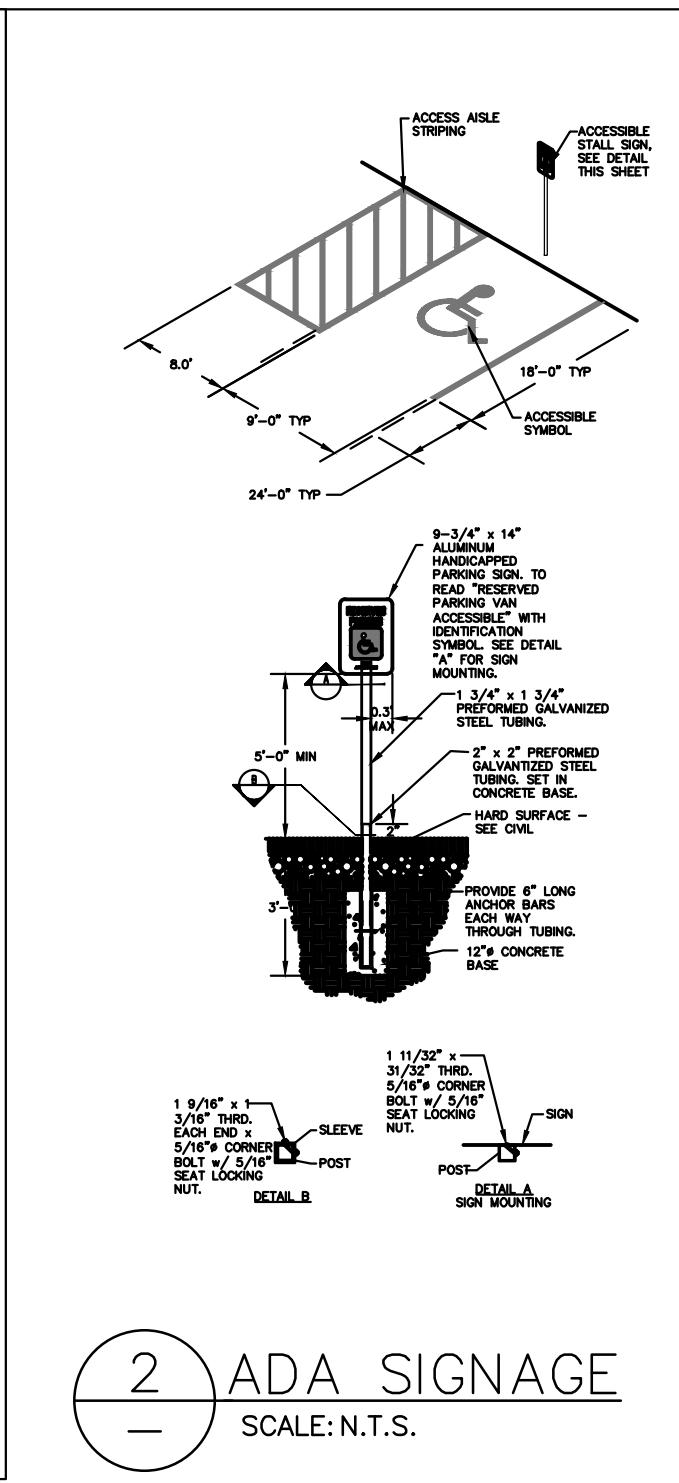
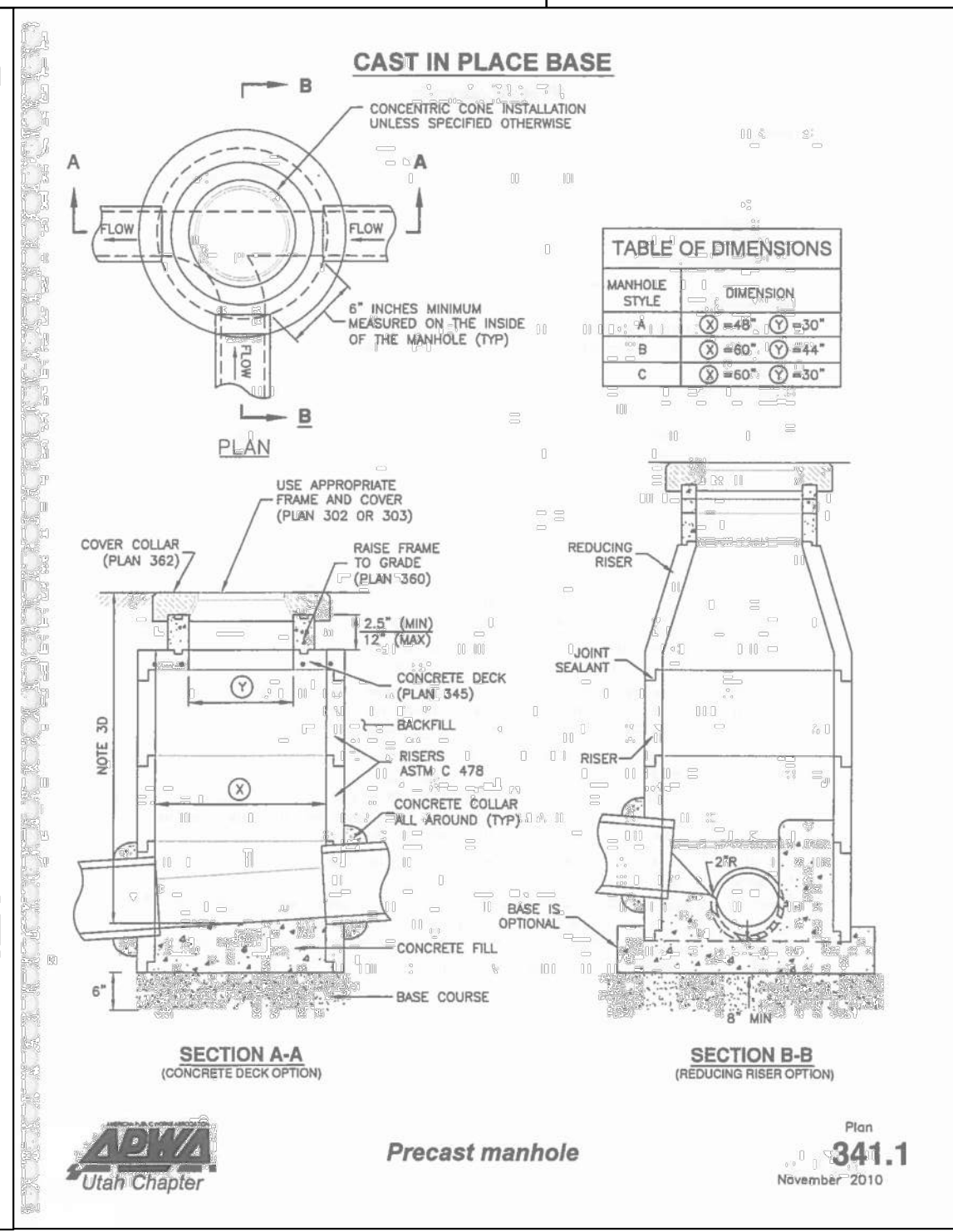
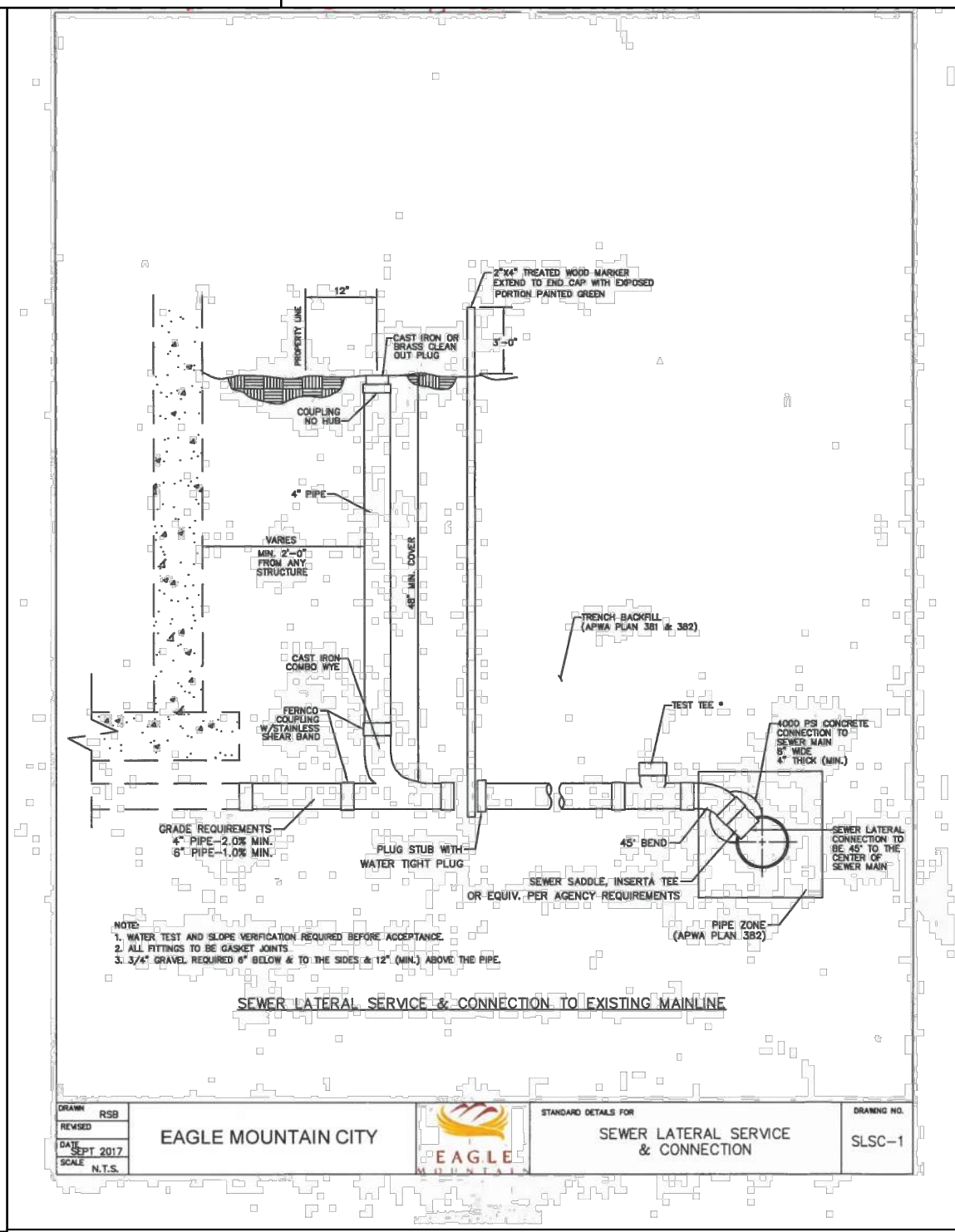
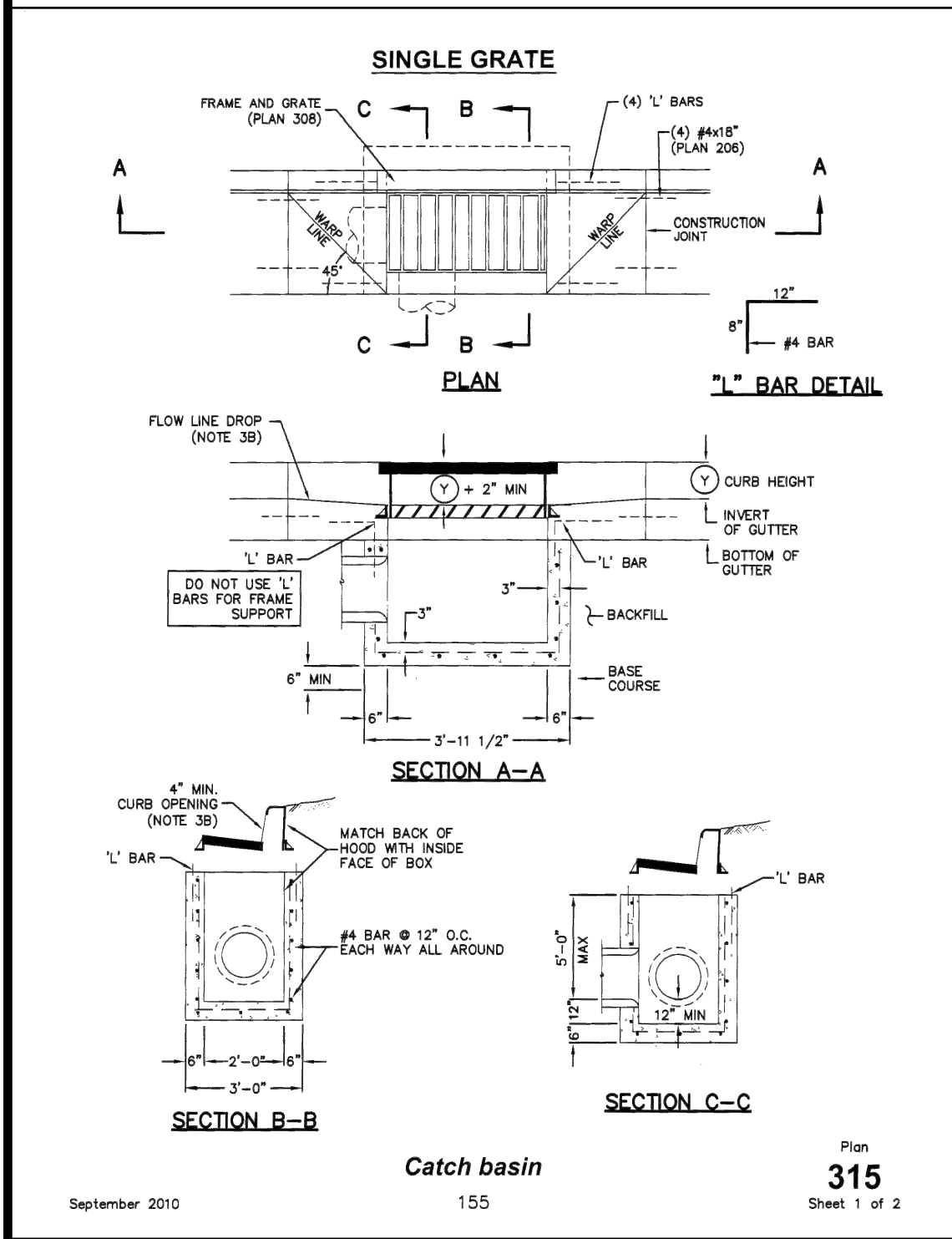
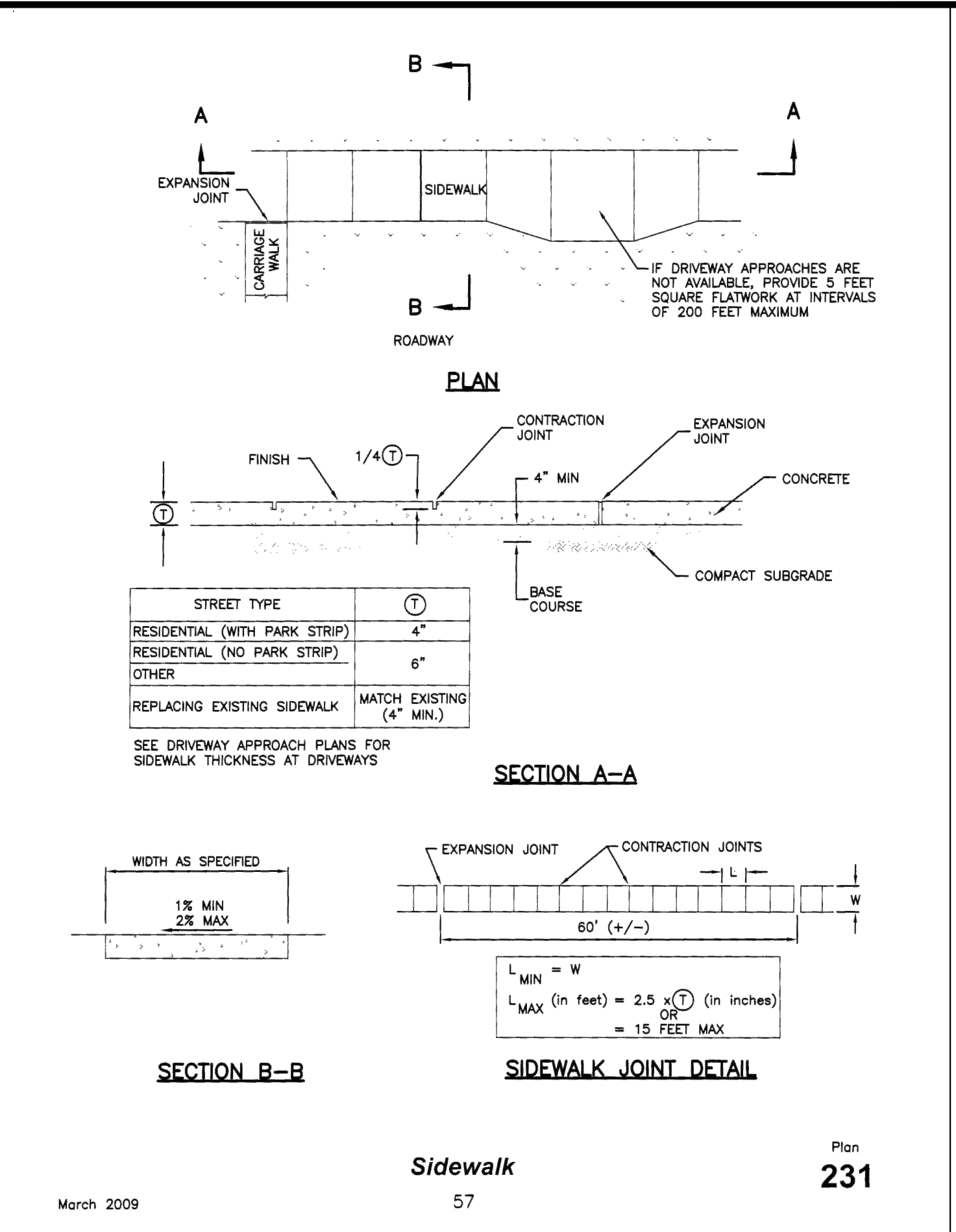
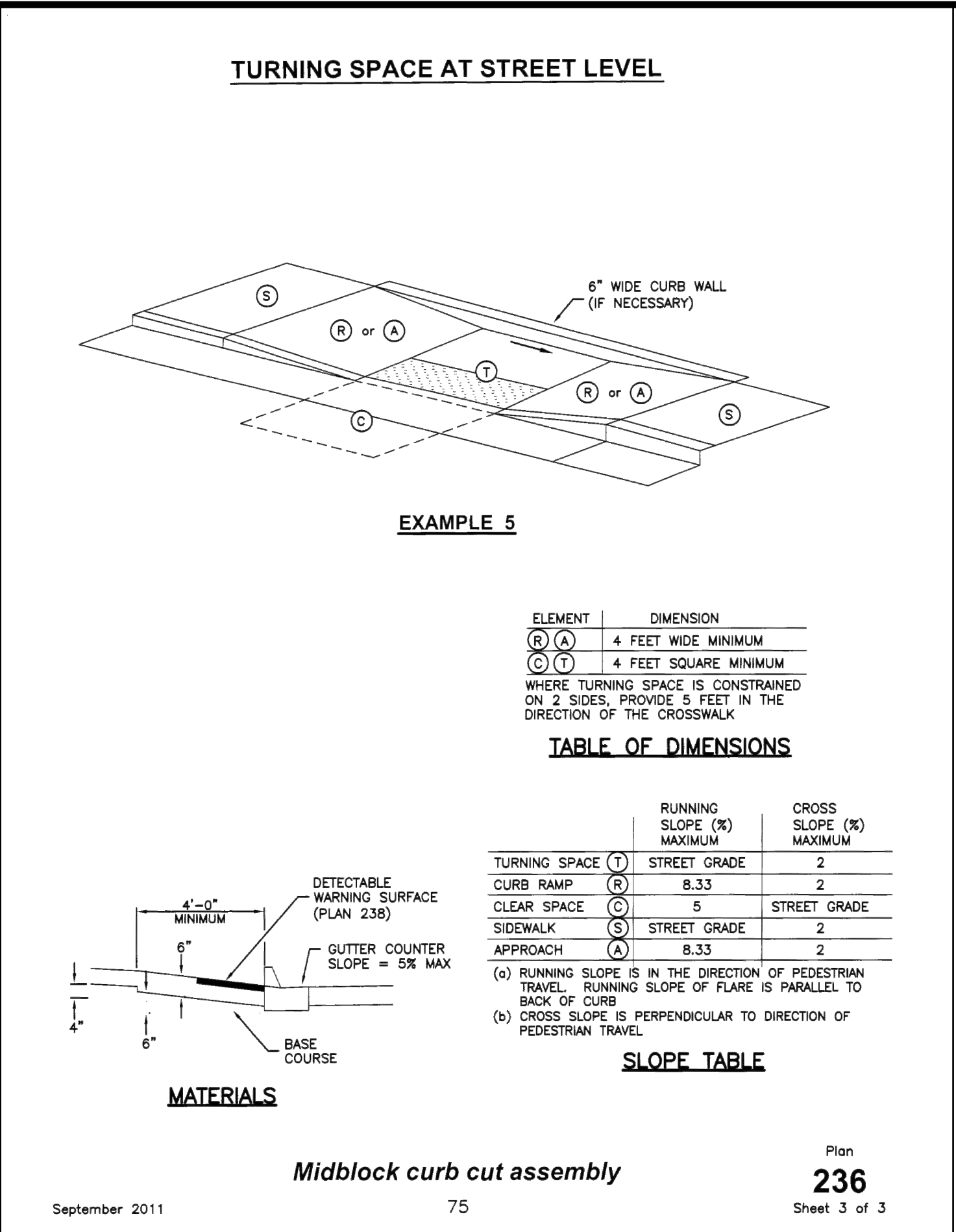
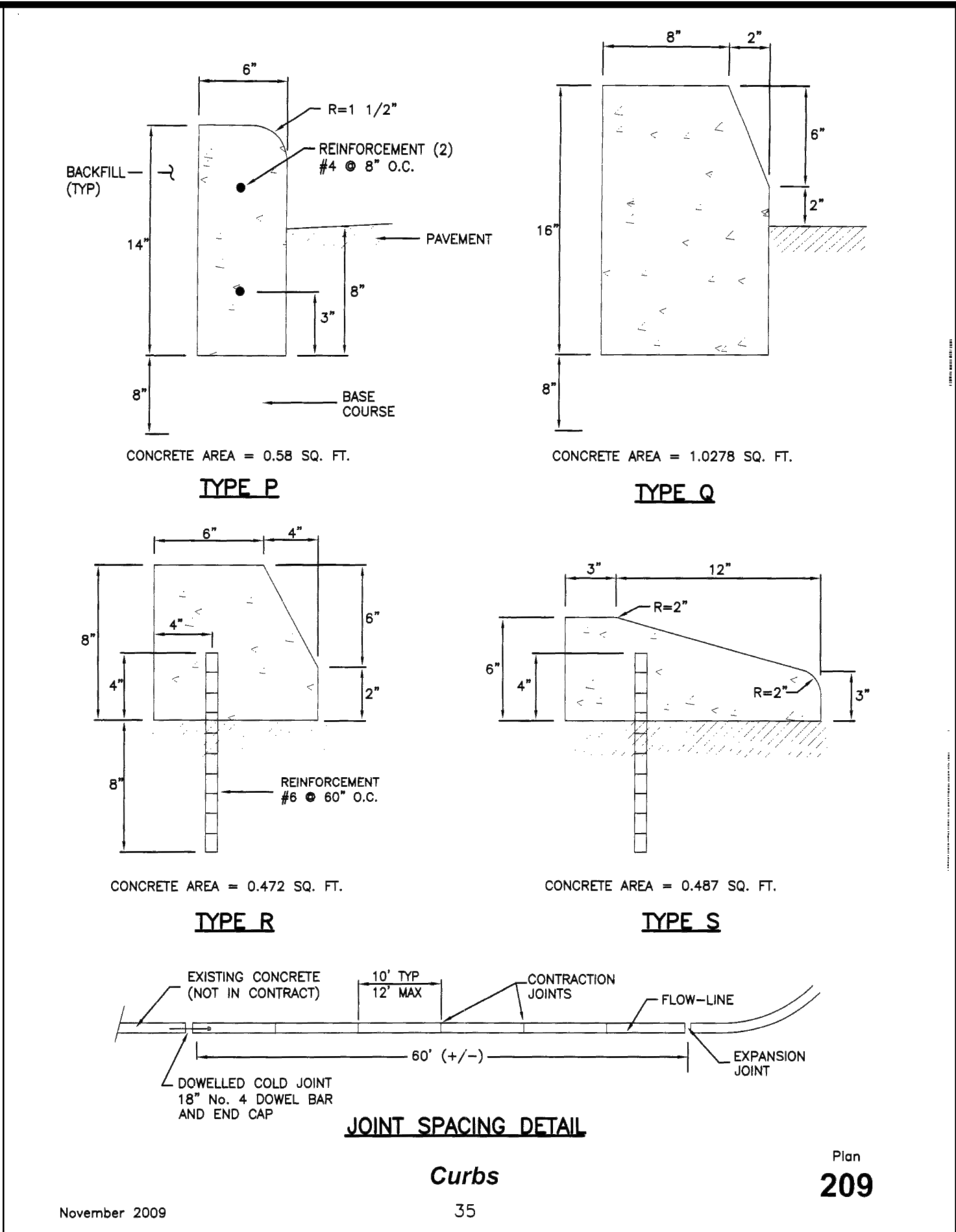
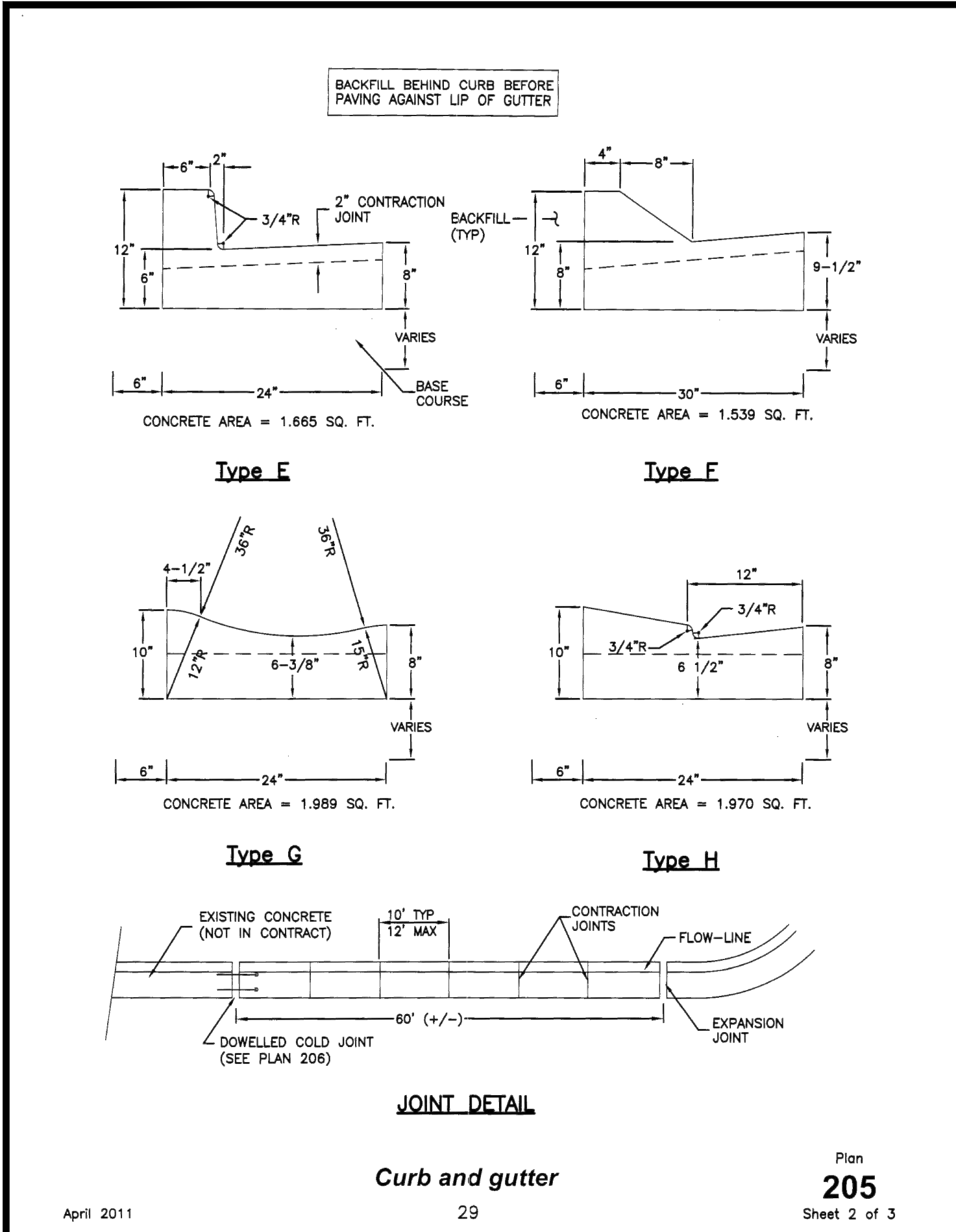
ELEVATE ENGINEERING

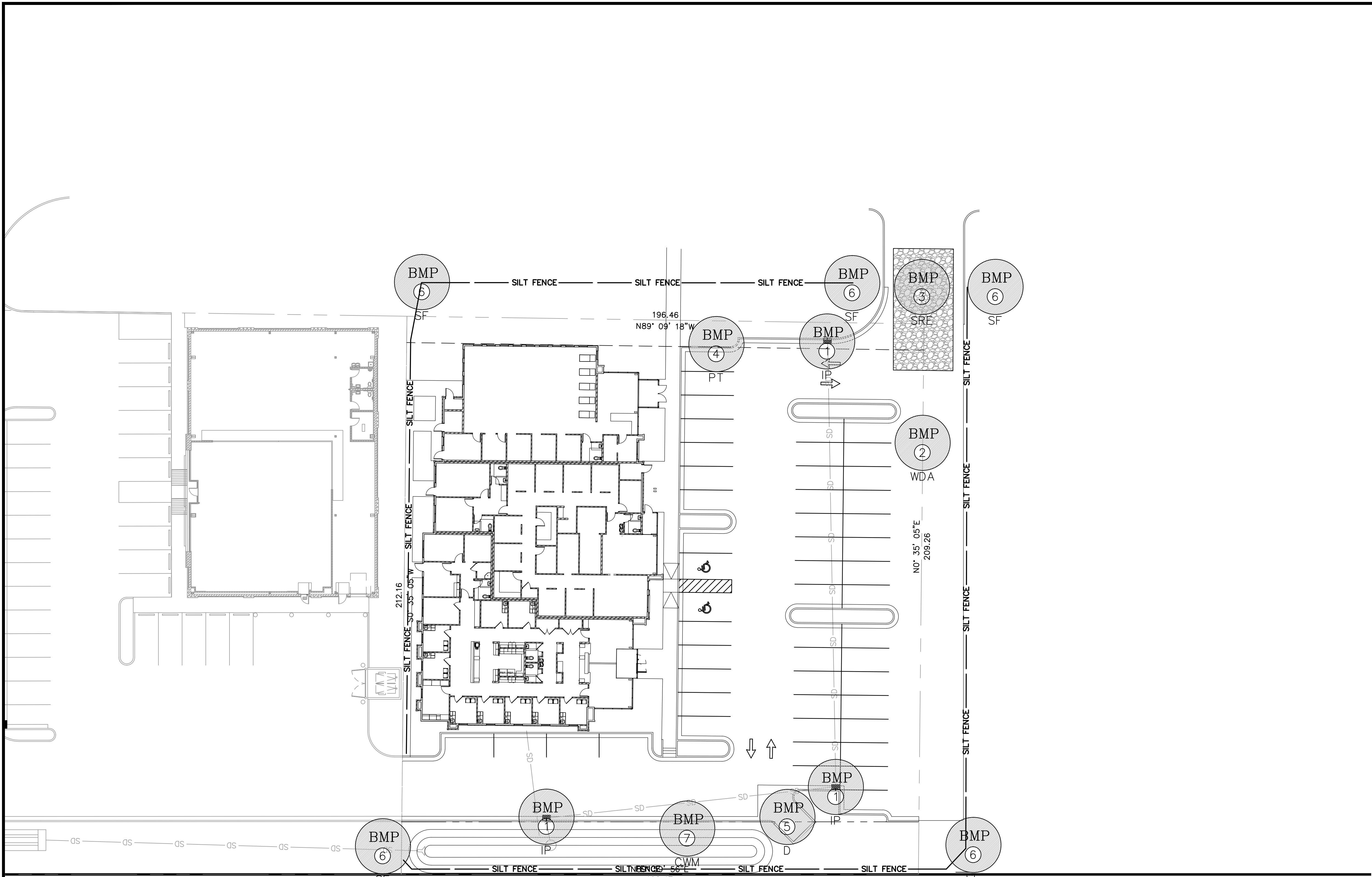
EAGLE MOUNTAIN OFFICE BUILDING
UTILITY PLAN
4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
01/01/21
10864737
LARVIN POLLOCK
DATE OF PLAN

SHEET:
C-3
DATE:
Oct. 1, 2021

NO.
BY
DATE
REVISIONS
PROJECT ENGINEER: LP
DESIGNER: DR





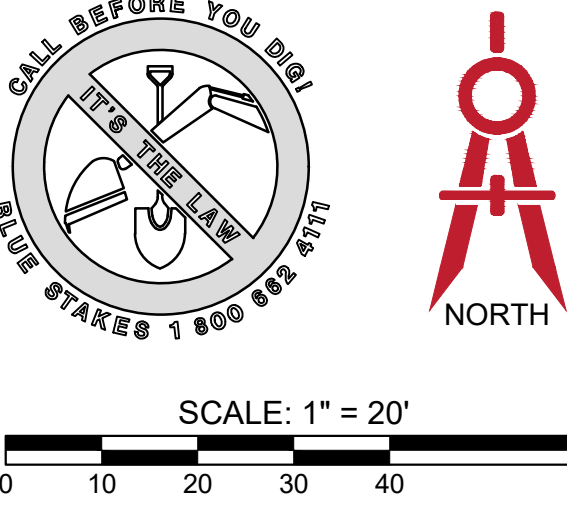
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER LINE
- FINISHED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE

- SILT FENCE
- CLEAN OUT BOX
- BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE
INDEX AND SHEET C-6 FOR DETAILS.

- NOTES
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY
- POST CONSTRUCTION
- SEE SHEET C-6

- BEST MANAGEMENT PRACTICE INDEX
- | | | |
|---|-----|--------------------------------------|
| 1 | IP | INLET PROTECTION |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
| 7 | CWM | CONCRETE WASTE MANAGEMENT |
- ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
 - VEHICLE & EQUIPMENT FUELING
- SEE SHEET C-6 FOR BMP DETAILS

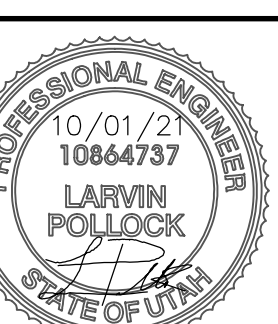


SCALE: 1" = 20'

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvinelevating.com

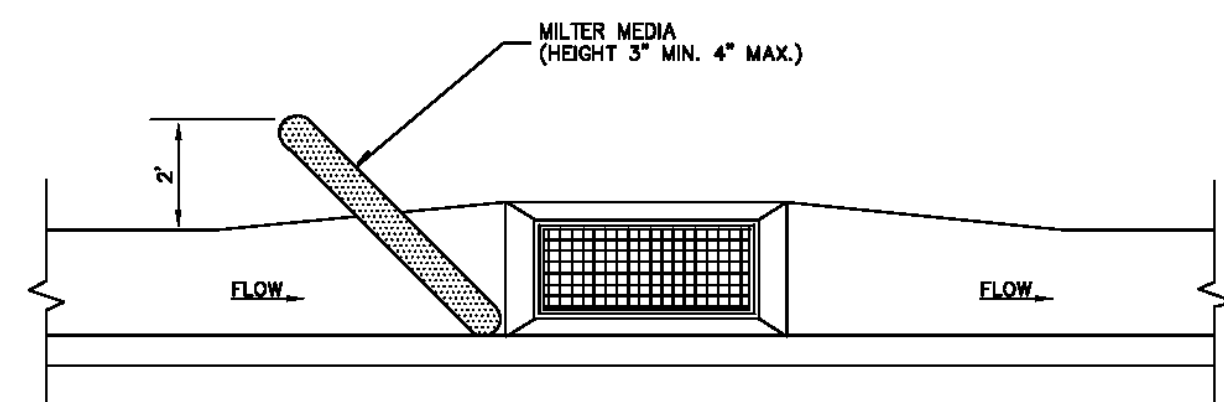
ELEVATE
ENGINEERING

EAGLE MOUNTAIN OFFICE BUILDING
SWPPP PLAN
4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005

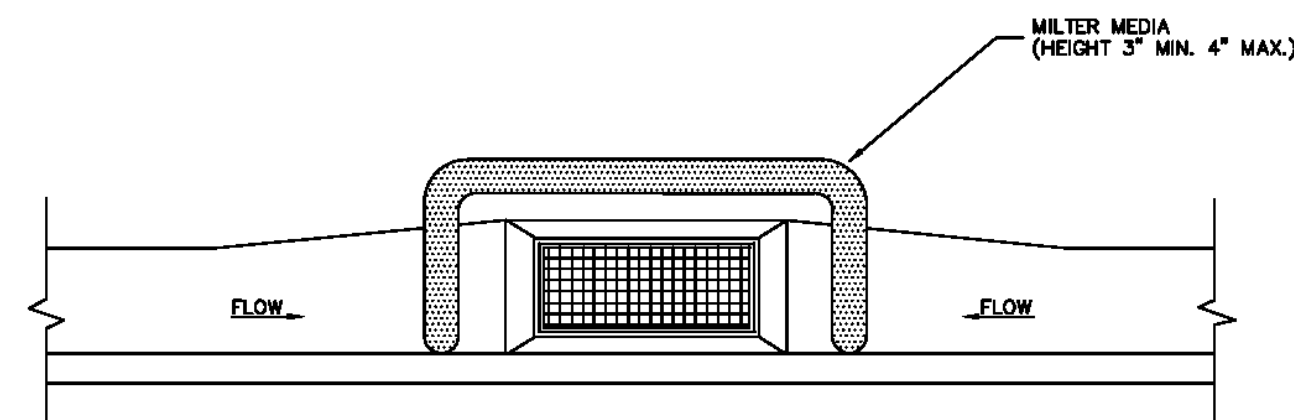


SHEET:
C-5
DATE:
Oct. 1, 2021

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

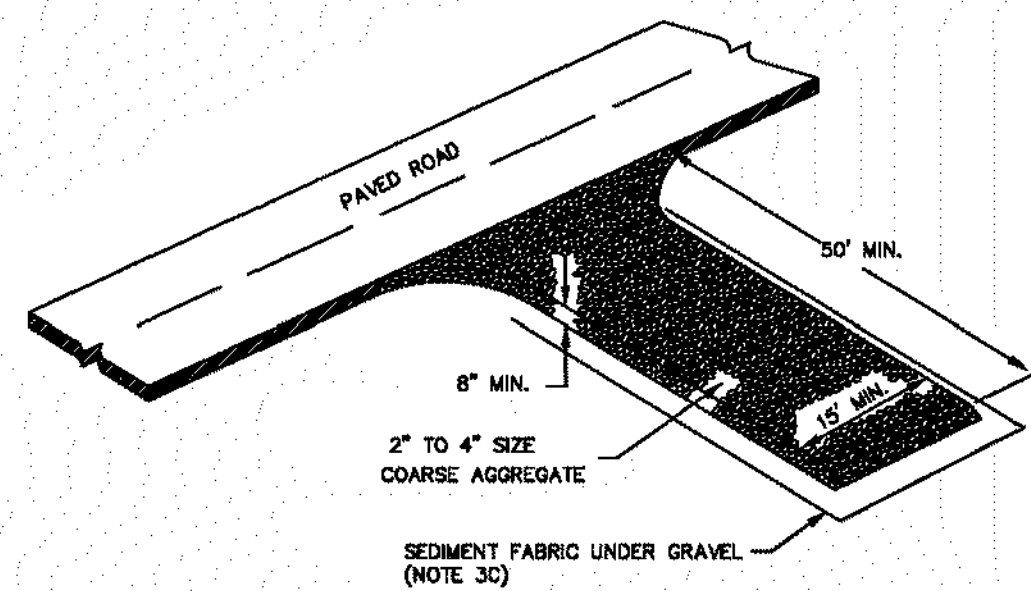
Plan No.
124

September 2006

11

Drawing 1 of 3

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



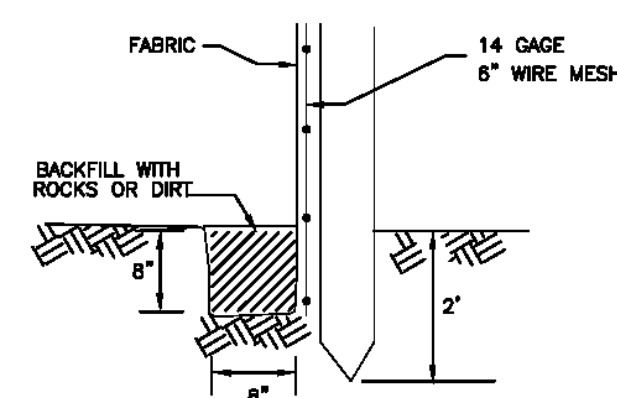
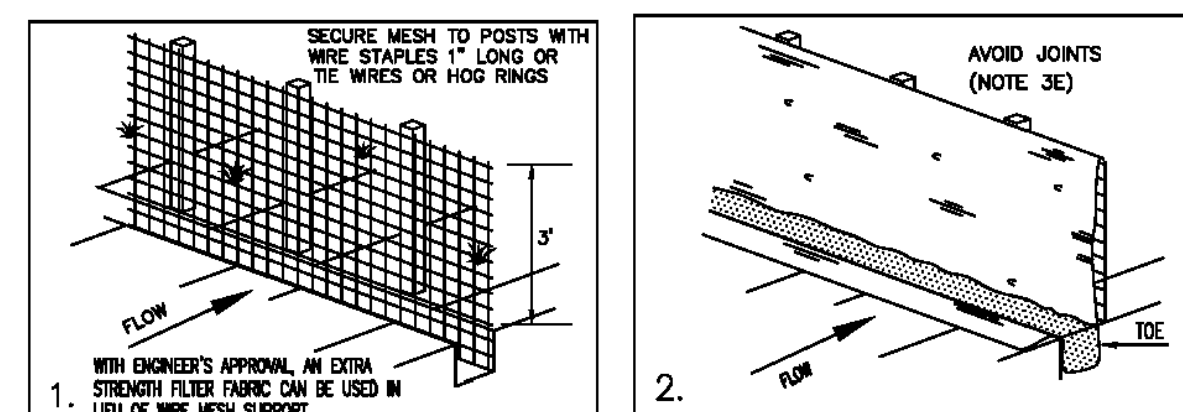
Stabilized roadway entrance

Plan No.
126

February 2006

19

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



IOE DETAIL

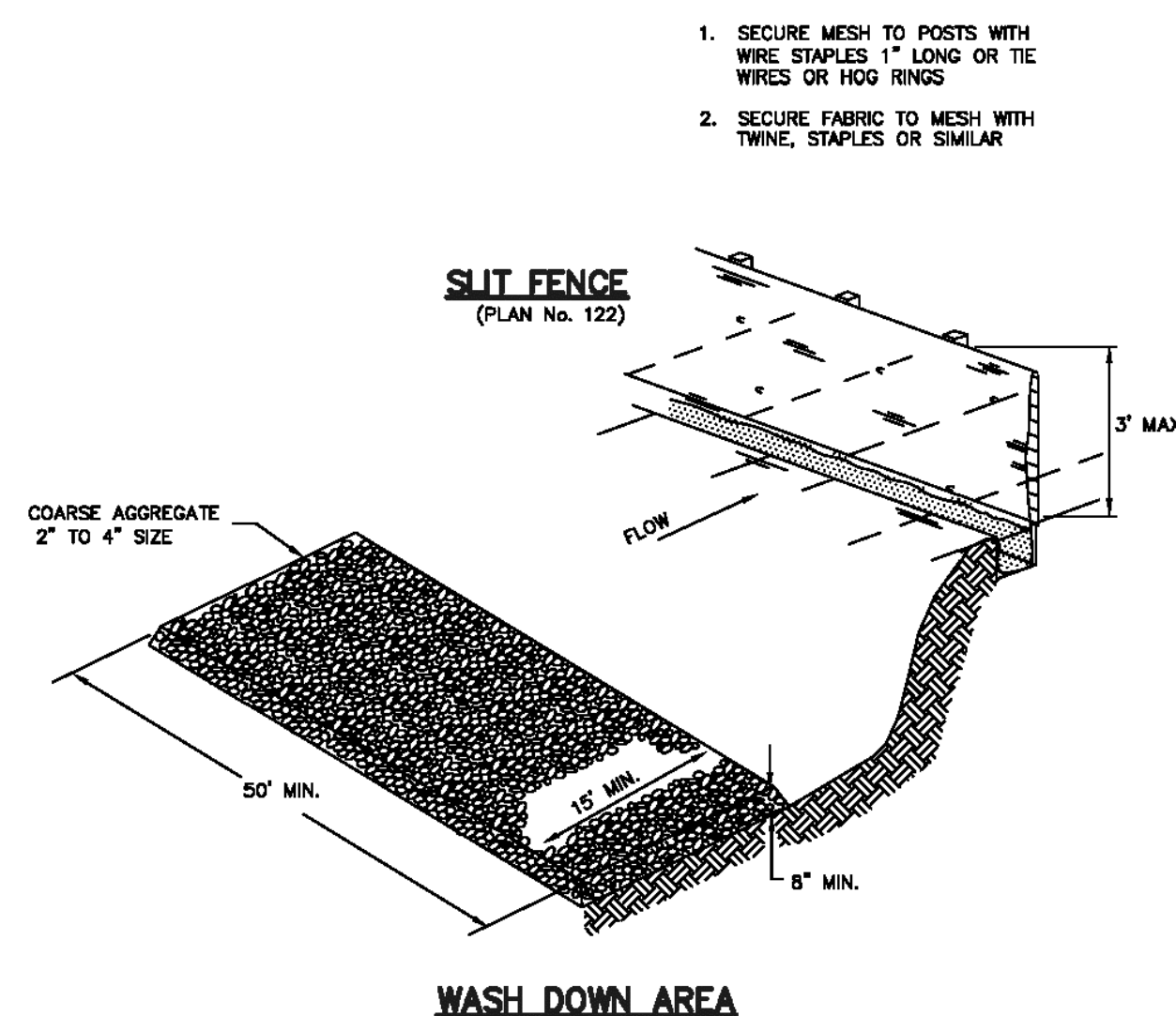
Silt fence

122

February 2006

7

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Equipment and vehicle wash down area

Plan No.
125

February 2006

17

Inlet protection – gravel sock

1. **DESCRIPTION:** Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
2. **APPLICATION:** At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
3. **INSTALLATION/APPLICATION CRITERIA:** Refer to APWA Section 01 57 00.
 - A. On-grade inlet protection:
 1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 3. Install filter media just upstream of the inlet box.
 4. Filter media shall butt tightly against the face of the curb and angle at approximately 45 degree angle away from the curb to trap runoff between the media and the curb.
 5. Excessive flows will flow either over or around the filter media and into the inlet box.
 6. Expect ponding behind the filter media.
 - B. Drop inlet protection:
 1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 3. Install filter media around the entire perimeter of the inlet grate.
 4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 5. Excessive flows will either flow around the media or over the top and into the inlet box.
 6. Expect ponding around the inlet box.
4. **MAINTENANCE:**
 - A. Install inlet protection after every large storm event and at a minimum of once monthly.
 - B. Remove sediment accumulated when it reaches 2 inches in depth.
 - C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

Stabilized roadway entrance

1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
4. MAINTENANCE:
 - A. Requires periodic top dressing with additional stones.
 - B. Prevent tracking or flow of mud into the public right-of-way.
 - C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - D. Inspect daily for loss of gravel or sediment buildup.
 - E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
 - F. Expand stabilized area as required to accommodate activities.

18

Silt fence

1. **DESCRIPTION:** A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
2. **APPLICATION:** To intercept sediment from disturbed areas of limited extent.
 - A. Perimeter Control: Place barrier at down gradient limits of disturbance.
 - B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - C. Protection of Existing Waterways: Place barrier at top of stream bank.
 - D. Inlet Protection.
3. **INSTALLATION/APPLICATION CRITERIA:** Refer to APWA Section 01 57 00.
 - A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at temperature range of 0 deg. F. to 120 deg. F.
 - B. Burlap shall be 10 ounces per square yard of fabric.
 - C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
 - E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
4. **MAINTENANCE:**
 - A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - D. Re-anchor fence as necessary to prevent shortcutting.
 - E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - D. Install silt fence down gradient (see Plan No. 122)
4. MAINTENANCE:
 - A. Requires periodic top dressing with additional stones.
 - B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - E. Inspect daily for loss of gravel or sediment buildup.
 - F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - G. Expand stabilized area as required to accommodate activities.
 - H. Maintain silt fence as outlined in Plan No. 122.

16

PONY EXPRESS PARKWAY

LANDSCAPE MATERIALS LEGEND:

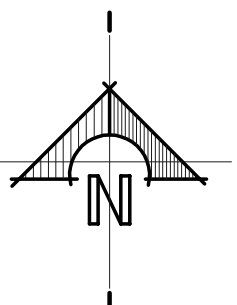
- TURFGRASS SOD (4,068.0 SQ. FT.)
TURFGRASS SOD SHALL BE BIOGRASS BIO-TURF SOD MIX, OR AN APPROVED EQUAL. SOD SHALL BE INSTALLED ON A PREPARED BASE OF SIX INCHES (6") OF SANDY LOAM, COMPACTED TOP SOIL, ONCE IRRIGATION AND FINISH GRADING HAS BEEN COMPLETED. ALL SOD AREAS SHALL BE 100% IRRIGATED WITH POP-UP SPRAY HEADS.
- PLANTER BED AREAS (8,004 SQ. FT.)
PLANTER BED AREAS SHALL BE CONSTRUCTED WITH TWELVE INCHES (12") OF SCREENED SANDY LOAM TOP SOIL INSTALLED ON TOP OF SUB-GRADE MATERIAL. PLANTER BED AREAS SHALL BE FINISHED WITH A MIX OF TWO TO FOUR INCH (2"-4") AND FOUR TO SIX INCH (4"-6") CALICO COBBLE FROM STAKER PARSON, OR AN APPROVED EQUAL. DECORATIVE COBBLE ROCK SHALL BE INSTALLED TO A MINIMUM OF THREE INCHES (3"). PRIOR TO INSTALLATION OF DECORATIVE ROCK, IT IS RECOMMENDED THAT DEWITT PRO 3 WEED BARRIER BE APPLIED TO THE PLANTER BEDS. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- PLANTER BED AREAS (1,176 SQ. FT.)
PLANTER BED AREAS SHALL BE CONSTRUCTED WITH TWELVE INCHES (12") OF SCREENED SANDY LOAM TOP SOIL INSTALLED ON TOP OF SUB-GRADE MATERIAL. PLANTER BED AREAS SHALL BE FINISHED WITH A MIX OF TWO TO FOUR INCH (2"-4") MEXICAN BEACH PEBBLE FROM STAKER PARSON, OR AN APPROVED EQUAL. DECORATIVE COBBLE ROCK SHALL BE INSTALLED TO A MINIMUM OF THREE INCHES (3"). PRIOR TO INSTALLATION OF DECORATIVE ROCK, IT IS RECOMMENDED THAT DEWITT PRO 3 WEED BARRIER BE APPLIED TO THE PLANTER BEDS. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- CONCRETE MOW CURB (80'-2")
CONCRETE MOW CURBING SHALL BE REINFORCED SIX INCH BY SIX INCH (6" X 6") GRAY CONCRETE, FORMED AND CAST-IN-PLACE. INSTALL CONCRETE MOW CURBING ONCE ROUGH AND FINISH GRADING HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION PLANT MATERIALS AND SOD. SAW CUT CONTROL JOINTS SHALL BE EVENLY SPACED, AT APPROXIMATELY TEN FEET ON CENTER (10' O.C.).
- LANDSCAPE BOULDERS (6)
LANDSCAPE BOULDERS SHALL BE RANDOM SIZES BETWEEN EIGHTEEN INCHES (18") AND THIRTY SIX INCHES (36") IN DIAMETER. LANDSCAPE BOULDERS SHALL MATCH OR COMPLEMENT THE COLORS OF THE DECORATIVE COBBLE ROCK WITHIN PLANTER AREAS. BOULDERS SHALL BE PLACED SUCH THAT THEIR BEST FACE IS VISIBLE AND SHALL BE BURIED ONE THIRD (1/3) OF THEIR DIAMETER BELOW FINISH GRADE.

TOTAL PERCENTAGE OF LANDSCAPED AREAS: 3.42%
TOTAL AREA OF DOMESTIC TURF GRASSES: 1,462.4 SQ.FT.
TOTAL AREA OF DROUGHT TOLERANT PLANT SPECIES: 13,071.6 SQ.FT.

PLANT LIST

- TREES
- FLOWERING CRABAPPLE
Malus 'Spring Snow'
QUANTITY: 4 - SIZE: 2" CALIPER
HEIGHT: 25'-0" WIDTH: 20'-0"
 - RED LACELEAF MAPLE
Acer palmatum dissectum 'Red Dragon'
QUANTITY: 3 - SIZE: 25 GALLON
HEIGHT: 8'-0" WIDTH: 8'-0"
 - NORWAY MAPLE
Acer platanoides 'Frisvold'
QUANTITY: 4 - SIZE: 2" CALIPER
HEIGHT: 45'-0" WIDTH: 30'-0"
 - HONEYLOCUST
Gleditsia tricanthos 'Imperial'
QUANTITY: 3 - SIZE: 2" CALIPER
HEIGHT: 30'-0" WIDTH: 25'-0"
 - KOREAN FIR
Abies Koreana
QUANTITY: 1 - SIZE: 6" HIGH
HEIGHT: 10'-0" WIDTH: 6'-0"
- GRASSES
- KARL FORESTER GRASS
Calamagrostis x acutifolia Karl Foerster
QUANTITY: 34 - SIZE: 1 GALLON
HEIGHT: 9'-0" WIDTH: 3'-0"
 - IDAH0 FESCUE
Festuca idahoensis Native Roots
QUANTITY: 22 - SIZE: 1 GALLON
HEIGHT: 1'-0" WIDTH: 1'-2"
 - JAPANESE FOREST GRASS
Hakonechloa macra Aureola
QUANTITY: 11 - SIZE: 1 GALLON
HEIGHT: 2'-0" WIDTH: 2'-0"
 - DWARF MOUNTAIN GRASS
Pennisetum bipocarpoides 'Little Bunny'
QUANTITY: 25 - SIZE: 1 GALLON
HEIGHT: 1'-0" WIDTH: 1'-0"
- SHRUBS
- NINEBARK
Physocarpus opulifolius 'Jefan' Amber Jubilee
QUANTITY: 5 - SIZE: 5 GALLON
 - RUSSIAN SAGE
Perovskia atriplicifolia 'Blue Steel'
QUANTITY: 10 - SIZE: 5 GALLON
 - DWARF MUGO PINE
Pinus mugo mugo 'Tirolean'
QUANTITY: 3 - SIZE: 5 GALLON
 - RED TWIG DOGWOOD
Cornus sanguinea 'Midwinter Fire'
QUANTITY: 15 - SIZE: 5 GALLON
 - BURNING BUSH
Eucornus alatus compacta
QUANTITY: 4 - SIZE: 5 GALLON
 - GOLDEN CURRANT
Ribes aureum
QUANTITY: 6 - SIZE: 5 GALLON
 - SPICE BUNNIES
Spirea bumelsida 'Amihony Waterer'
QUANTITY: 6 - SIZE: 5 GALLON
 - FRAGRANT SUMAC
Rhus aromatica 'Glow Low'
QUANTITY: 10 - SIZE: 5 GALLON
- PERENNIALS
- BLACK EYED SUSAN
Rudbeckia 'Autumn Colors'
QUANTITY: 30 - SIZE: 1 GALLON
HEIGHT: 1'-11" WIDTH: 1'-0"
 - CONEFLOWER
Echinacea 'Cheyenne Spirit'
QUANTITY: 25 - SIZE: 1 GALLON
HEIGHT: 2'-6" WIDTH: 2'-0"
 - CORAL BELLS 'FOREVER PURPLE'
Heuchera 'Forever Purple'
QUANTITY: 5 - SIZE: 1 GALLON
HEIGHT: 1'-0" WIDTH: 1'-0"
 - CORAL BELLS 'TIMELESS GLOW'
Heuchera 'Timeless Glow'
QUANTITY: 21 - SIZE: 1 GALLON
HEIGHT: 0'-10" WIDTH: 1'-6"
 - COLUMBINE
Aquilegia canadensis 'Rocky Mountain Blue'
QUANTITY: 30 - SIZE: 1 GALLON
HEIGHT: 1'-6" WIDTH: 1'-3"
 - DAY LILY
Hemerocallis 'Stella D'Oro'
QUANTITY: 9 - SIZE: 1 GALLON
HEIGHT: 1'-0" WIDTH: 1'-3"

1 PROPOSED LANDSCAPE PLAN
1" = 20'-0"



MEDICAL OFFICE BUILDING

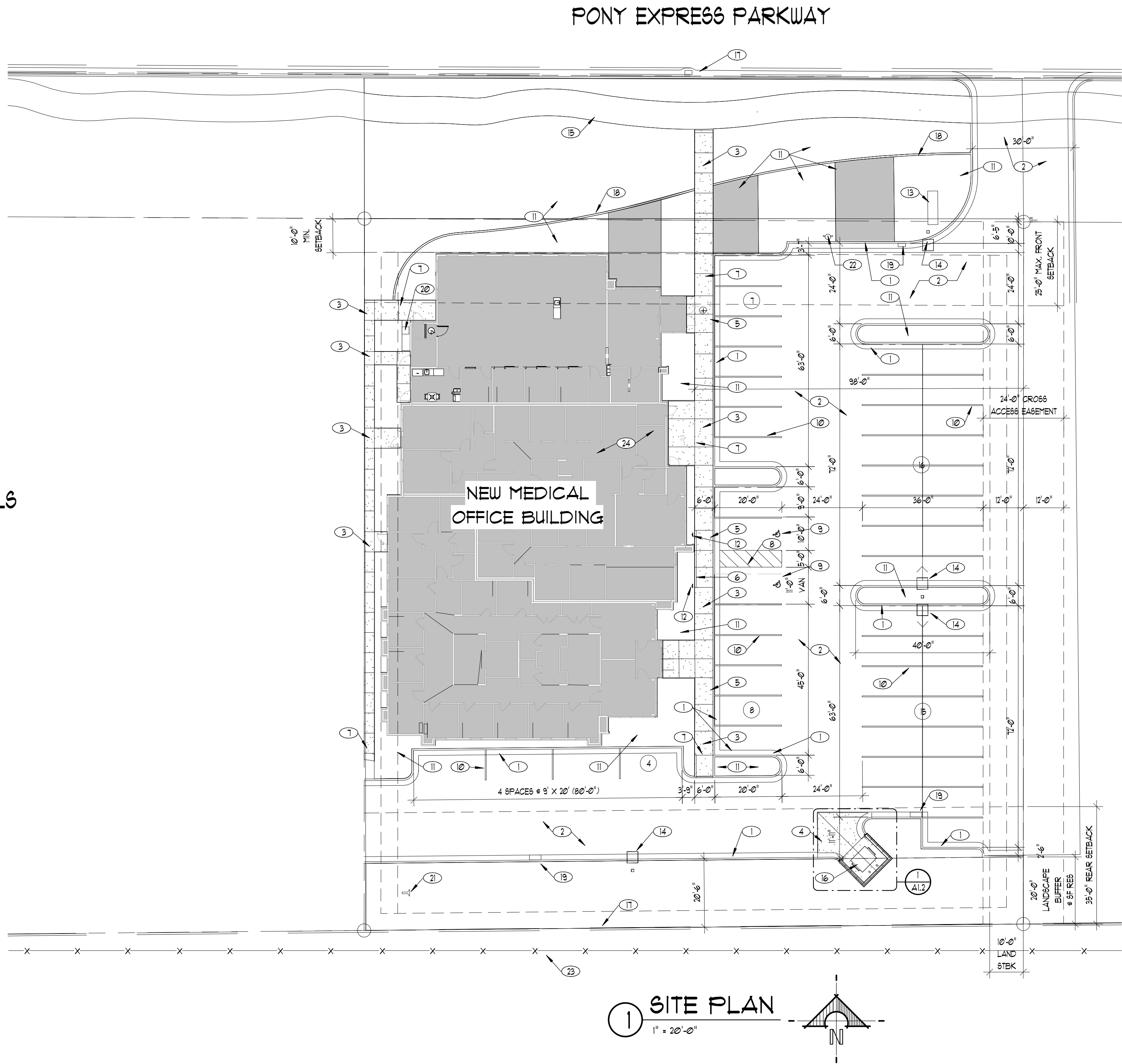
11,214 SQ. FT.

11,214 SQ. FT. / 300 =

38 REQUIRED PARKING STALLS

PARKING STALLS

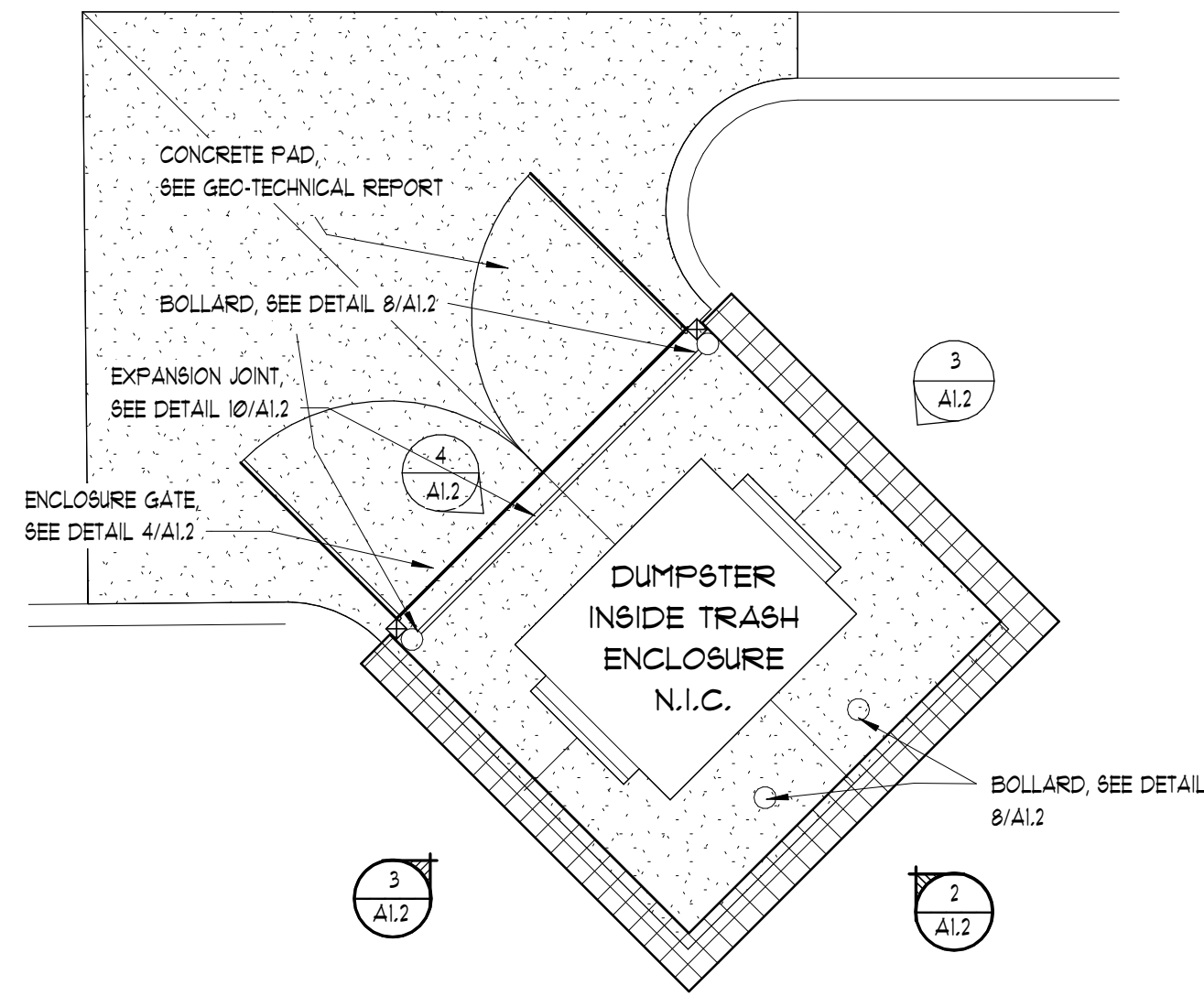
PROVIDED = 50



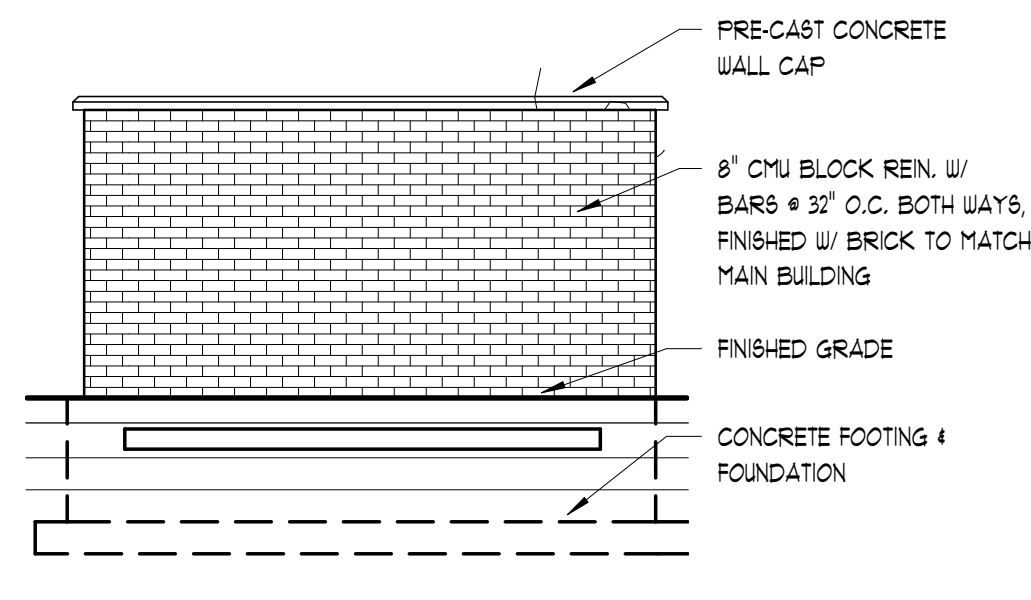
SHEETNOTES:

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
○ TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
○ TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

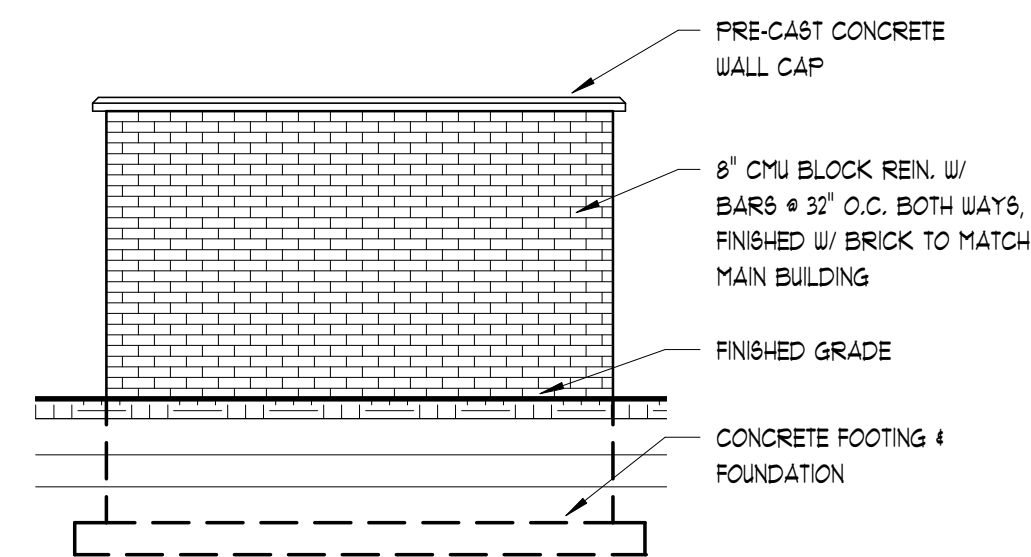
- 1 CONCRETE CURB AND GUTTER, SEE CIVIL DUGS
2 ASPHALT PAVING OVER COMPACTED GRAVEL, SEE GEO-TECHNICAL REPORT
3 4" CONCRETE SIDEWALK OVER 4" COMPACTED GRAVEL, PROVIDE CONTROL JOINTS AS SHOWN, SEE CIVIL DUGS
4 12" THICK CONCRETE DRIVE APRON
5 CONCRETE CURB RAMP, SEE CIVIL DUGS
6 6" CONCRETE CURB AND GUTTER, SEE CIVIL DUGS
7 EXPANSION JOINT
8 ACCESS AISLE, 4' WIDE PAINTED ADA PARKING STRIPES @ 36" O.C.
9 ACCESSIBLE PARKING STALL NOTED W/ PAINTED INTERNATIONAL SIGN OF ACCESSIBILITY (36" X 36")
10 4' WIDE PAINTED PARKING STRIPS
11 LANDSCAPING, SEE LANDSCAPE DUGS
12 ACCESSIBLE PARKING SIGN, PROVIDE VAN ACCESSIBLE SIGN @ STALL IDENTIFIED W/ VAN DESIGNATION
13 MONUMENT SIGN BY OWNER
14 EXTERIOR LIGHTING, SEE ELECTRICAL DUGS
15 EXISTING PATHWAY, SEE CIVIL DUGS
16 DUMPSTER, N/C
17 EXISTING CURB AND GUTTER, SEE CIVIL DUGS
18 CONCRETE MOW STRIP, SEE LANDSCAPE DUGS
19 STORM DRAIN INLET BOX, SEE CIVIL DUGS
20 GAS METER
21 FLARED END STRUCTURE, SEE CIVIL DUGS
22 PROPOSED FIRE HYDRANT
23 EXISTING FENCE
24 FUTURE MECH. EQUIPMENT TO BE LOCATED ON ROOF



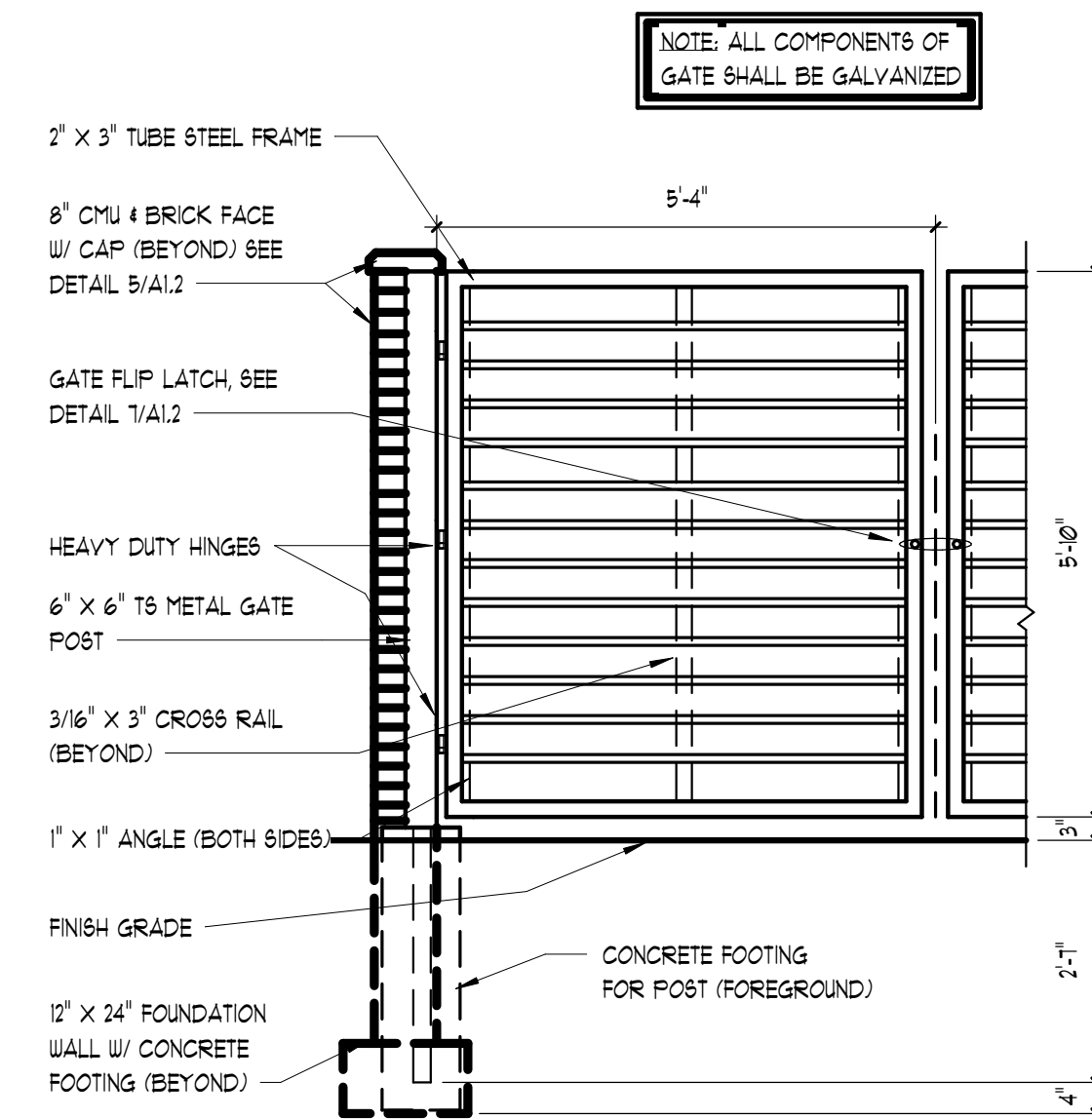
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



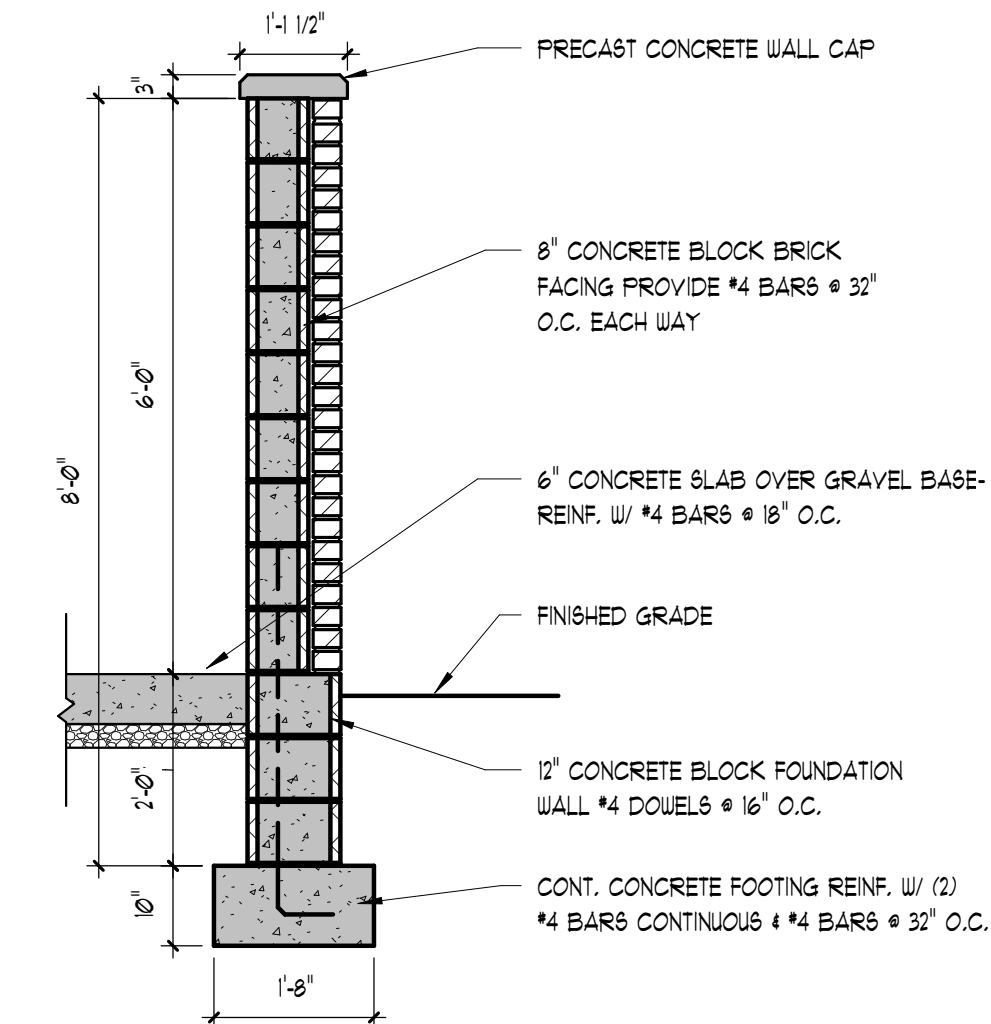
2 ENCLOSURE BACK ELEVATION
1/4" = 1'-0"



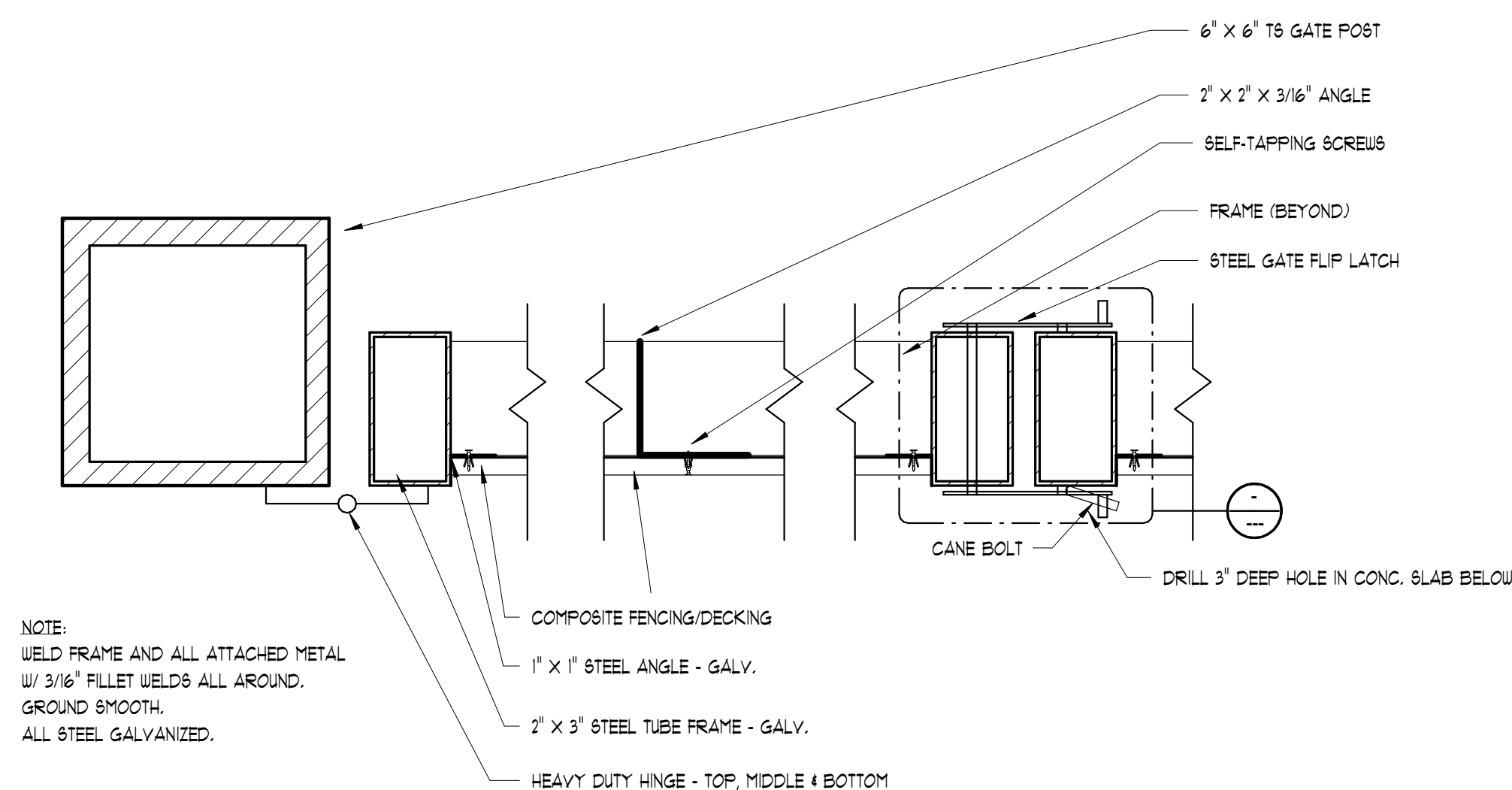
3 ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



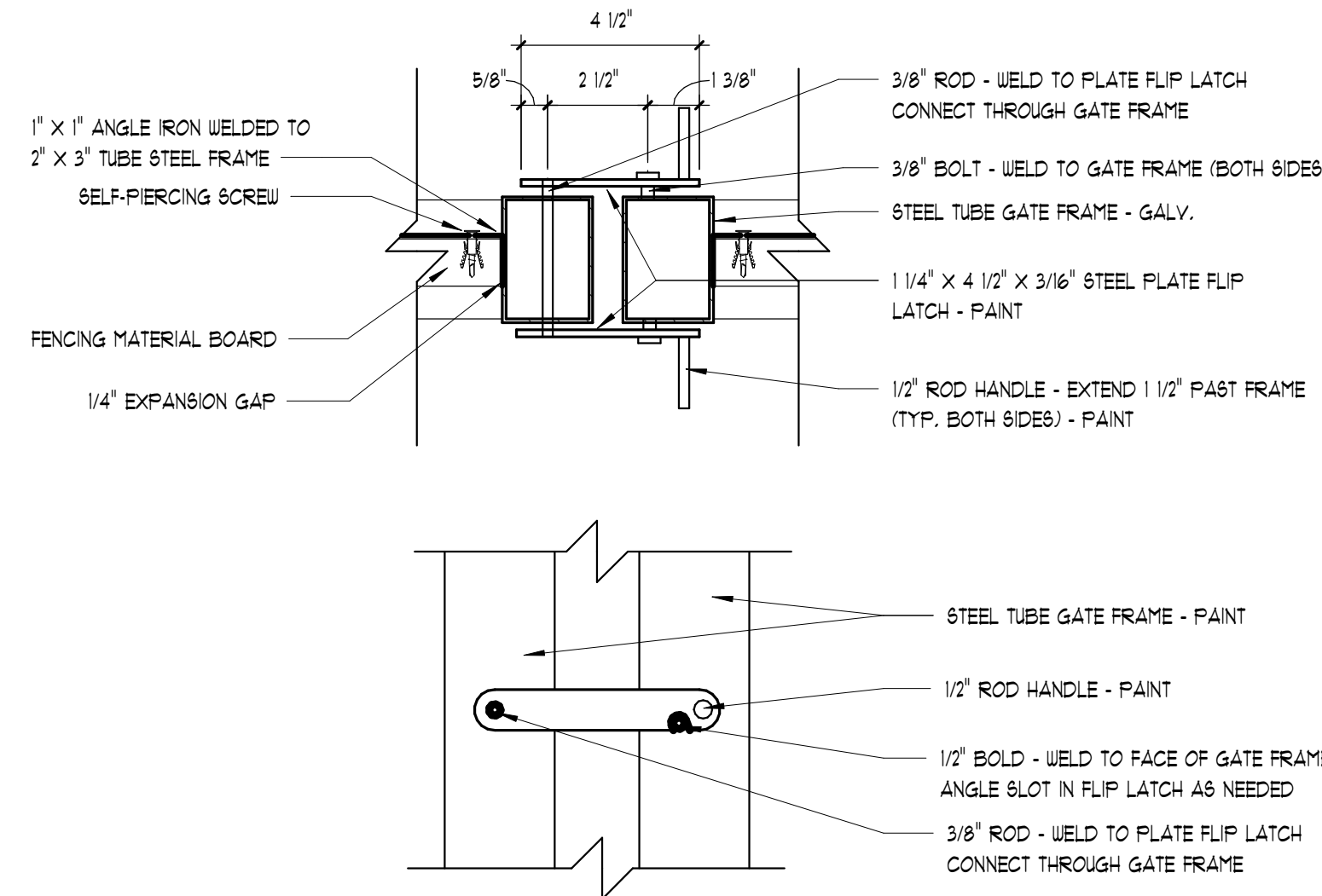
4 DUMPSTER GATE DETAIL
1/2" = 1'-0"



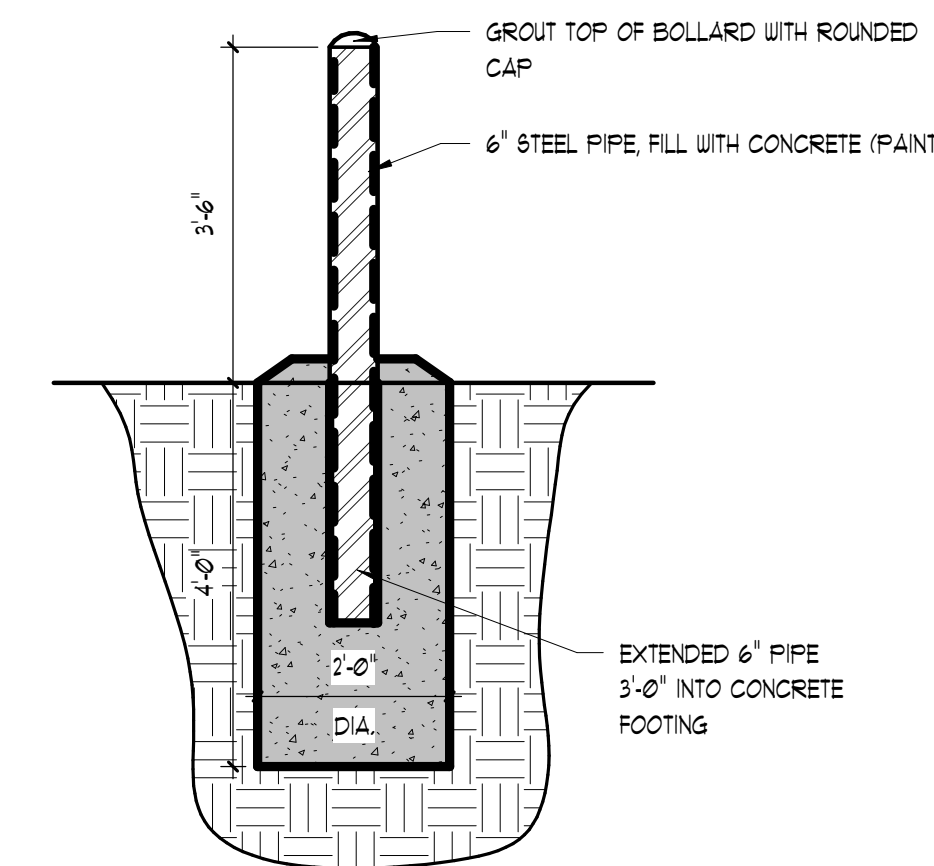
5 ENCLOSURE WALL SECTION
1/2" = 1'-0"



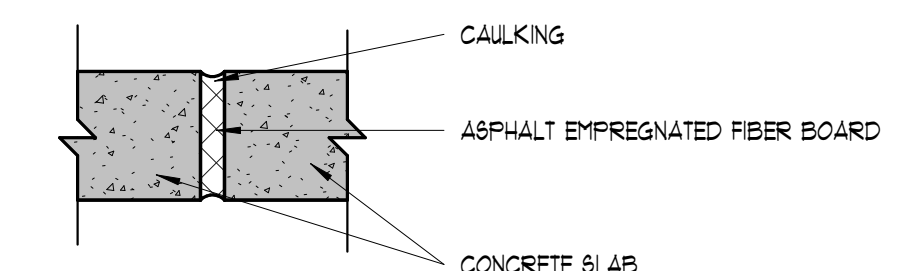
6 GATE JAMB DETAIL
1 1/2" = 1'-0"



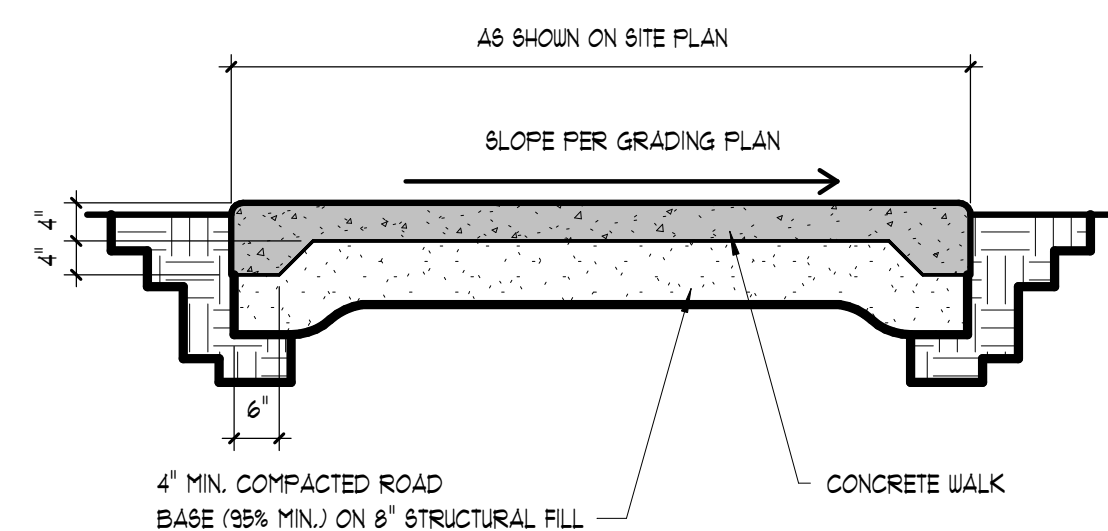
7 GATE FLIP LATCH
3" = 1'-0"



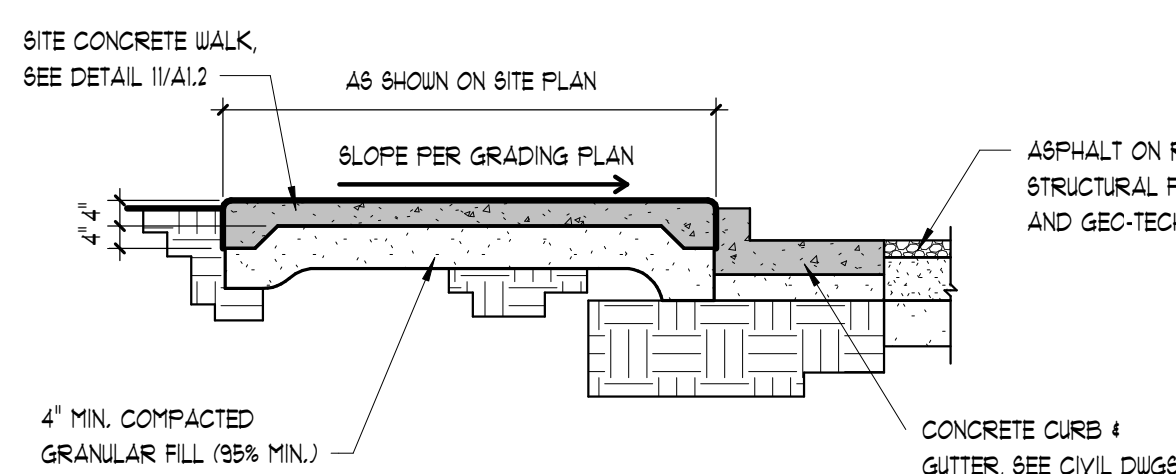
8 BOLLARD DETAIL
1/2" = 1'-0"



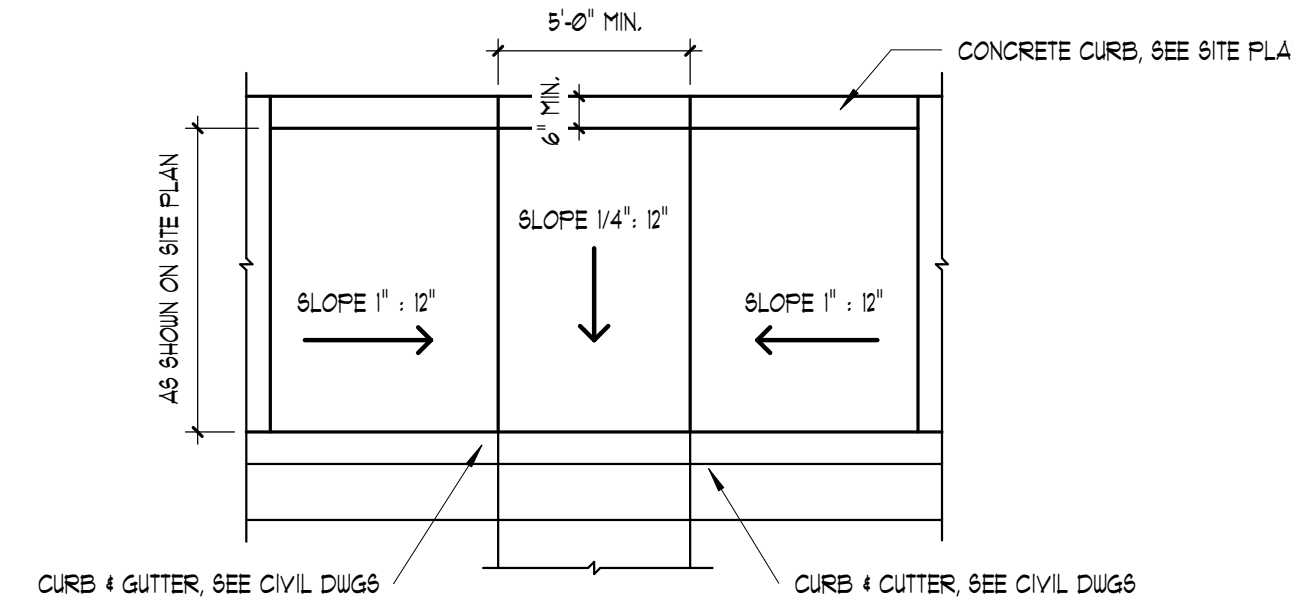
9 EXPANSION JOINT
1 1/2" = 1'-0"



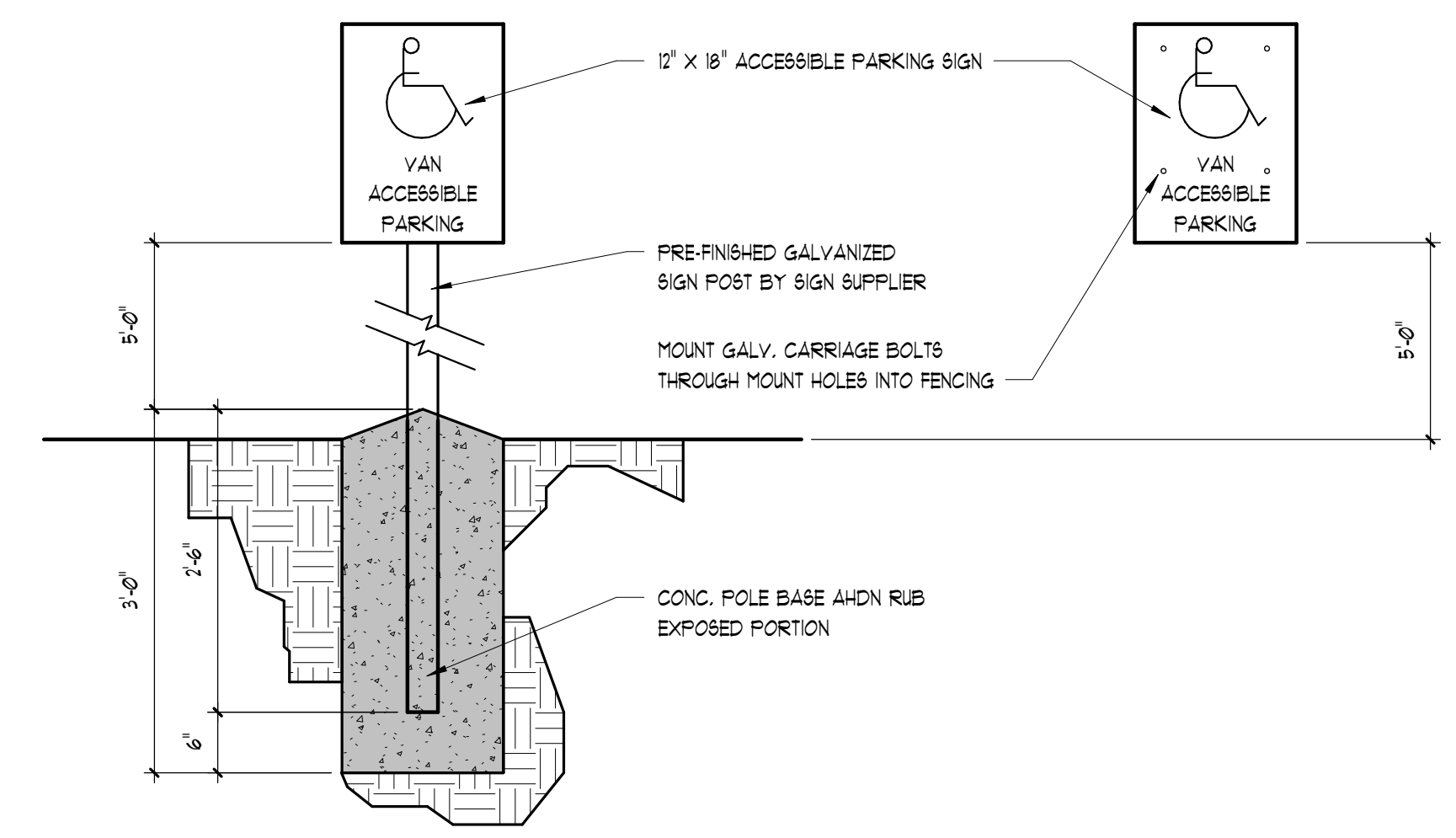
10 SITE CONCRETE SIDEWALK
3/4" = 1'-0"



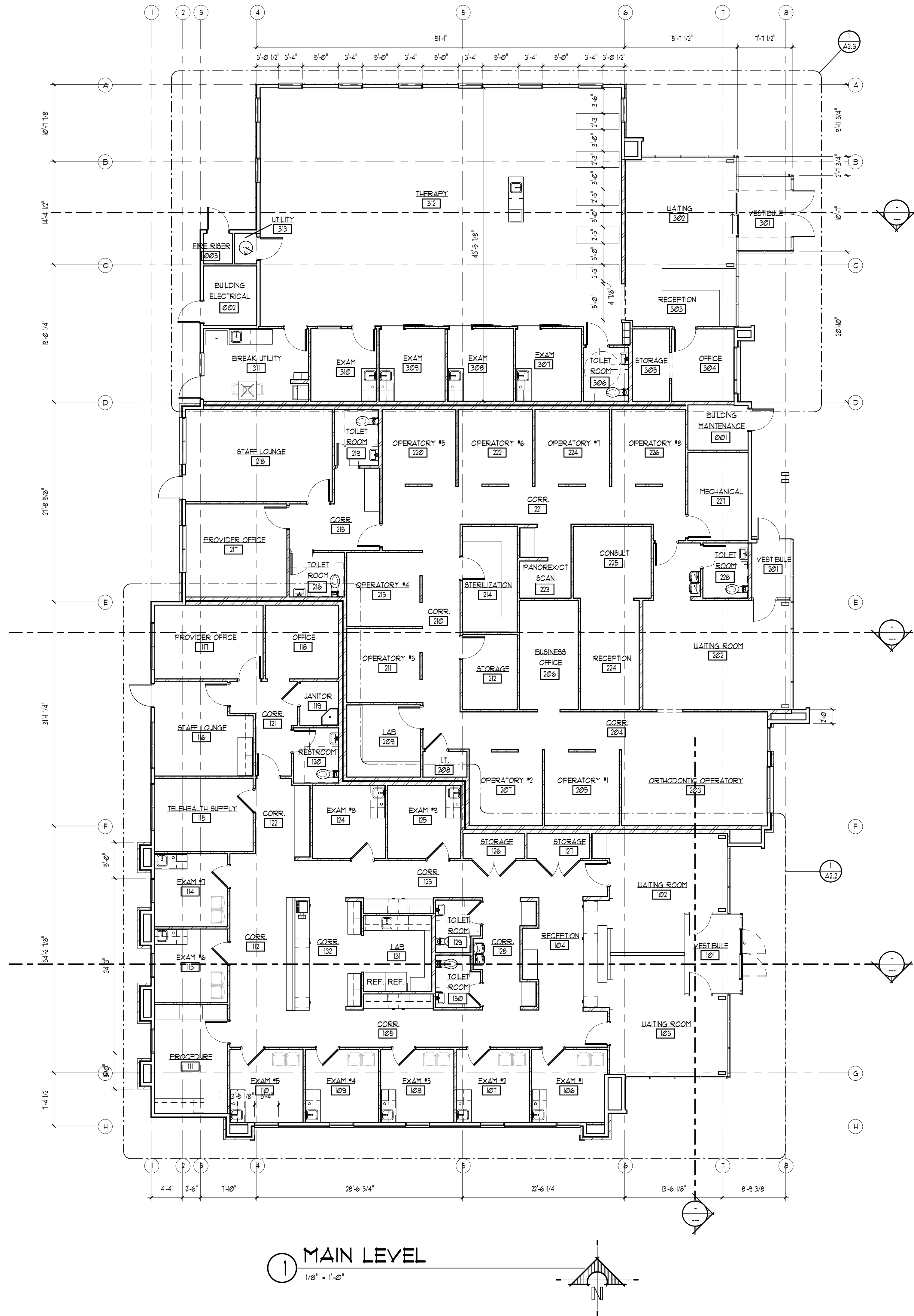
11 SITE CONCRETE TO ASPHALT
1/2" = 1'-0"



12 ACCESSIBLE CURB CUT
1/2" = 1'-0"



13 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"



1 MAIN LEVEL
1/8" = 1'-0"

SHEETNOTES:

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

These plans, drawings and designs are the exclusive property of WPA Architecture and shall not be reproduced in any form without written consent. All rights reserved.

Date: 10.01.2021
Revision:

Alan R. Poulsen
Ronald B. Jones
Bruce T. Fallon

WPA
Architecture
745 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

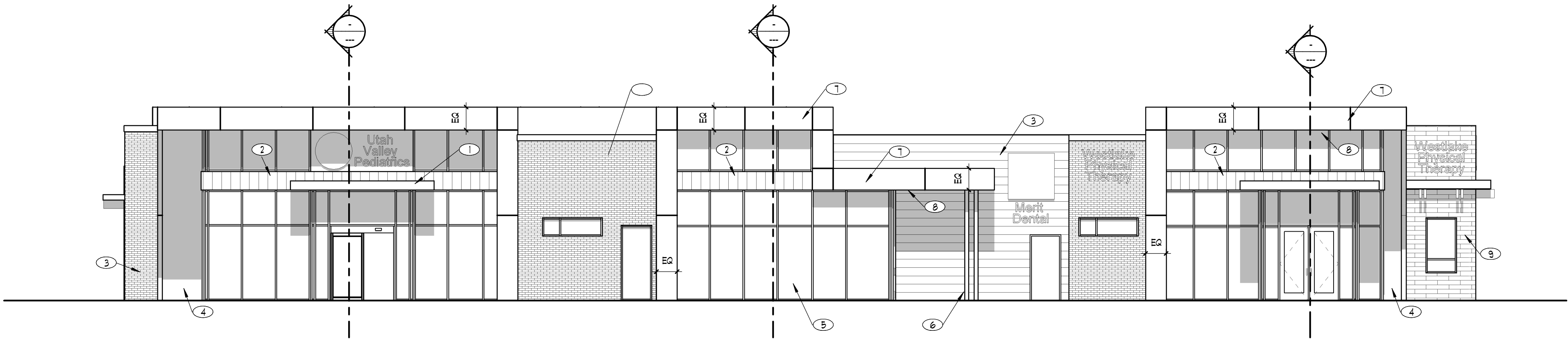
Eagle Mountain | Medical Office Building
Hales + Pinegar Development
4302 East Pony Express Parkway
Eagle Mountain, Utah 84005

A2.1
OVERALL FLOOR PLAN

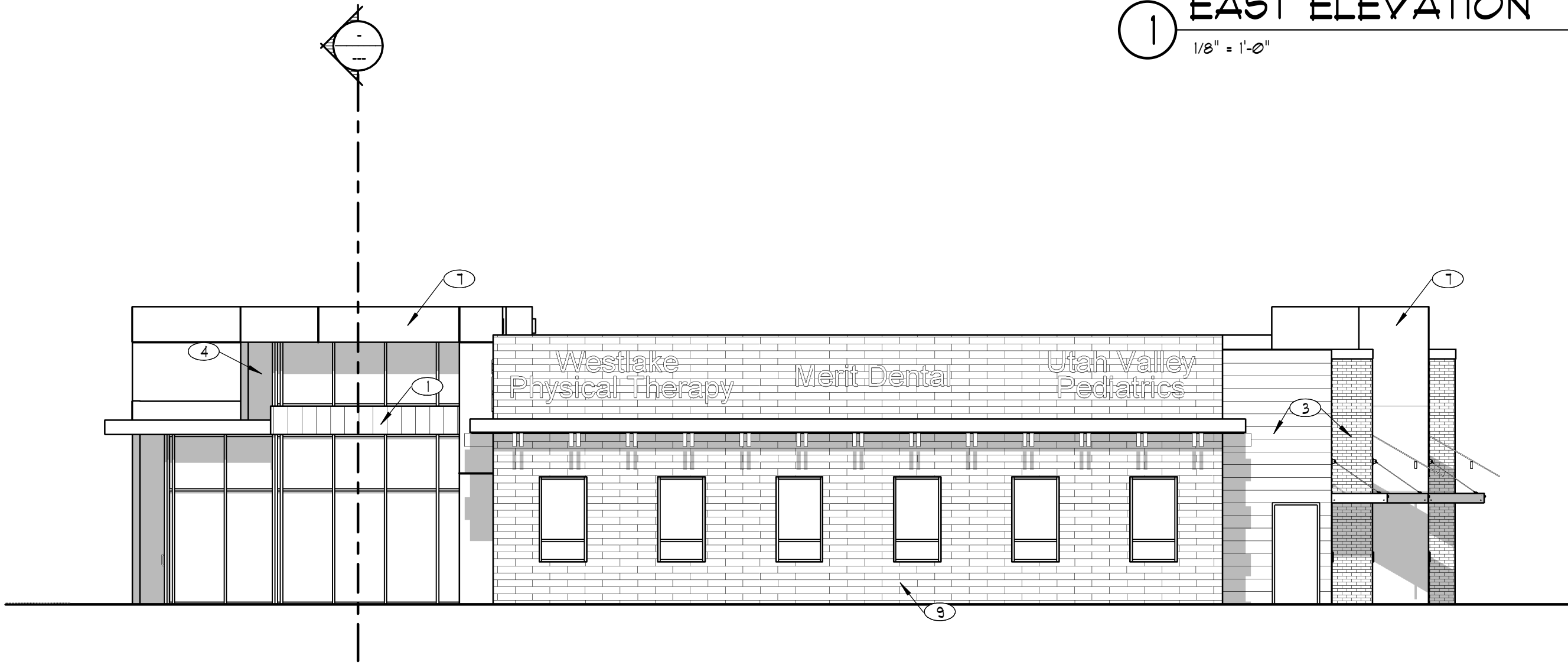
SHEETNOTES:

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.4

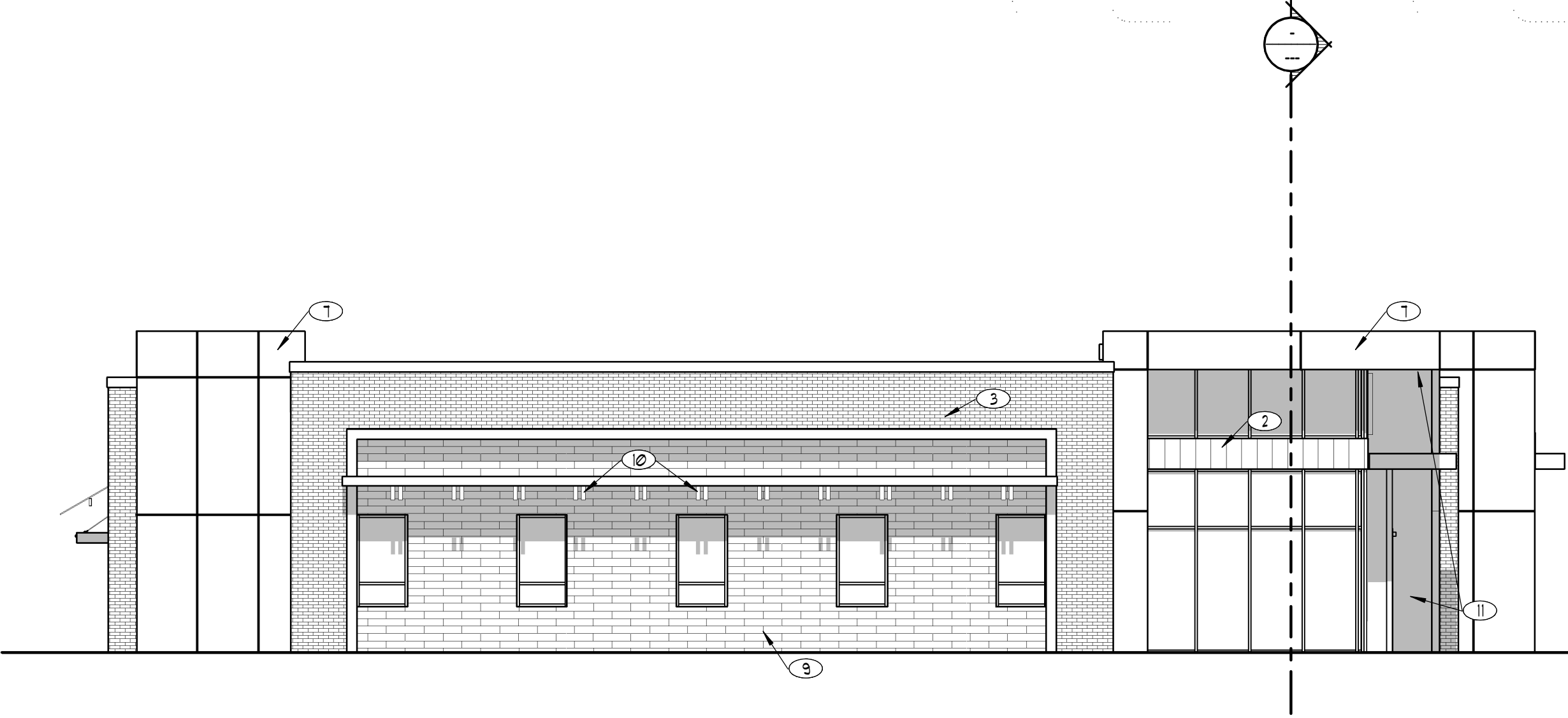
- 1 METAL FASCIA
- 2 PREFINISHED METAL PANELS - POLYMAC
- 3 BRICK W/ PRE-CAST TRIM
- 4 PREFINISHED METAL: NORWOOD MINI WOOD COLLECTION BY MAC METALS
- 5 ALUMINUM STOREFRONT WINDOWS - TYP.
- 6 GLULAM COLUMN
- 7 FIBER CEMENT PANELS
- 8 SOFFIT
- 9 ADHERED CONCRETE MASONRY VENEER
- 10 12" X 12" BEAMS W/ 8" O.C.
- 11 PREFINISHED METAL SIDING & SOFFIT W/ WOOD PATTERN FINISH
- 12 PREFINISHED METAL CAP FLASHING
- 13 FIBER CEMENT SIDING PANELS W/ PREFINISHED ANODIZED METAL TRIMS AT HORIZONTAL & VERTICAL JOINTS, AS WELL AS BOTH INSIDE & OUTSIDE CORNERS



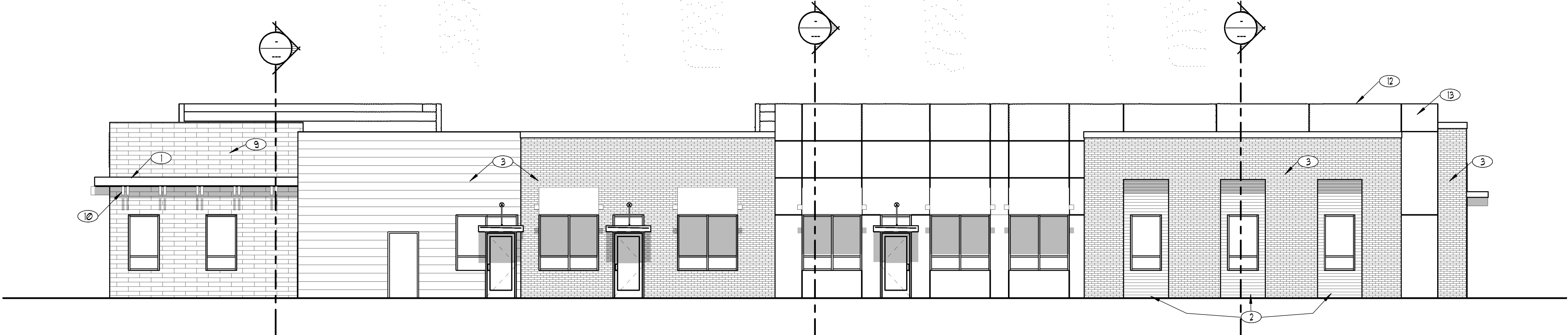
1 EAST ELEVATION
1/8" = 1'-0"



2A NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

These plans, drawings, and designs are the exclusive property of WPA Architecture and shall not be reproduced in any form without written consent. All rights reserved.

Date: 10.01.2021
Revision:

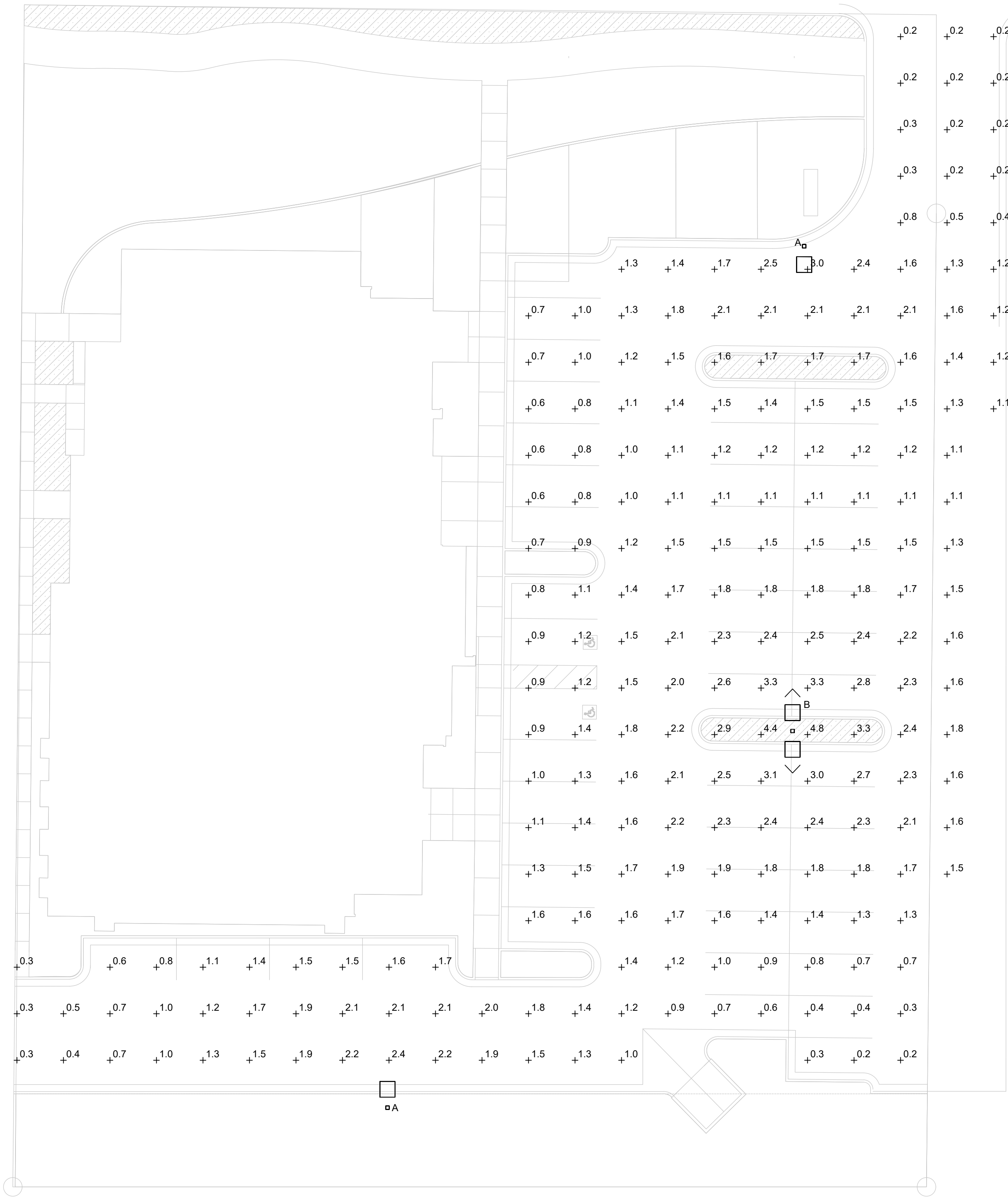
Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

WPA
Architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

Eagle Mountain | Medical Office Building
Hales + Pinegar Development
4302 East Pony Express Parkway
Eagle Mountain, Utah 84005

A4.1
EXTERIOR ELEVATIONS

PONY EXPRESS PARKWAY



Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		2	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	1	12214	1	102	
	B		1	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	1	12214	1	204	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.5 fc	4.8 fc	0.2 fc	24.0:1	7.5:1



D-Series Size 1
LED Area Luminaire



Buy American

Catalog Number

Notes

Type

Use the Tab key to navigate over the page to view all interactive elements.

Specifications
EPA: 1.01 ft² (0.09 m²)
Length: 33" (843 mm)
Width: 13" (330 mm)
Height H1: 7-1/2" (190 mm)
Height H2: 3-1/2" (89 mm)
Weight (max): 27 lbs (12.2 kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

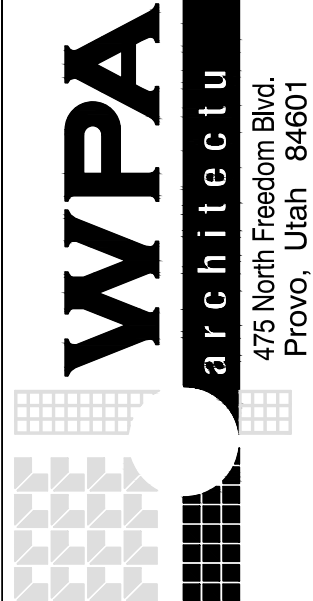
Ordering Information				EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD			
DSX1 LED		LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	Forward optics		30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Astronave)	T3VS Type V very short ¹	MVOLT ¹ XVOLT (277V-480V) ^{1,2,3} 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ¹ 480 ¹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹ WBA Wall bracket ¹ SPUMBA Square pole universal mounting adaptor ¹ RPU MBA Round pole universal mounting adaptor ¹ Shipped separately KMAH DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹
	Rotated optics			T2S Type II short	T3S Type V short ¹		
	Rotated optics			T2M Type II medium	T3M Type V medium ¹		
	Rotated optics			T3S Type III short	T3W Type V wide ¹		
Control options				T3M Type III medium	BLC Backlight control ¹		
Shipped installed				T4M Type IV medium	LCCO Left corner cutoff ¹		
NLTAIR2 4-light AIR generation 2 enabled ¹				TTM Forward throw medium	RCCO Right corner cutoff ¹		
PIRHN Network, high/low motion/ambient sensor ^{1,4}							
PER NEMA twist-lock receptacle only (controls ordered separately) ^{1,5}							
PERS Five-pin receptacle only (controls ordered separately) ^{1,5}							
PER7 Seven-pin receptacle only (controls ordered separately) ^{1,5,6}							
DMS 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ^{1,7}							
DS Dual switching ^{1,8,9}							
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 50' ¹⁰							
PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50' ¹⁰							
PIRIFCW High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' ¹⁰							
PIRHNFCW Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁰							
FAD Field adjustable output ^{10,11}							
Shipped installed							
H5 House-side shield ¹²							
SF Single face (120, 277, 347V) ¹							
DF Double face (208, 240, 480V) ¹							
L90 Left rotated optics ¹							
R90 Right rotated optics ¹							
HA 50°C ambient operation ¹							
BAA Buy America's Act Compliant							
Shipped separately							
BS Bird spikes ¹³							
EGS External glare shield							
DDBXD Dark bronze							
DBLD Black							
DNAXD Natural aluminum							
DWHD White							
DDBXD Textured dark bronze							
DBLXD Textured black							
DNAXD Textured natural aluminum							
DWNGXD Textured white							

LUMENS PER ACRE CALCULATION:
TOTAL LUMENS ON SITE: 48,856 LUMENS
TOTAL SITE ACRE: 0.95 ACRES
LUMENS PER ACRE: 48,856 LUMENS / 0.95 ACRES

These plans, drawings, and designs are the exclusive property of WPA Architecture and shall not be reproduced in any form without written consent. All rights reserved.

Date: Revision:

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon



475 North Freedom Blvd.
Provo, Utah 84601

EAGLE MOUNTAIN | MEDICAL OFFICE BUILDING
Hales + Pinegar Development
4302 East Pony Express Parkway
Eagle Mountain, Utah 84005

E1.2



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

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

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:

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

ITEMS FOR CONSIDERATION:

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

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

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

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

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

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

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

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

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

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

those used in already approved pad buildings.

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

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

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

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

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

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

enough to the approved elevations throughout the development.

Parking

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

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

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

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

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

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

Drive Through

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

Bike Racks

Per 17.35.050 K bike racks should be provided

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

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

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

ATTACHMENTS:

[Civil and Landscape plans](#)

[Elevations](#)

[Plaza](#)

Market Place at Eagle Mountain Lot 8

4211 North Pony Express Parkway

Eagle Mountain, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

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

Abbreviations

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

Legend

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

Eagle Mountain City General Notes

SEWER

- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer 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.

WATER

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

STORM DRAIN

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

ROAD SECTION

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

Flood Zone

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

Basis of Bearings

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

Benchmark

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

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

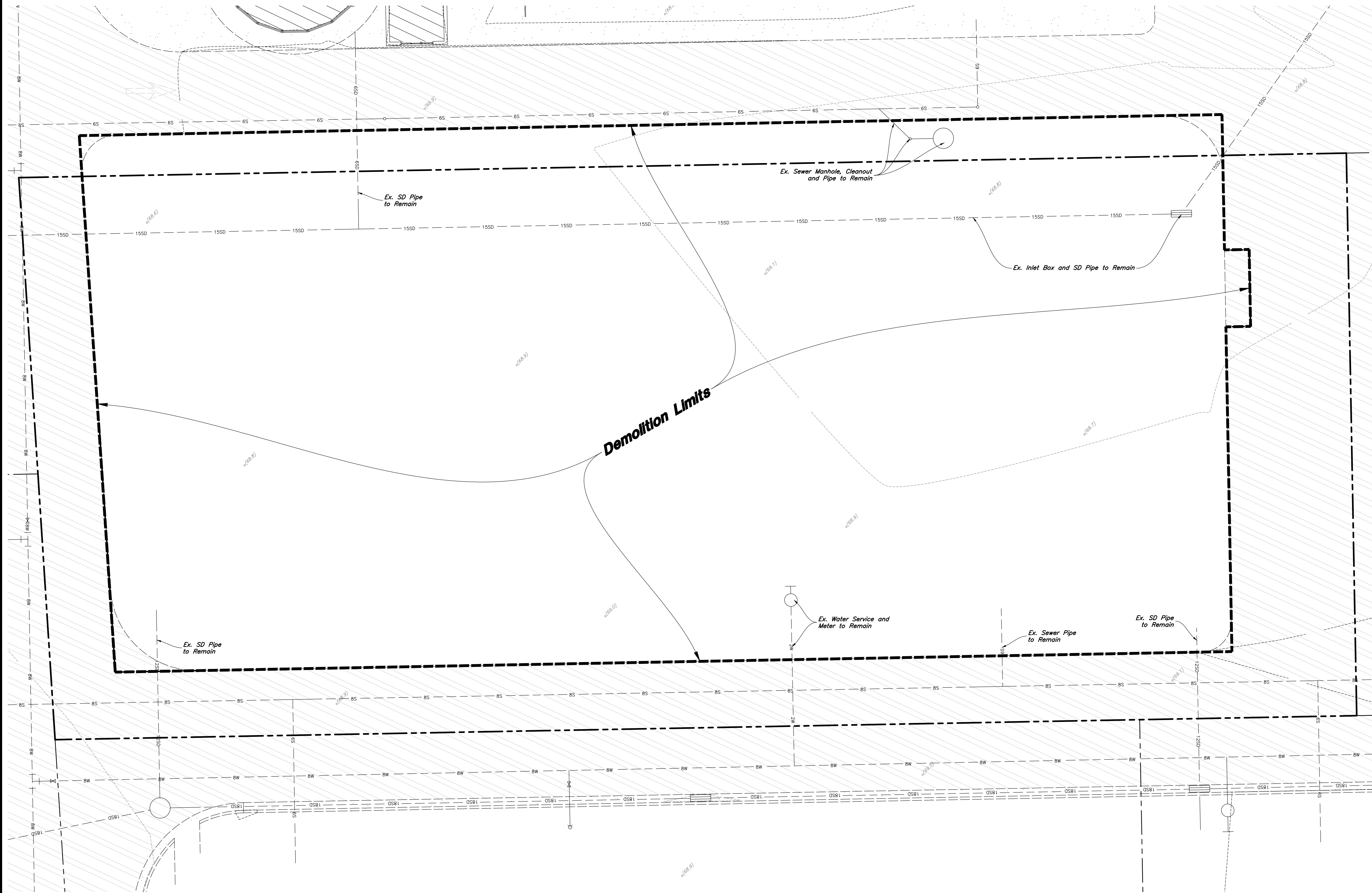
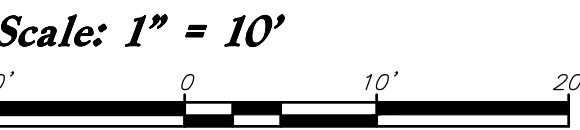
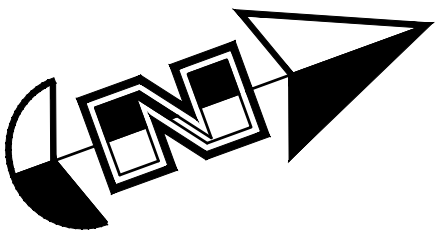
Cover Sheet
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO.

C0.0



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

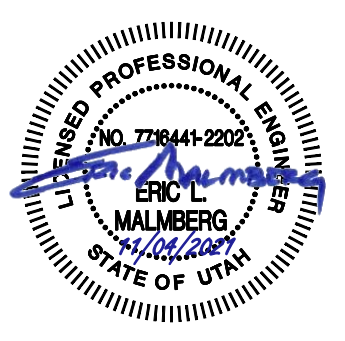
CAUTION :

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

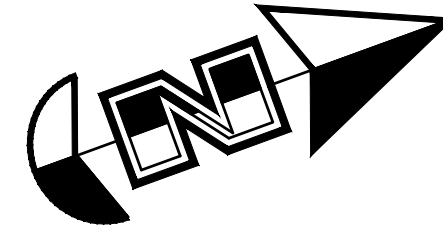


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 — AWengineering.net

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



15 Oct, 2021
SHEET NO.
C0.1



Scale: 1" = 10'



Site Data

Site Area = 28,350 s.f. (0.65 ac.)

Landscape Area Provided = 2,505 s.f. (8.8%)

Impervious Area Provided = 21,745 s.f. (77%)

Building Area = 4,100 s.f. (15%)

Parking Required (Drive-Thru) = 1/125 s.f. = 12 stalls

Parking Required (Retail) = 1/200 s.f. = 13 stalls

Parking Provided = 24 stalls (5.85/1,000)

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving Section (2 C4.1)
3. Transformer; See Electrical Plans
4. Const. Conc. Sidewalk (4 C4.1)
5. Const. Thickened Edge Sidewalk (5 C4.1)
6. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
7. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (2 C2.3)
8. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
9. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
10. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
11. Const. Conc. Paving (6 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Trash Enclosure (13 C4.2)
14. Const. Directional Arrows per MUTCD
15. Const. 24" White Stop Bar
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Landscaping (Coordinate w/ Landscape Plan)
19. Const. 6" Conc. Bollard (19 C4.3)
20. Const. 4" Yellow Paint Stripe; Contractor shall provide 15 mils min. thickness
21. Const. Bike Rack (3 C4.1)
22. Colored Concrete (See Arch Plans for Scoring and Details)
23. Const. Crosswalk Striping

General Site Notes:

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

Construction Survey Note:

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

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

Retail A
4,100 sf
FF=4870.50

Site Plan

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



15 Oct, 2021

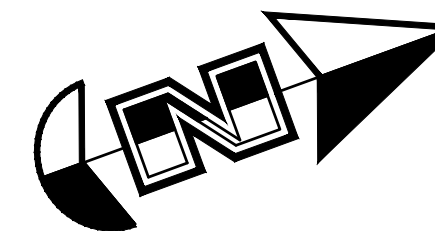
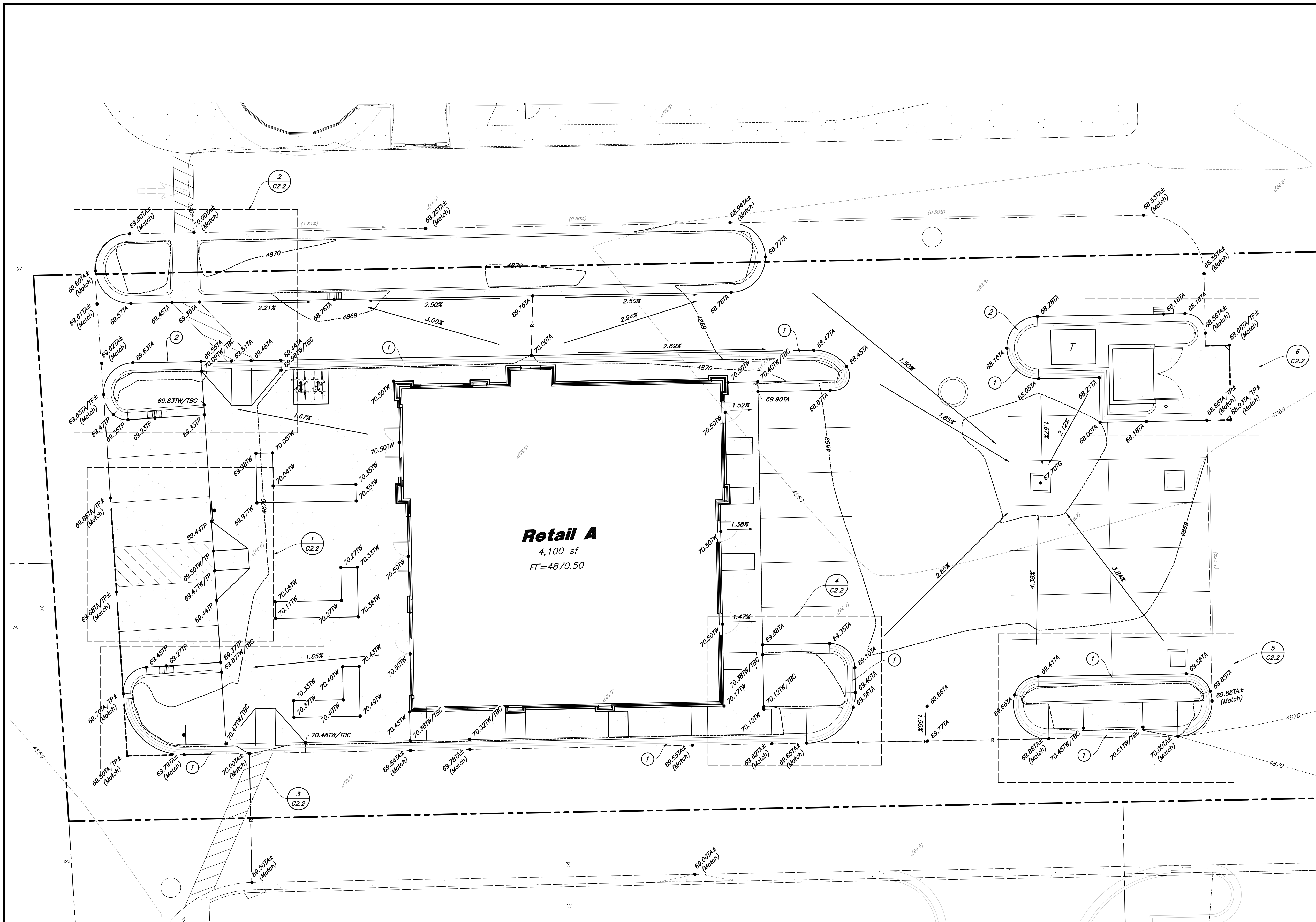
SHEET NO.

C1.1

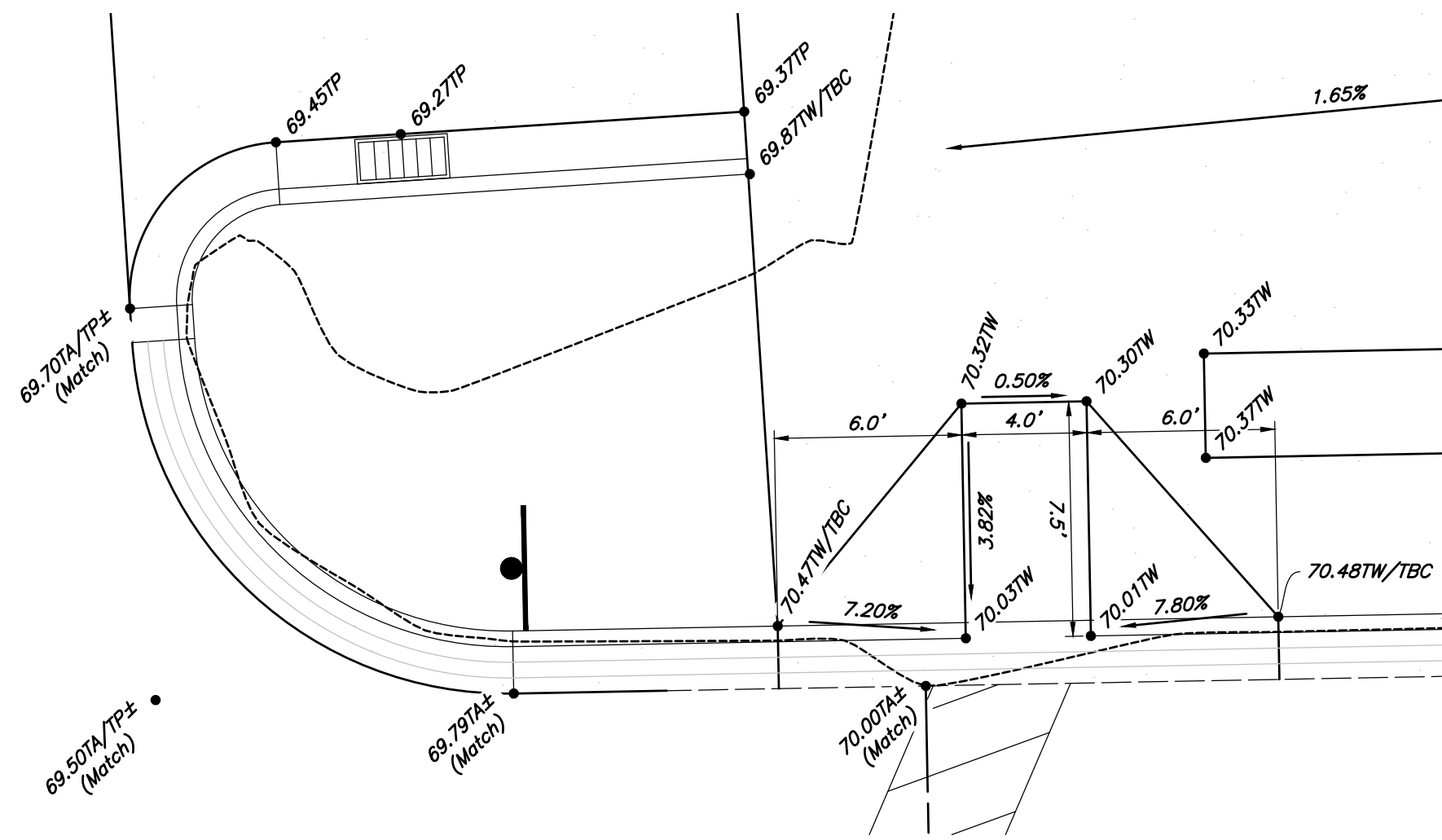
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

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

REV	DATE	DESCRIPTION

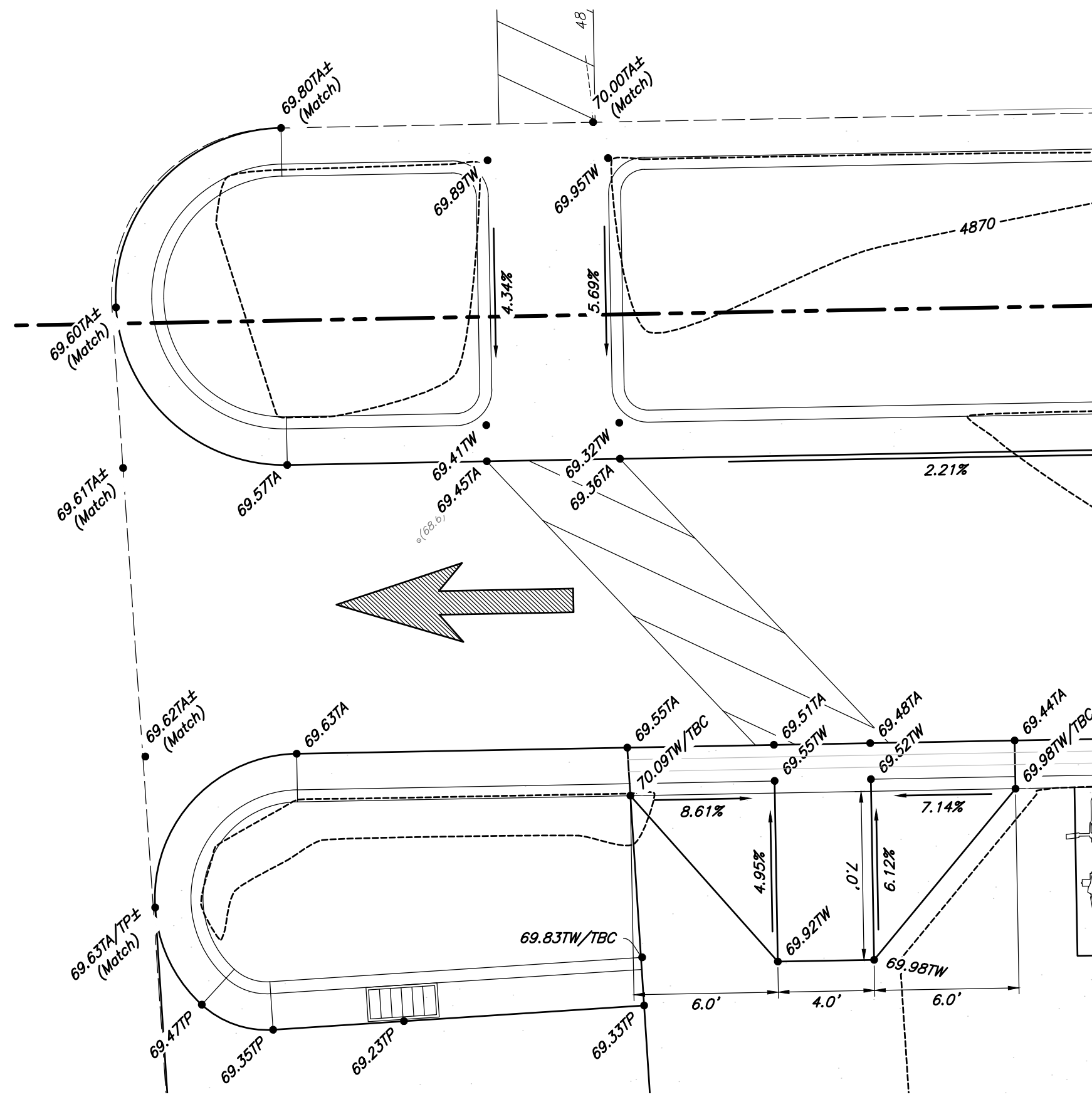


W:\21-187 Market Place at Eagle Mountain Lot 8\dwg\21-187_05.dwg, 11/4/2021 5:01:33 PM, L1, DWG



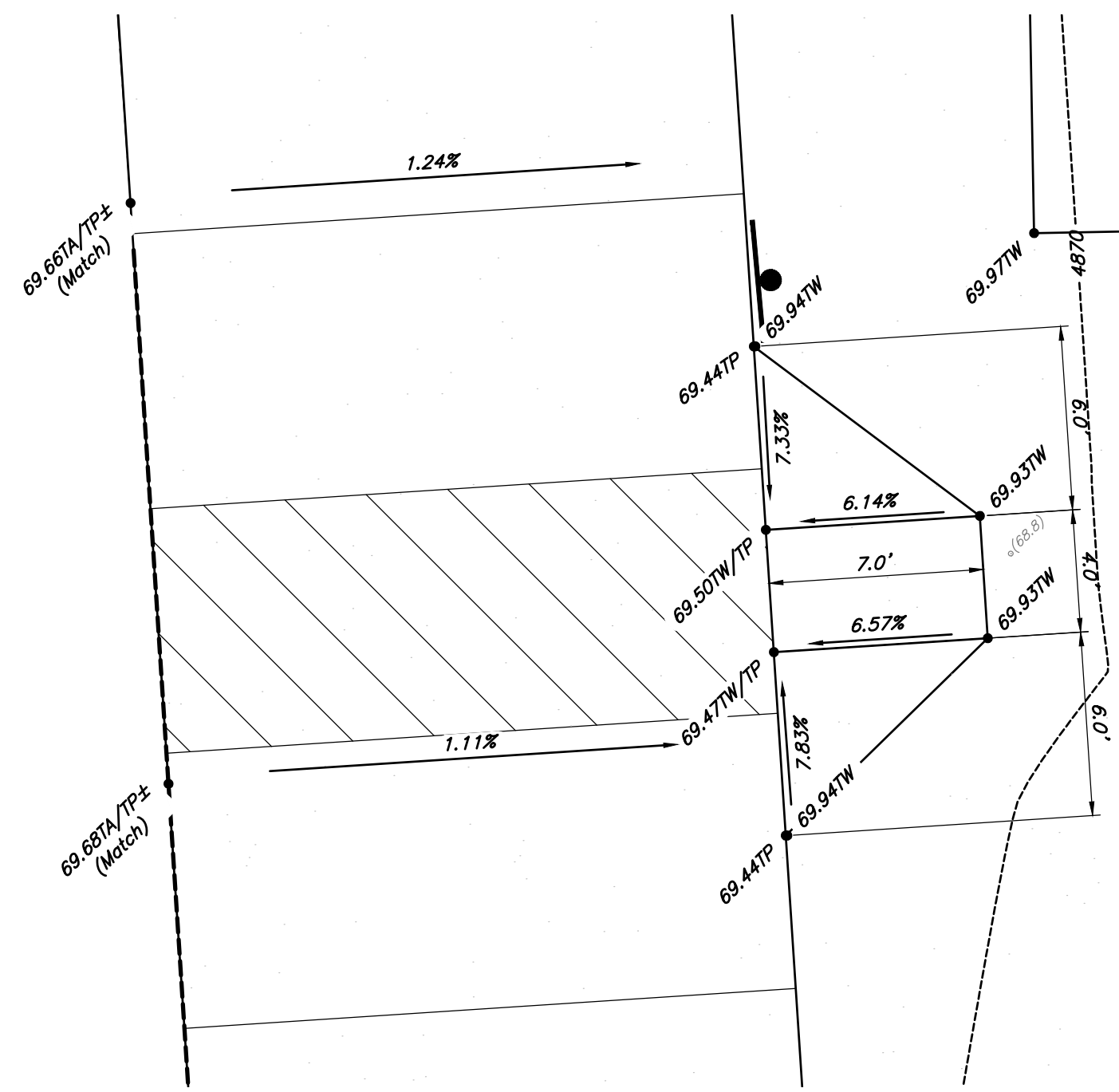
3 Curb Ramp Detail

Scale: 1" = 5'



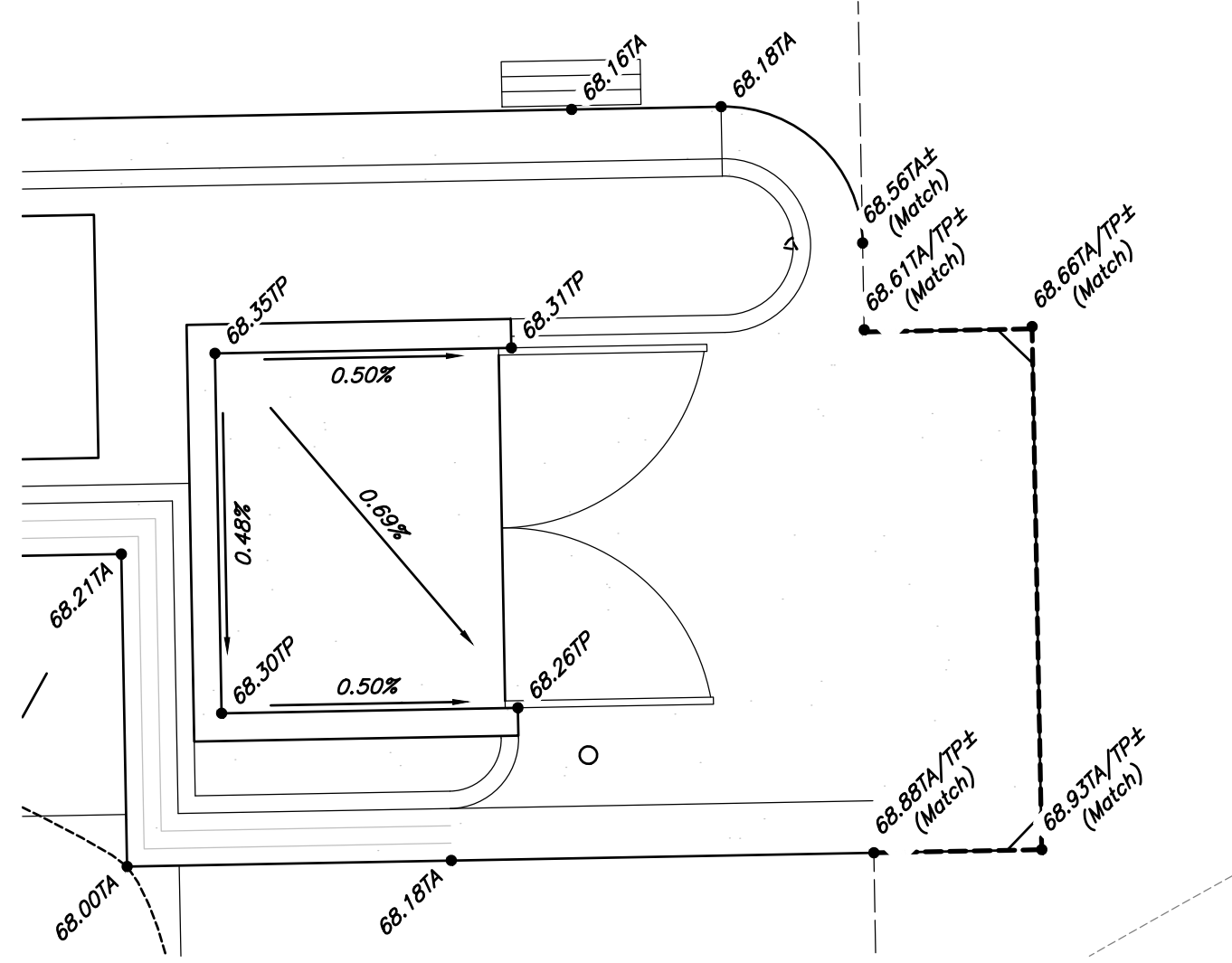
2 Curb Ramp Detail

Scale: 1" = 5'



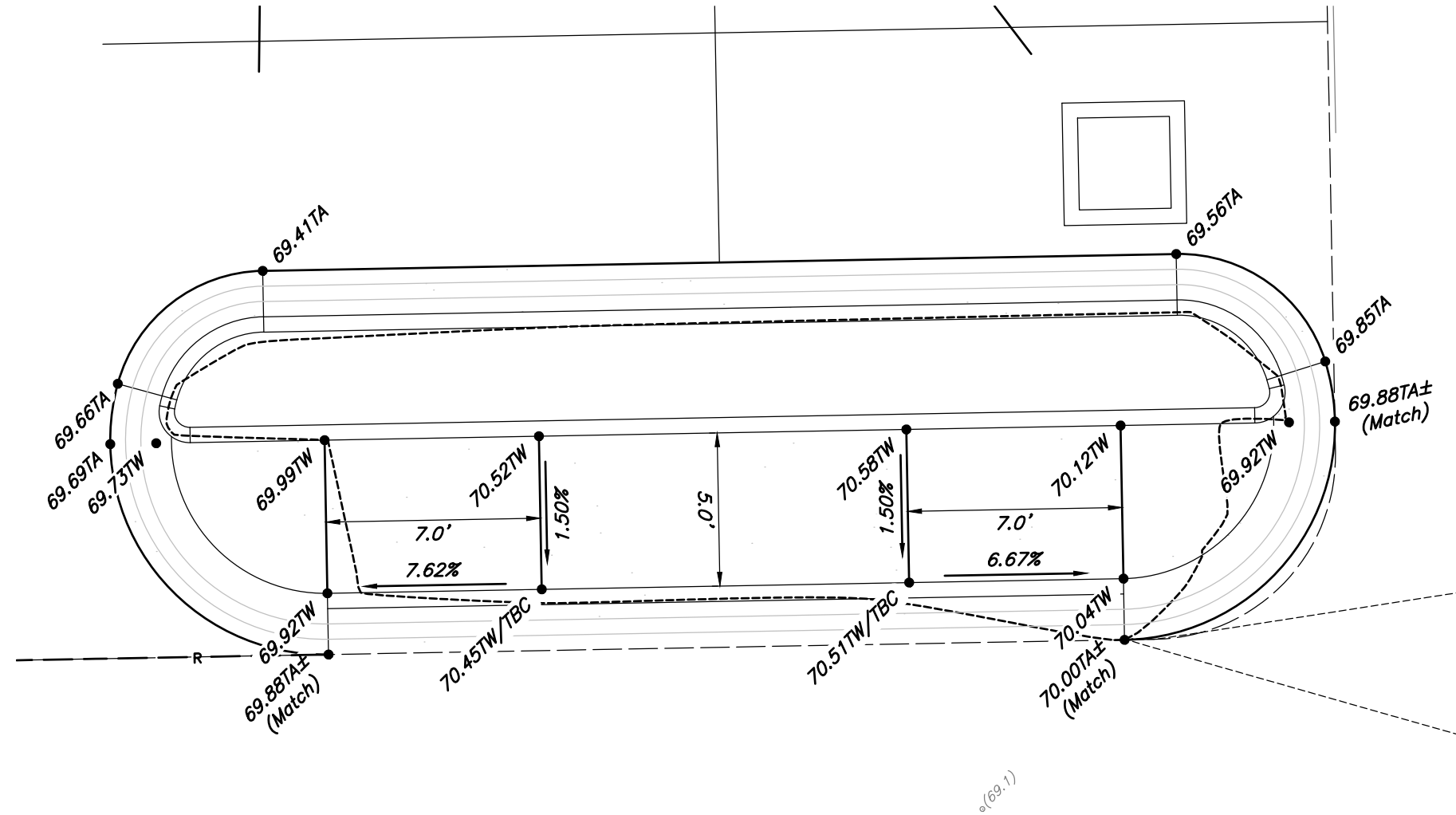
1 Sidewalk Ramp Detail

Scale: 1" = 5'



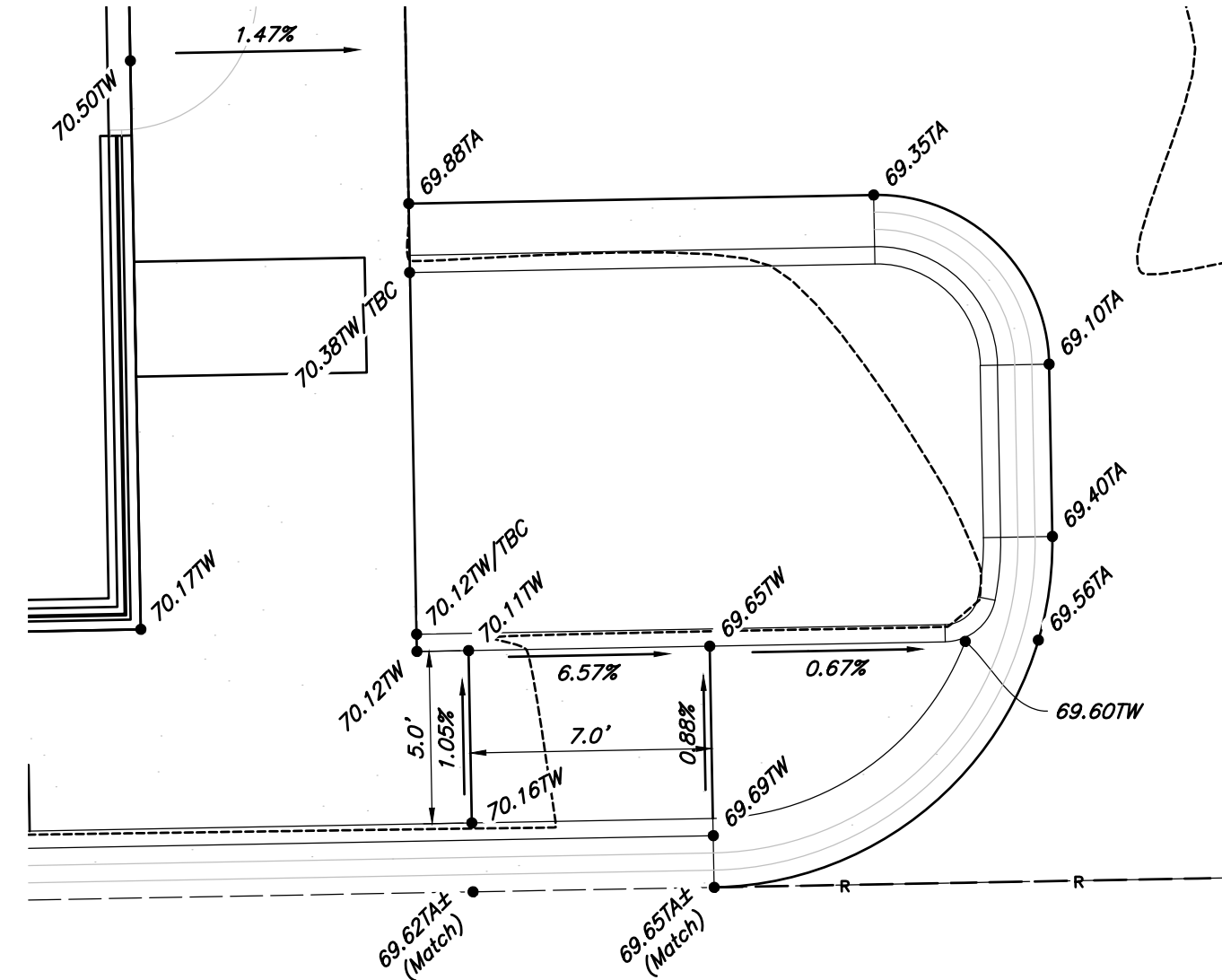
6 Trash Enclosure Grading

Scale: 1" = 5'



5 Curb Ramp Detail

Scale: 1" = 5'



4 Curb Ramp Detail

Scale: 1" = 5'

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

Public Curb Ramp Construction Notes

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

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

Grading Details and Notes

Market Place at Eagle Mountain Lot 8

4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO.

C2.2

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

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

REV	DATE	DESCRIPTION

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

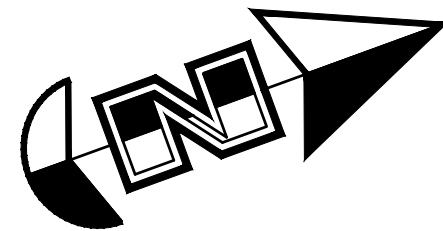


Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



C2.3





Scale: 1" = 10'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K".

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. 12" pipes or larger - Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2881 or AASHTO M330

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



15 Oct, 2021

SHEET NO.

C3.1

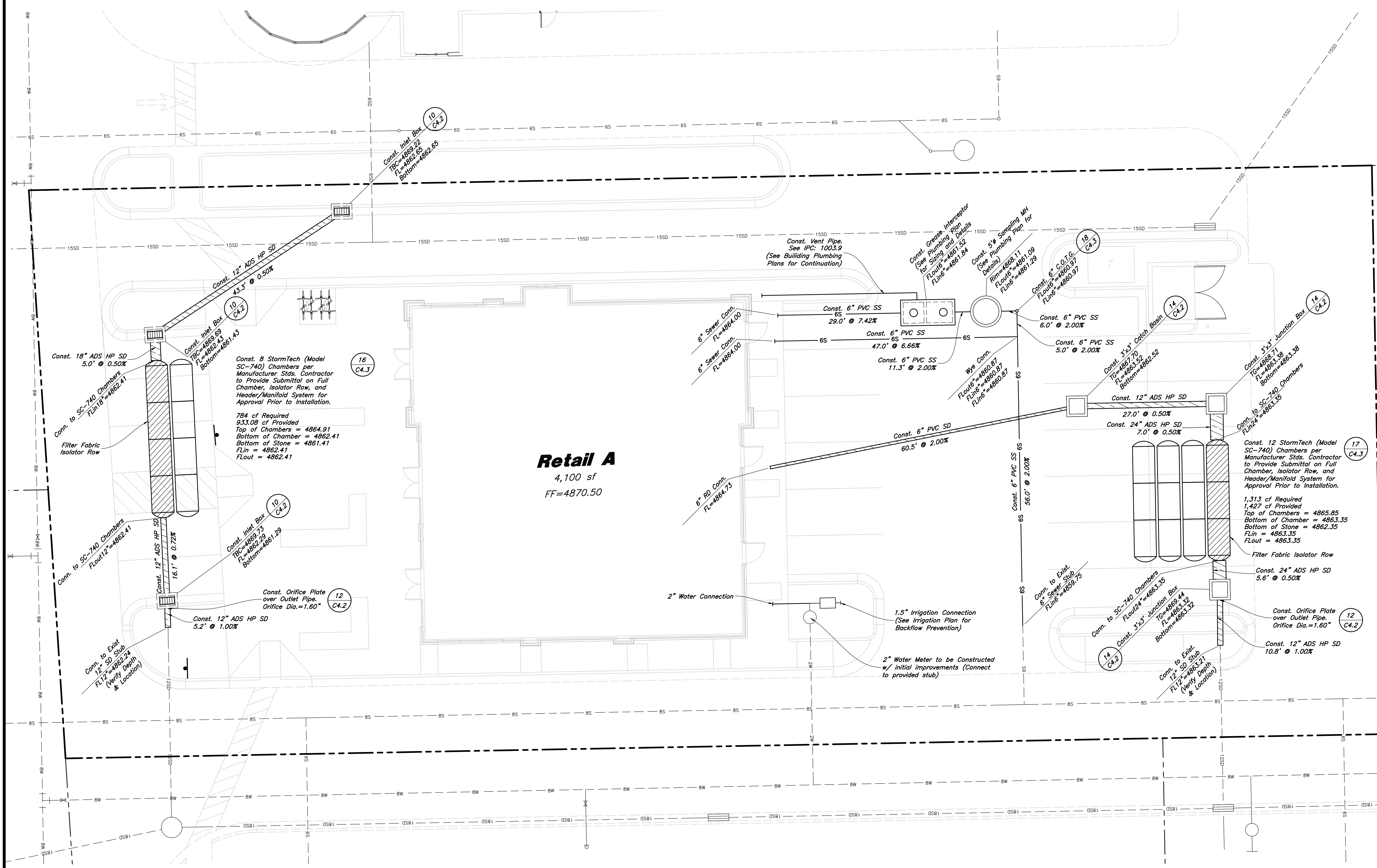
Utility Plan

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

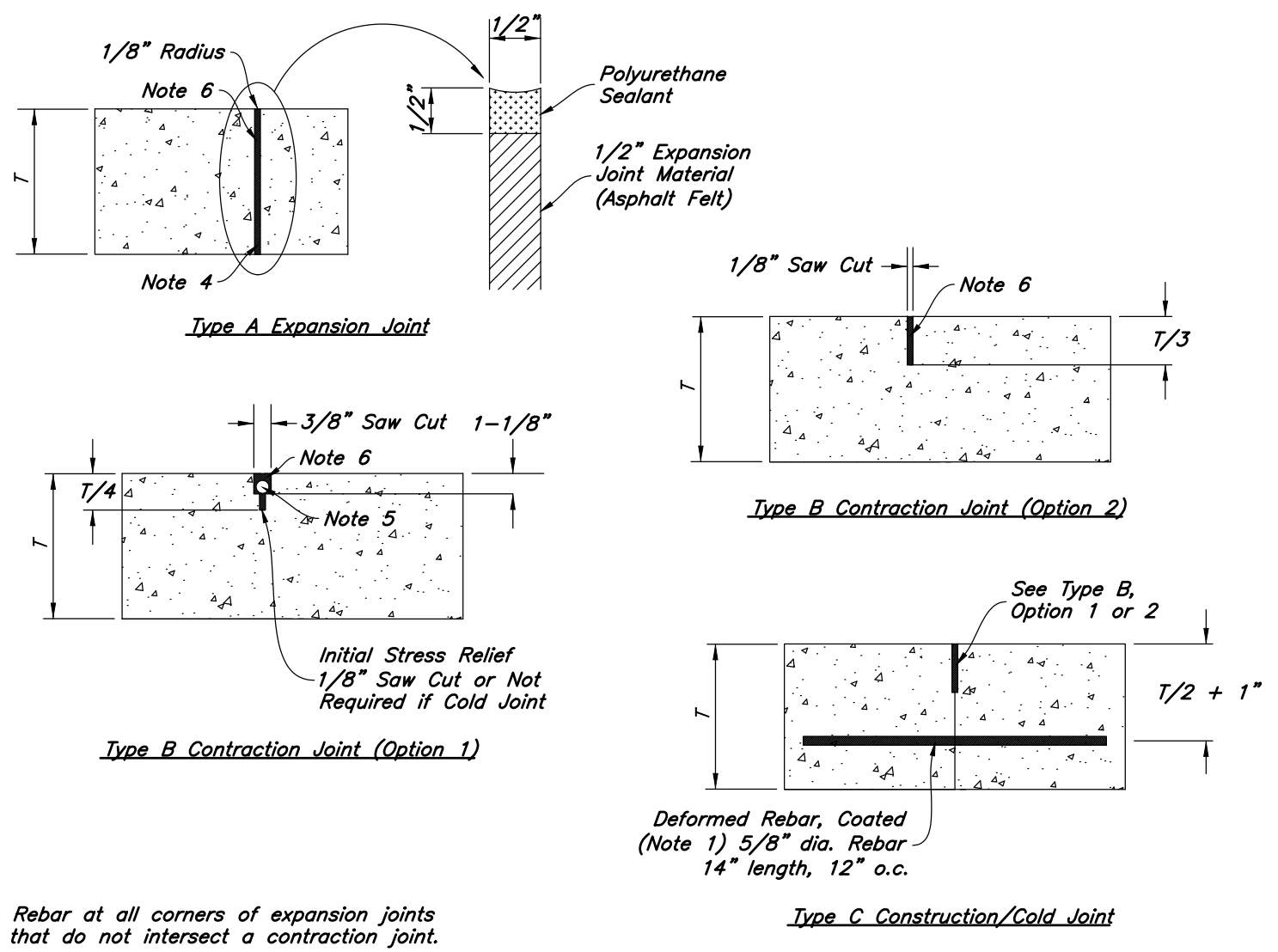
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awahengineering.net

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

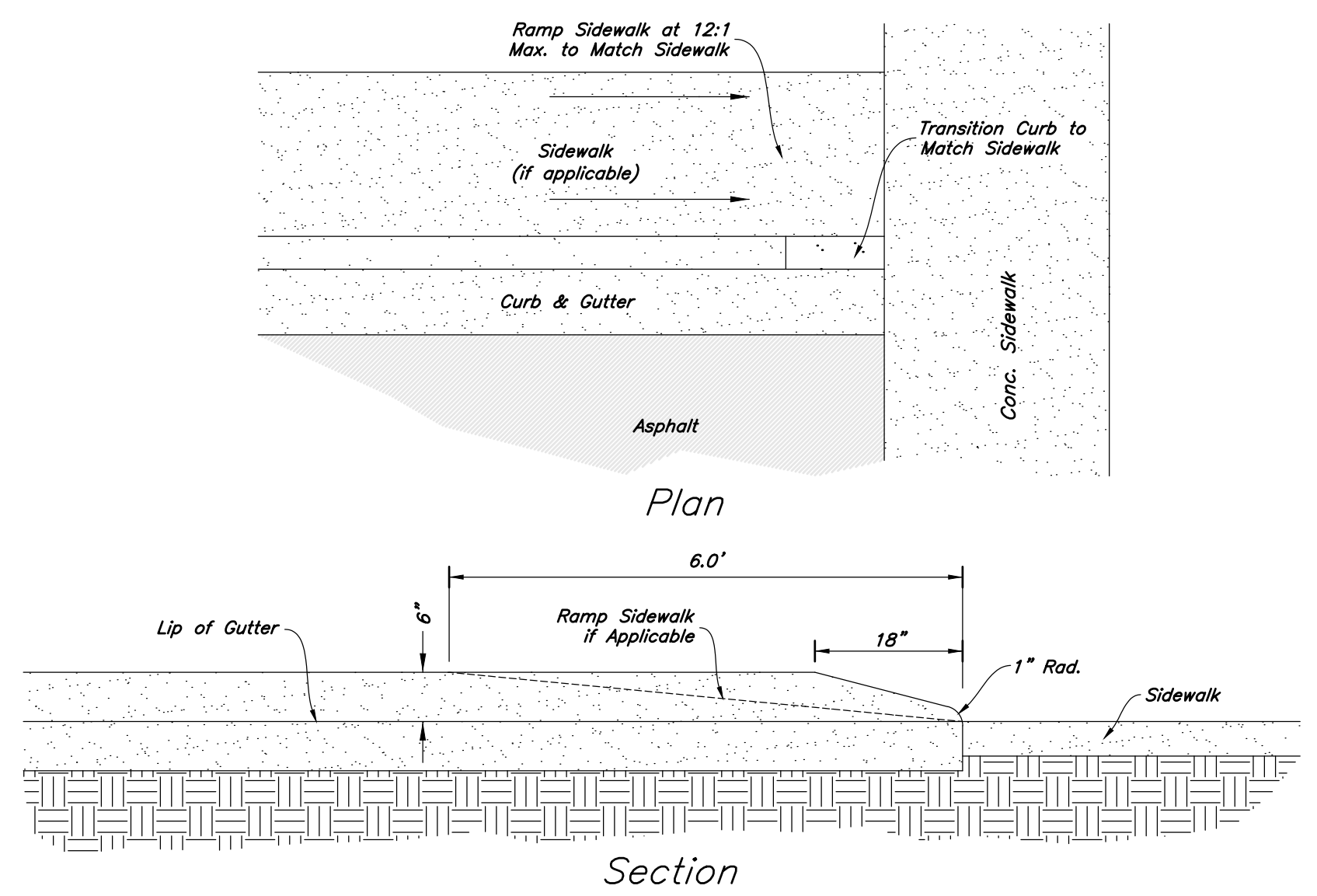
Retail A
4,100 sf
FF=4870.50



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

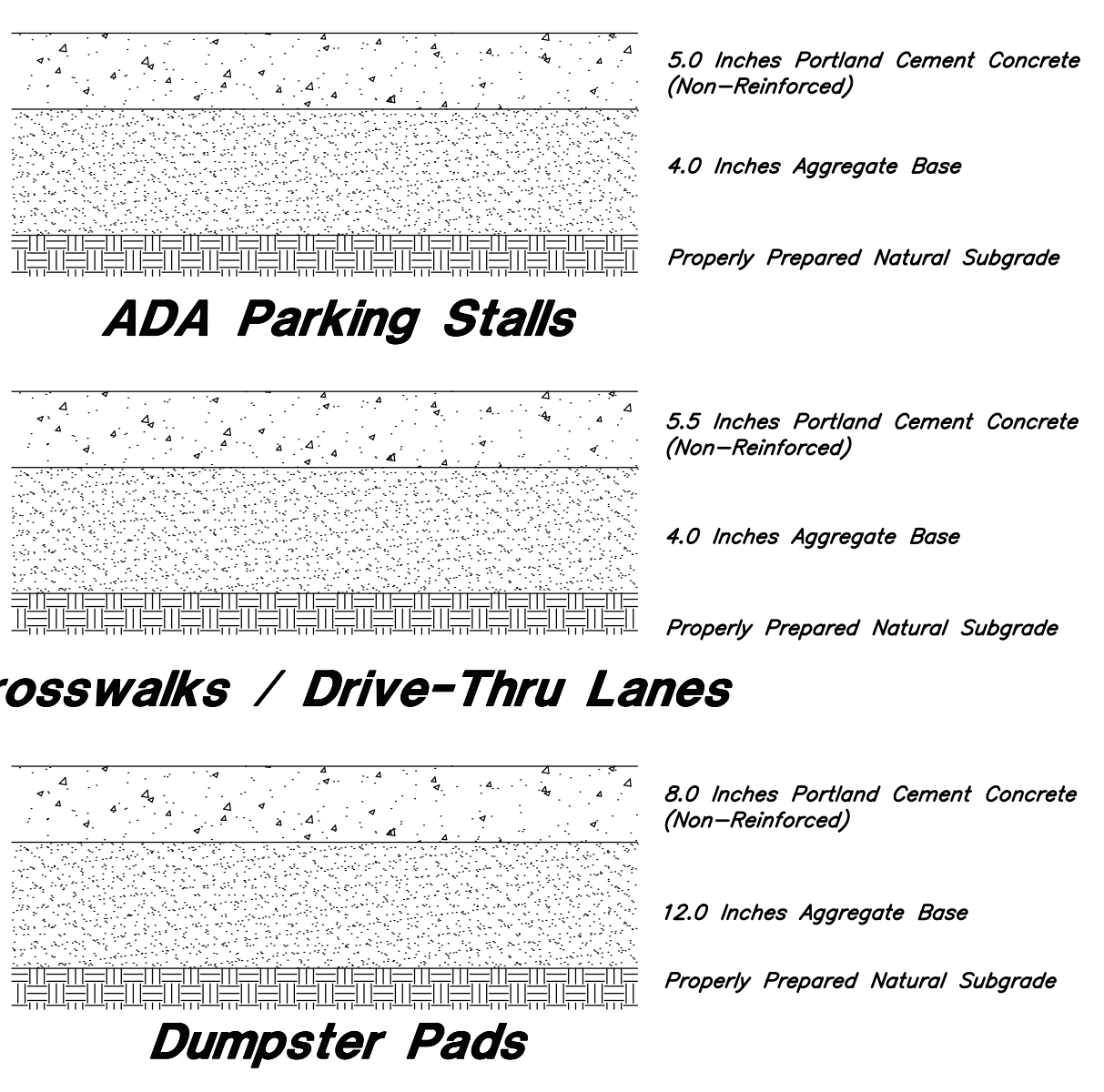


9 Concrete Joint Detail
Not to Scale



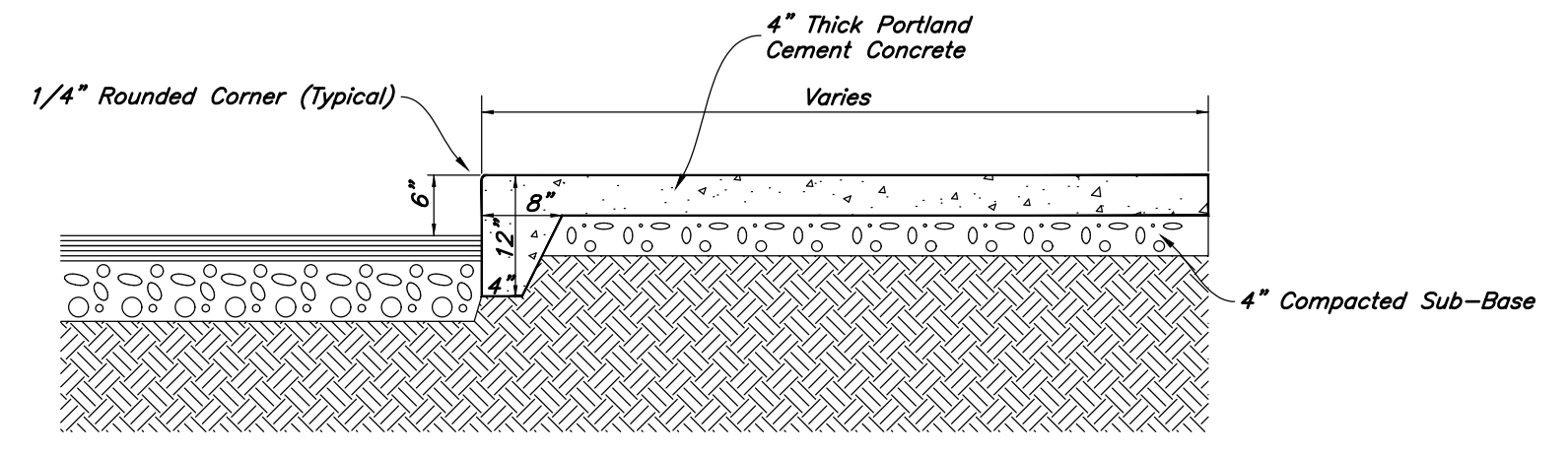
8 Curb Transition
Not to Scale

7 Not Used
Not to Scale



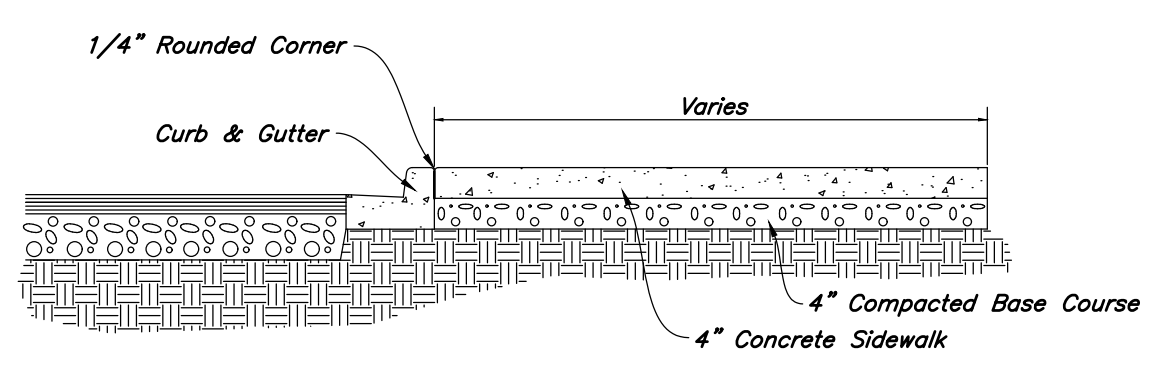
6 Concrete Paving Section
Not to Scale

- Contraction Joints
- A. Spacing = 10' O.C.
- Expansion Joints
- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



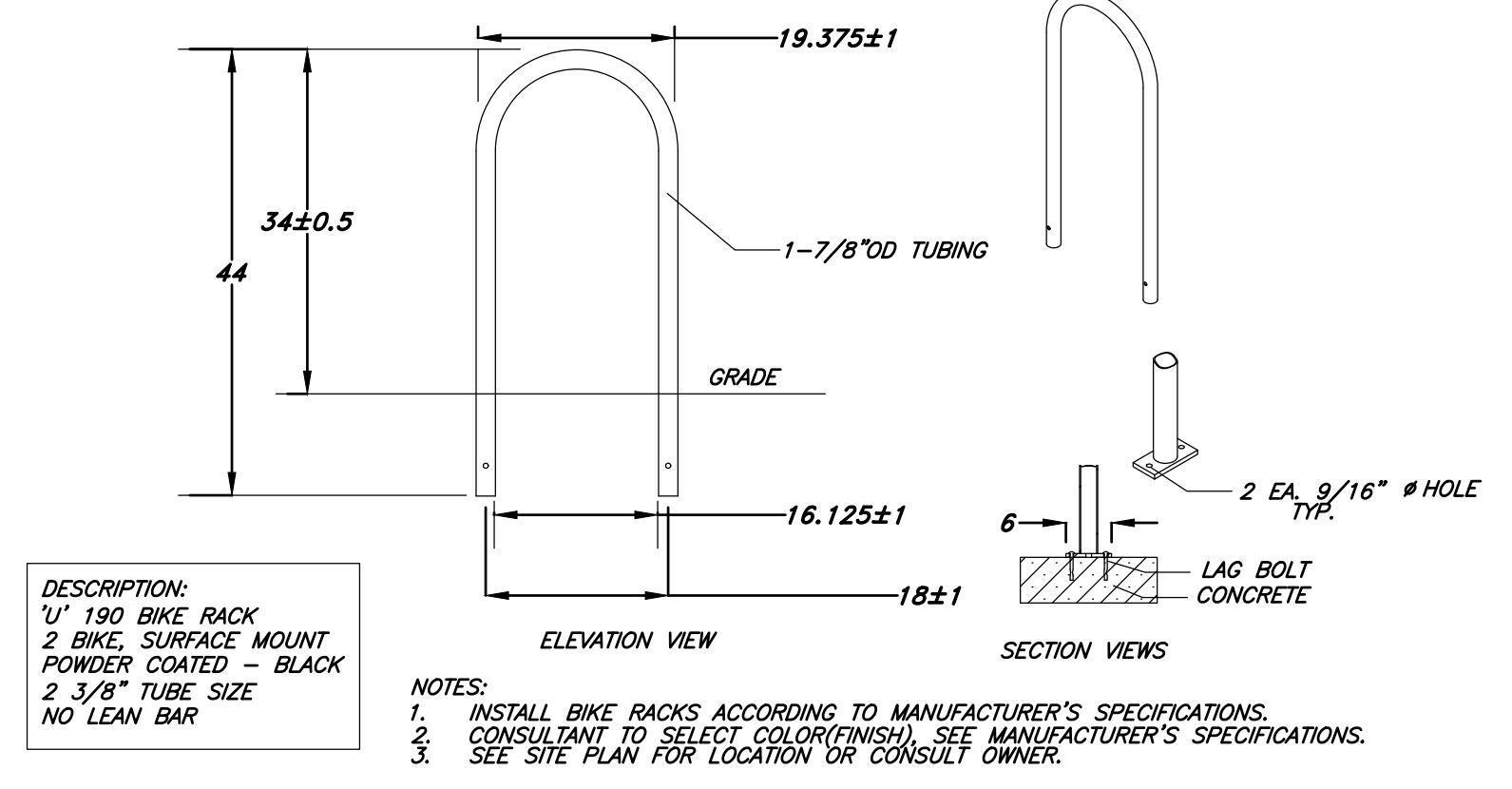
5 Thickened Edge Walk
Not to Scale

- Contraction Joints
- A. Spacing = 10' O.C.
- Expansion Joints
- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



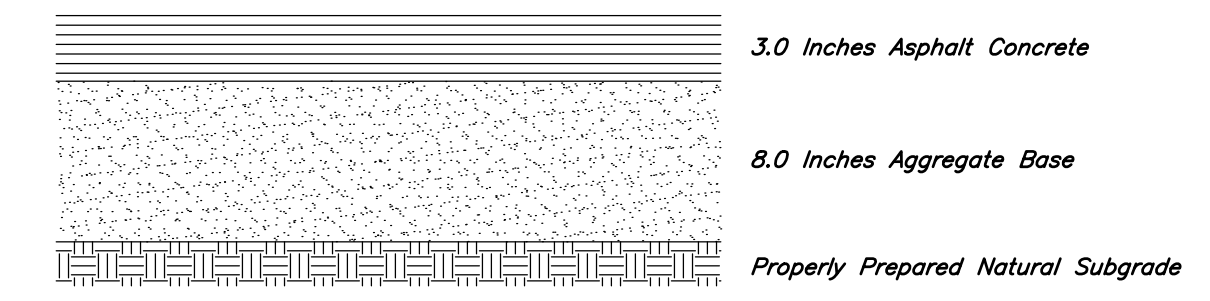
4 Typical Sidewalk Detail
Not to Scale

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



3 Bike Rack
Not to Scale

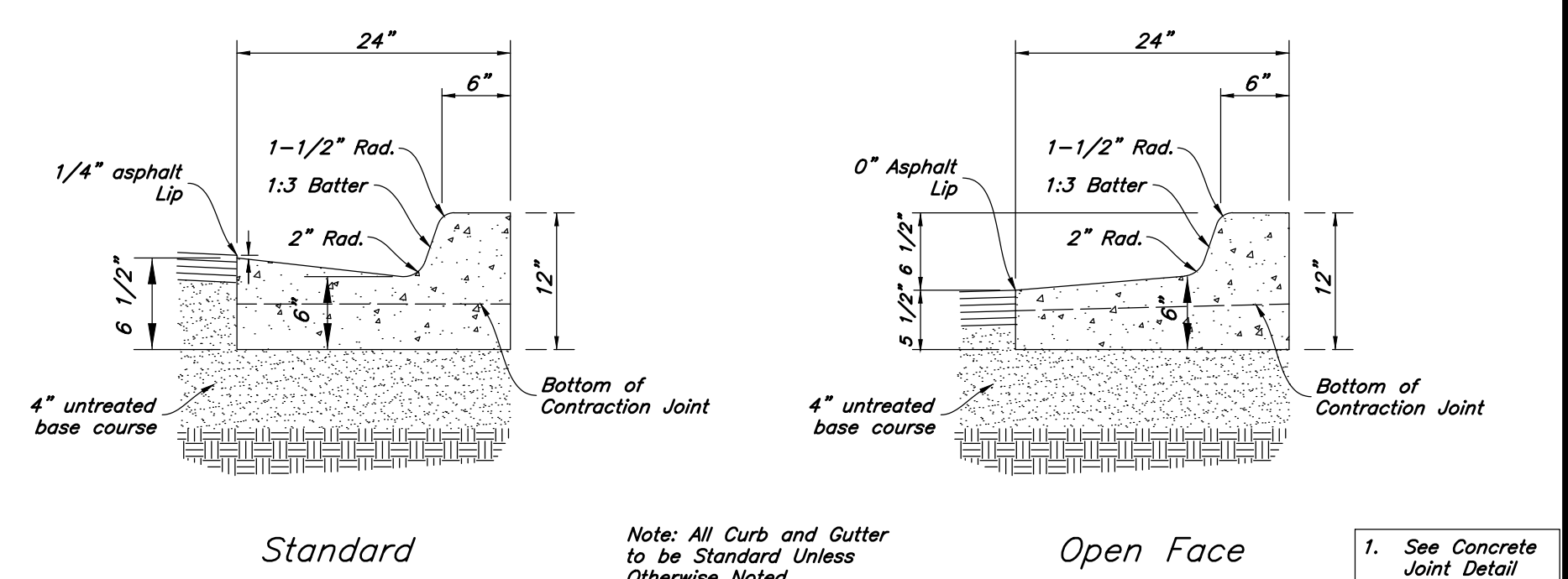
1. See Geotechnical Report for Project



Standard Paving

2 Asphalt Paving Section
Not to Scale

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



1 24" Curb And Gutter
Not to Scale

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

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

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

REGISTERED PROFESSIONAL ENGINEER
No. 778441-2202
ERIC L. MALMBERG
STATE OF UTAH

15 Oct, 2021
SHEET NO.
C4.1

19

Bollard Detail

Not to Scale

18

Eagle Mountain Sewer Lateral & Cleanout Detail

Not to Scale

16

South Stormtech SC-740 Chambers

Not to Scale

[illegible]

Designed by: EM
Drafted by: XX
Client Name: Corner Partners, LLC.

21-187 D



Details

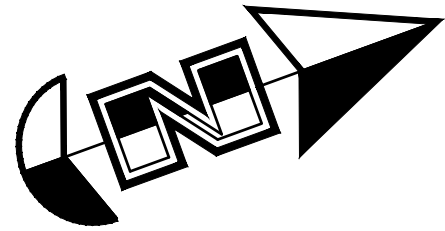
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO

C4.3



Scale: 1" = 10'



Legend

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

Silt Fence

Limit of Disturbance

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

Concrete Washout Area

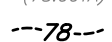
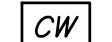
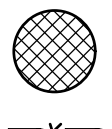
Portable Toilet

Gravel Sack

Existing Contour

Existing Spot

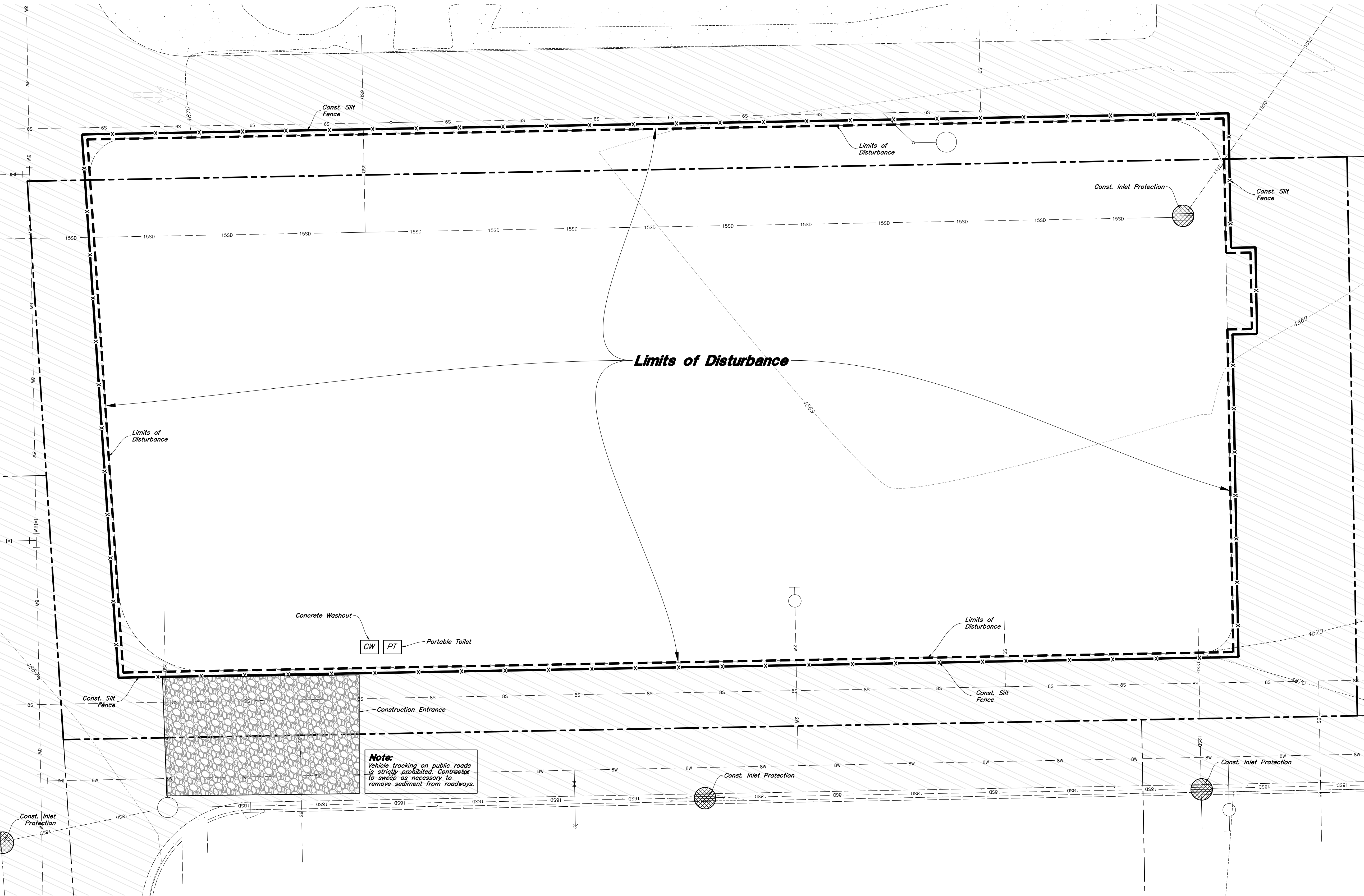
Proposed Contour



Erosion Control Notes

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

Limits of Disturbance



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

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWahlen@engineering.net

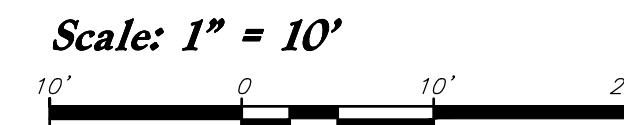
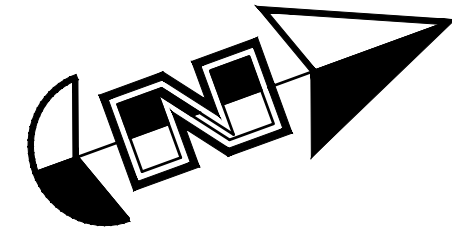
Erosion Control Plan - Phase 1
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO.

C5.1



Legend

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

Silt Fence

Limit of Disturbance

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

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour



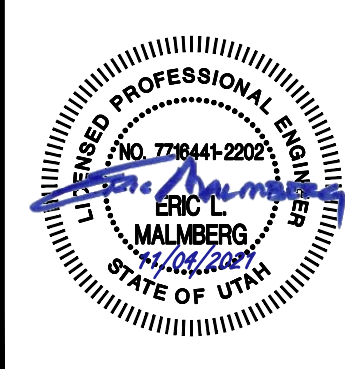
Designed by: EM
Drafted by: XX
Client Name:
Corner Partners, LLC.
21-187 EC

Erosion Control Notes

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

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - awhengineering.net

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



15 Oct, 2021
SHEET NO.
C5.2

Retail A
4,100 sf
FF=4870.50

Construction Support Activities
per Utah Construction General Permit (UCGP).
• Fueling, Washing and Maint. of Equipment and Vehicles. (2.3.3.a,b)
• Storage Handling and Disposal of Construction Materials. (2.3.3.c)
• Washing of Applicators and Containers. (2.3.3.d)

Stockpile Area
per Utah Construction General Permit (UCGP).
• Control Discharges from Stockpiled Sediment or Soil. (2.1.2.d)

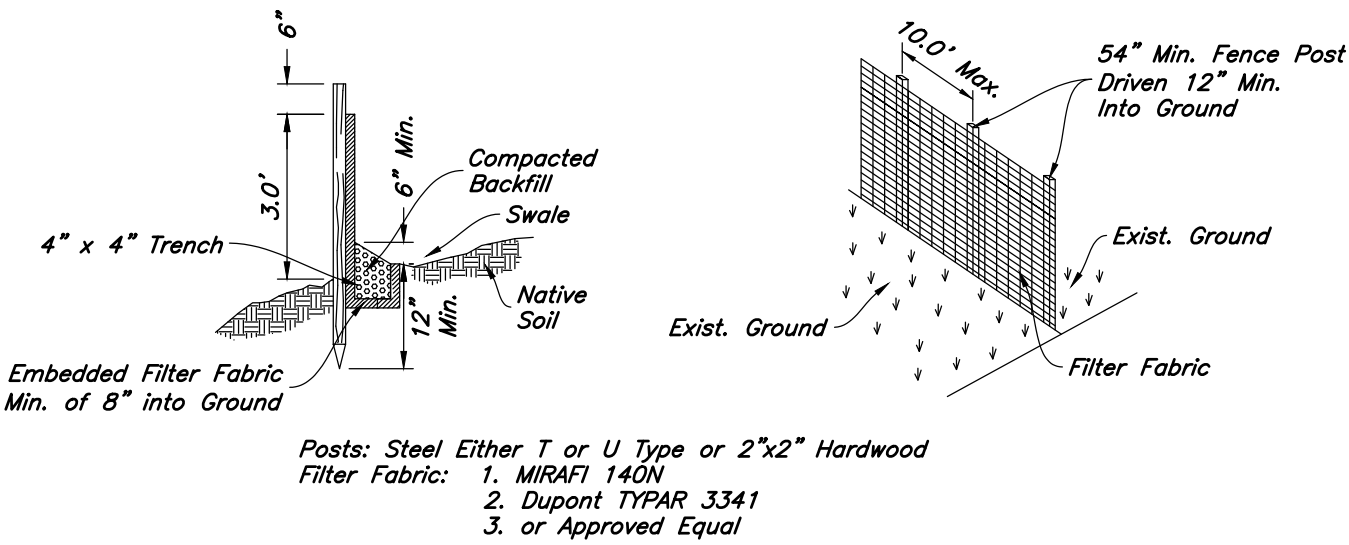
Staging Area

Limits of Disturbance

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

W:\21-187 Market Place at Eagle Mountain Lot 8.dwg, 11/4/2021 4:59:07 PM, 1:1, D:\W

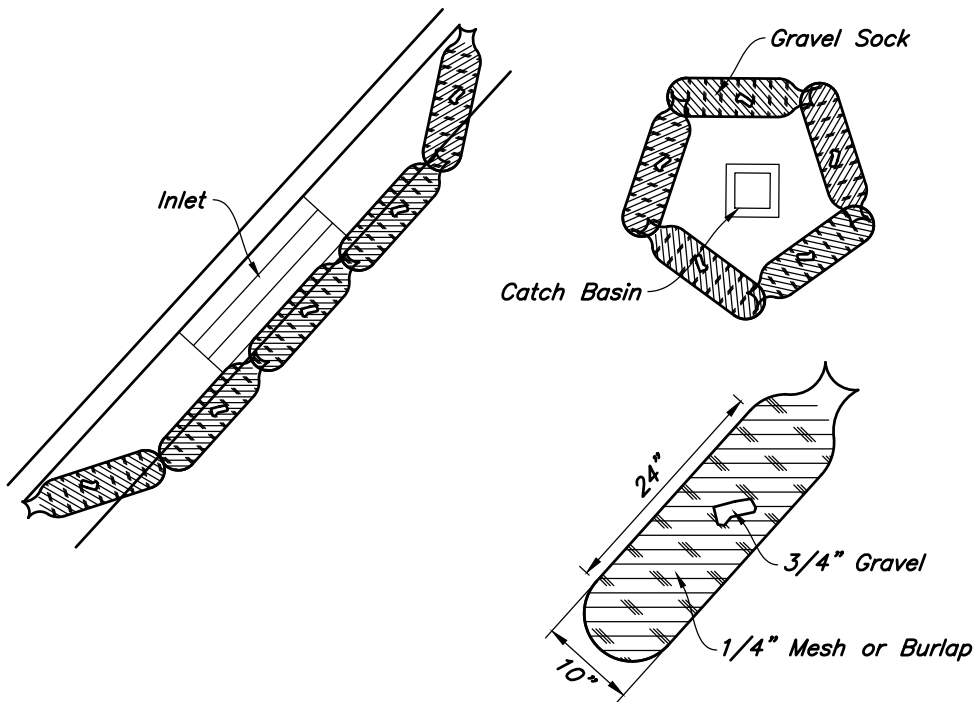
W:\21-187 Market Place at Eagle Mountain Lot 8.dwg, 11/4/2021 4:32:51 PM, 1:1, DWG



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

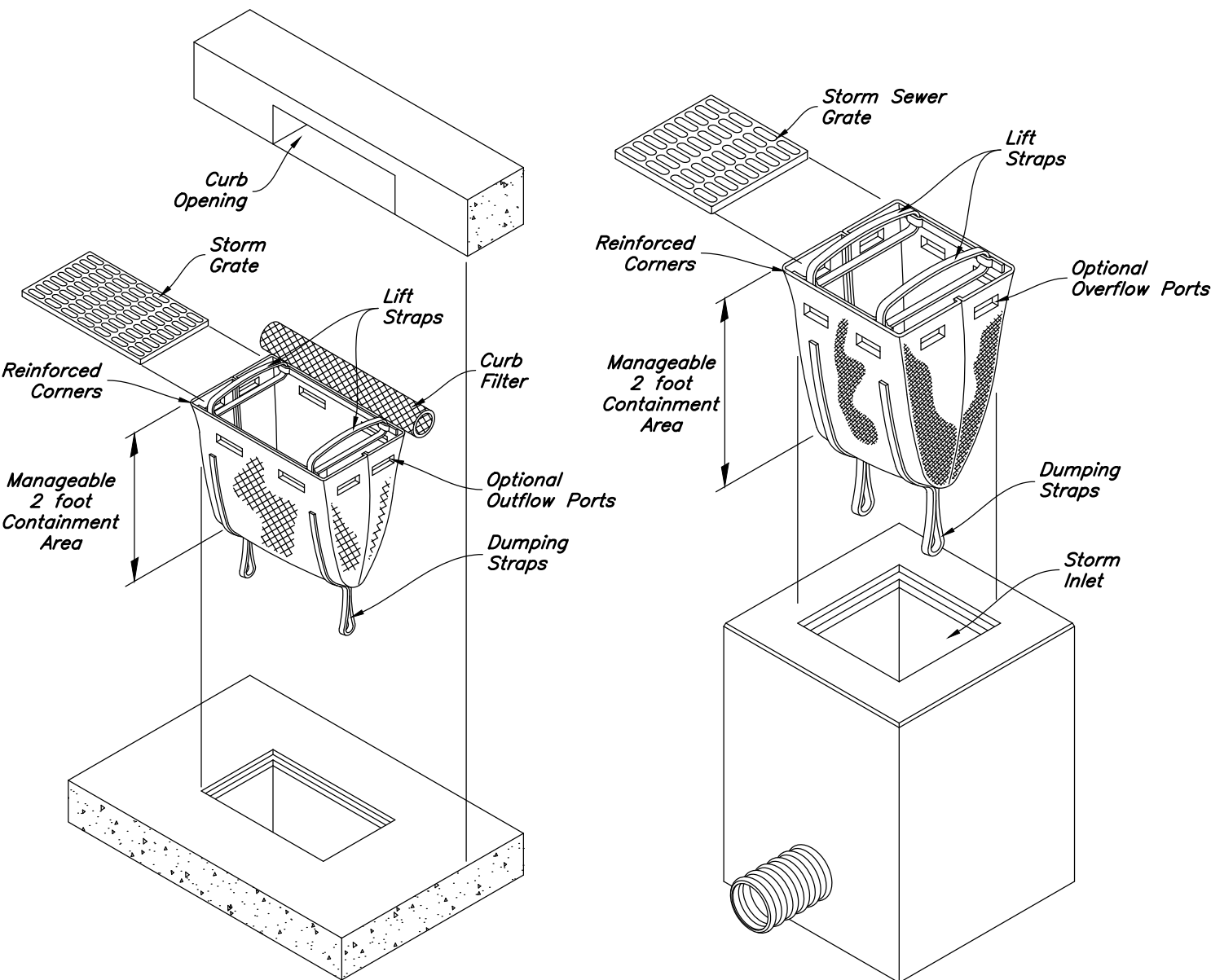
3 Silt Fence Section

Not to Scale



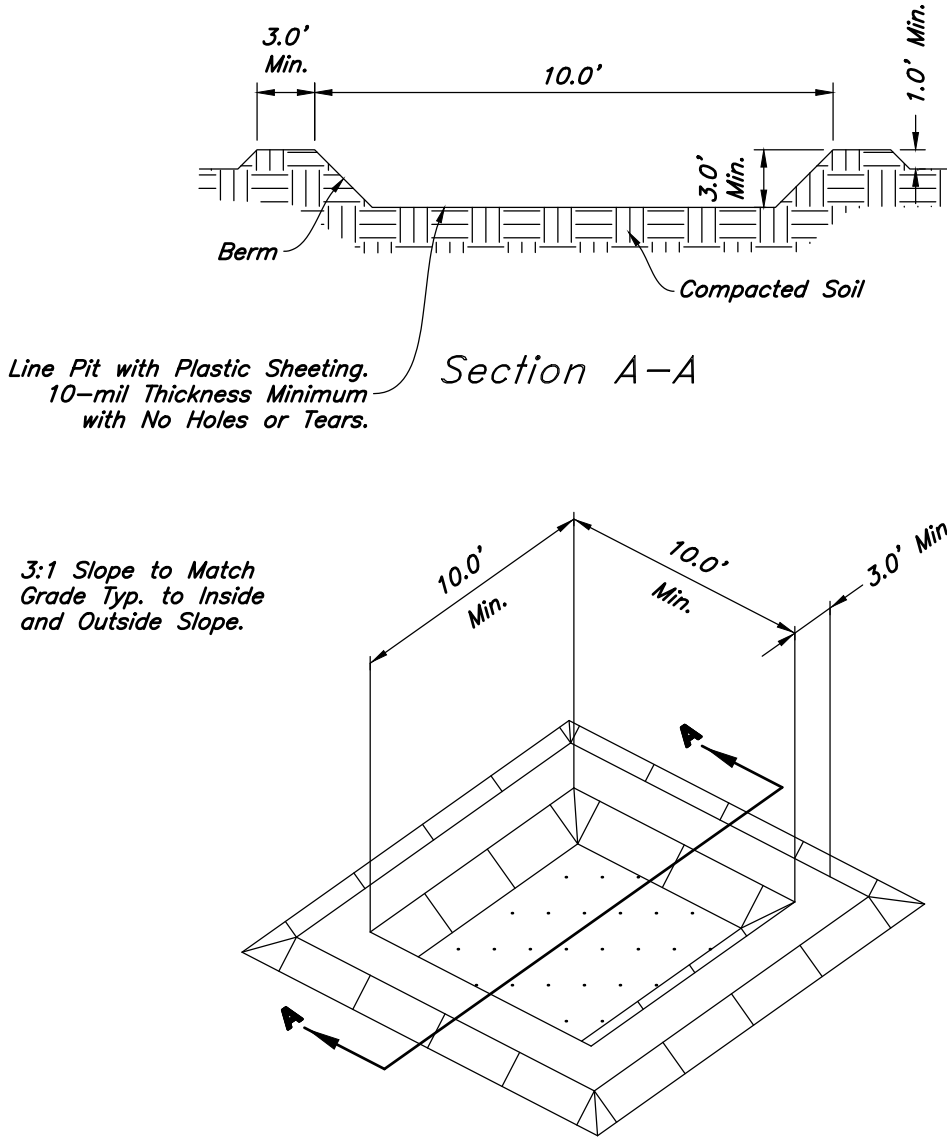
5 Gravel Sock Sediment Barrier

Not to Scale



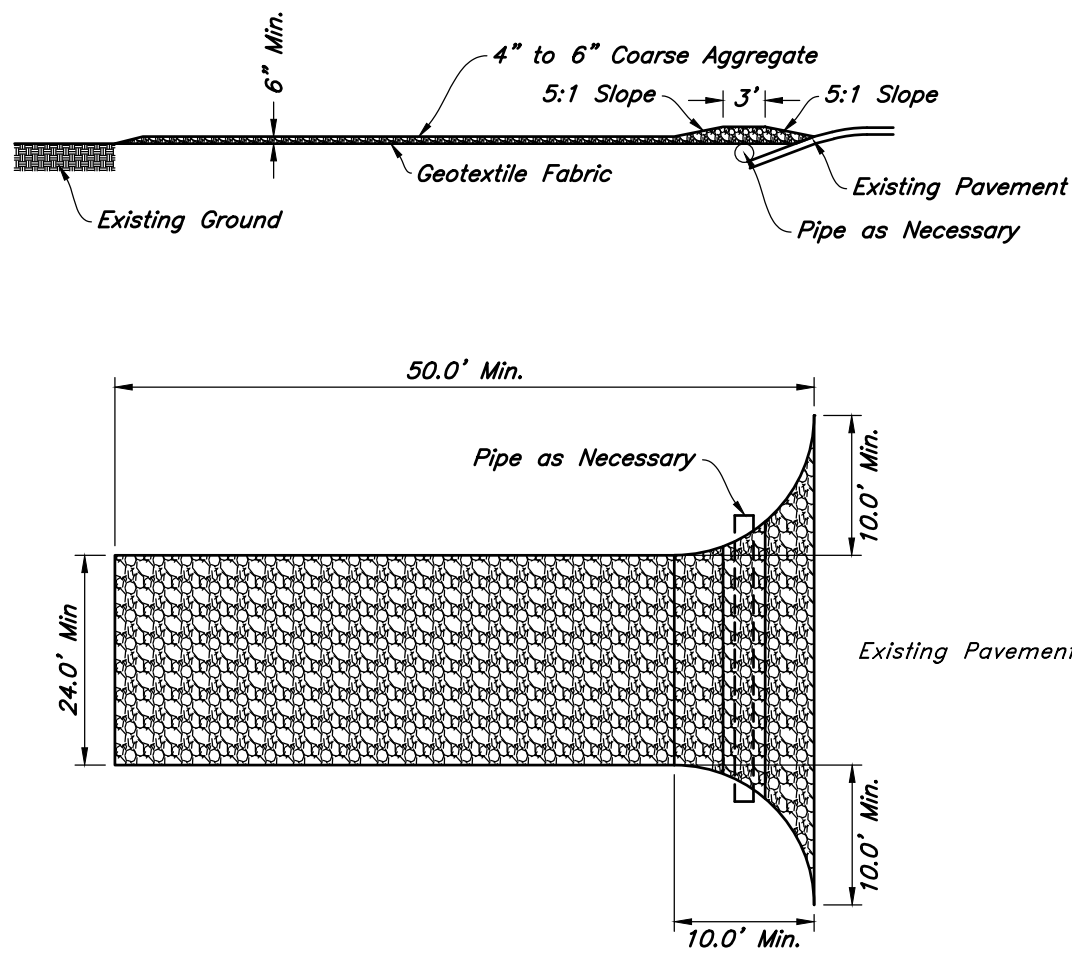
2 Dandy Sack Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

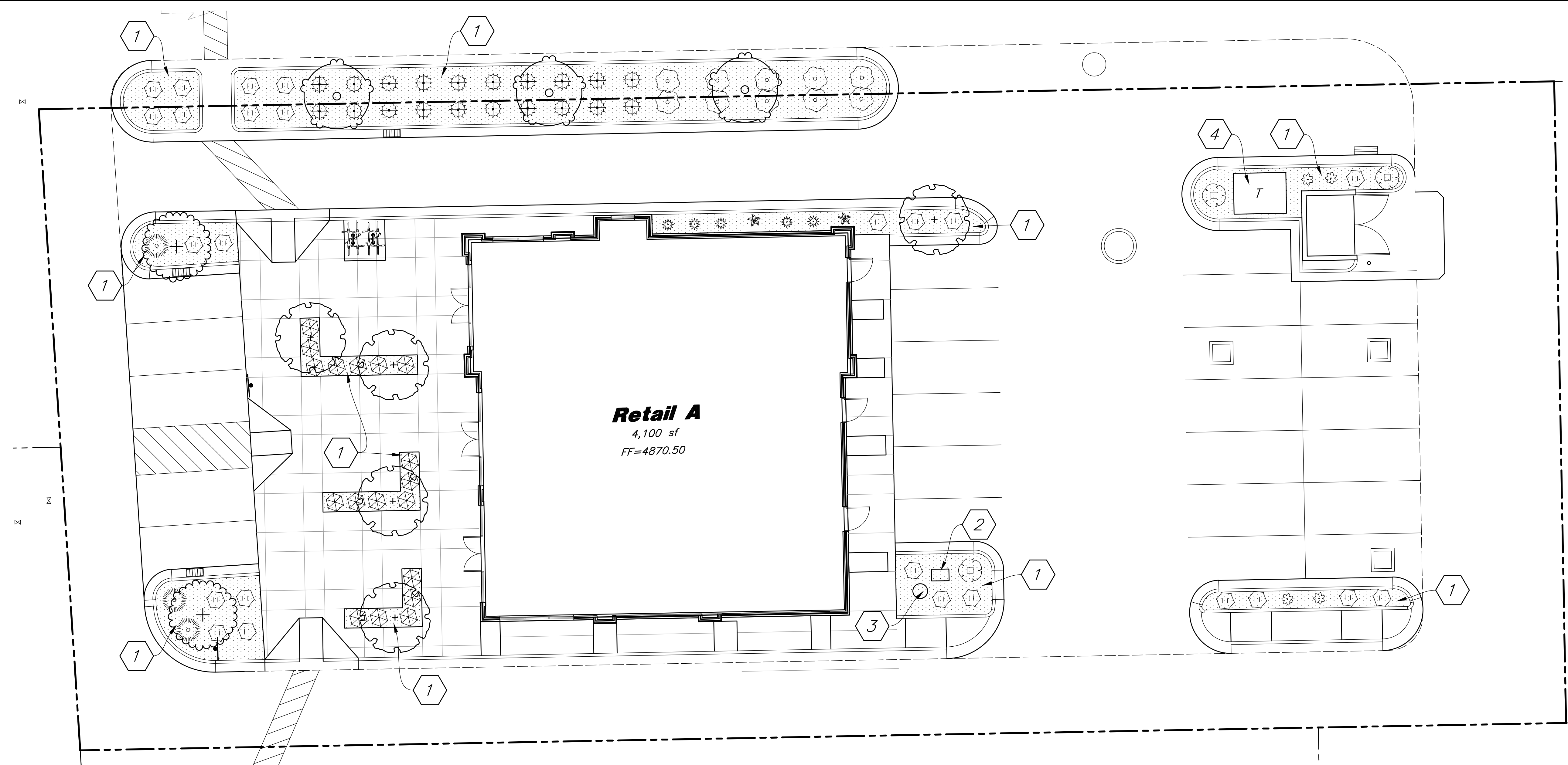
Not to Scale

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

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

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

15 Oct, 2021
SHEET NO.
C5.3



Scale: 1" = 10'

Landscape Data
Lot 8 Site Area = 28,350 s.f. (0.65 ac.)
Landscape Area Provided = 2,272 s.f. (8%)
Lawn Area = 0 s.f. (0%)
Xeriscaping = 2,272 s.f. (100%)
50% of Landscape Area Shall be Live Vegetation

Landscape Notes:
1. See Sheet L3.1 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs Areas.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:
1. All Landscape within the Property Line Shall be Installed and Maintained by the Owner.

Landscape Keynotes
1 Install Shrub Planter with Decorative Stone
2 New Backflow Preventer; Install in Middle of Parking Island Away From Edge of Traffic and Potential Locations Where Car Doors Could Hit Backflow; Install with and Enclosure and a Concrete Pad; Secure Enclosure to Concrete Pad - See Irrigation Plan for More Detail
3 Water Meter; Adjust Plant Spacing as Needed to Accommodate Exact Location
4 Elect. Transformer - See Site Elect.

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.

- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

PLANT SCHEDULE

TREES		QTY	BOTANICAL / COMMON NAME	SIZE
	+	2	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	1 1/2" Cal.
	*	5	Quercus robur fastigiata 'Crimson Spire' / Crimson Spire Oak	1 1/2" Cal.
	o	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1 1/2" Cal.
SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE
		5	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal
		10	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
		2	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal
		3	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
		3	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
		18	Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal
		25	Spiraea x burnald 'Anthony Waterer' / Anthony Waterer Burnald Spiraea	5 gal
		4	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	1 gal
ORNAMENTAL GRASSES		QTY	BOTANICAL / COMMON NAME	SIZE
		4	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
		20	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	1 gal

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-823-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1

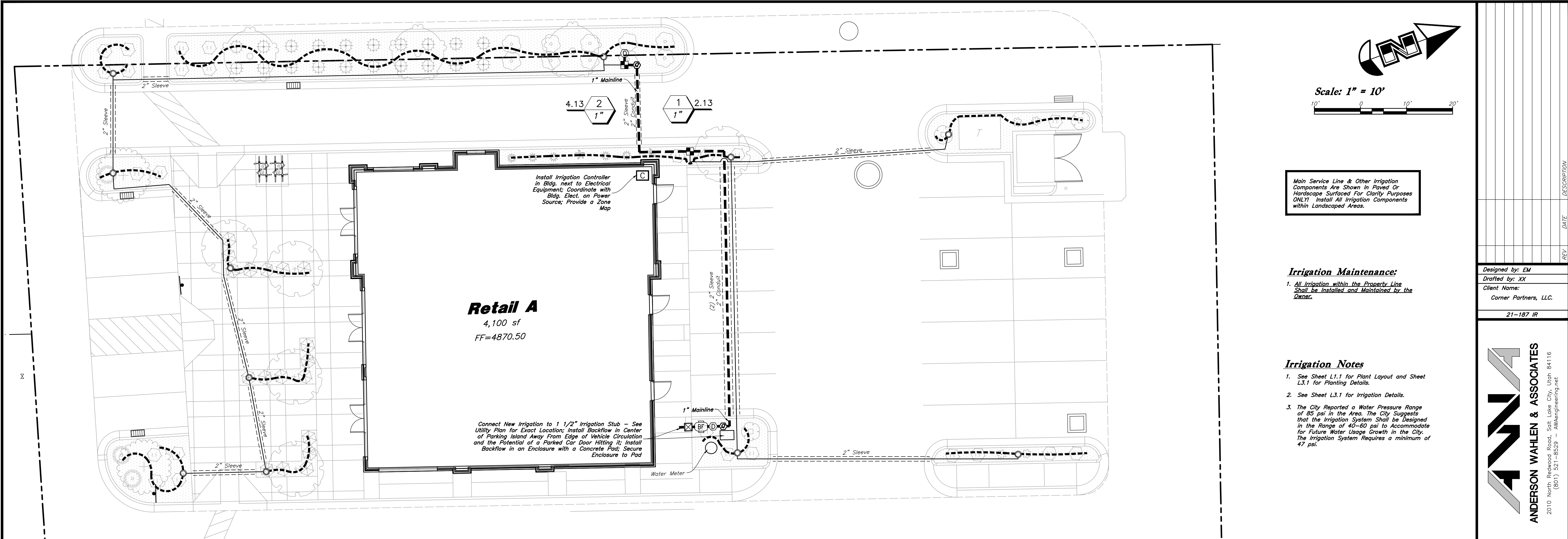
DESIGNED BY: EM
DRAFTED BY: XX
CLIENT NAME:
Corner Partners, LLC.
21-187 LS

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

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

State of Utah
Jared R. Manscill
No. 7740426-5301
11/04/2021
Licensed Landscape Architect

15 Oct, 2021
SHEET NO.
L1.1



Retail A
4,100 sf
FF=4870.50

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Maintenance:

1. All Irrigation within the Property Line Shall be Installed and Maintained by the Owner.

Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to accommodate for Future Water Usage Growth in the City. The Irrigation System Requires a minimum of 47 psi.

IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	4/L3.1
	Rain Bird XBS-940 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed Keri-Bug Emitter (2 Gal/Hr.) - 1(2) Perennial, 2(2) Shrub, 1(2) Ornamental Grass, 4(2) Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		9&14/L3.1
P.O.C. Components				
	Mueller Oriseal Mark II	Stop & Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekaRite Products, LLC); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602-D7)	5/L3.1

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	2.13	31.82	45.94	0.57 in/h
2	1"	Area for Drip Emitters	2.60	31.97	46.23	0.44 in/h

Pipes

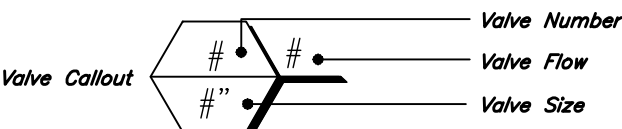
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

	Rain Bird ESP4MEI	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
--	-------------------	----------------------------------	--	---------

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths		11/L3.1
--	-----------------	---	--	---------



General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufacturers specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (1) one spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBRY or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, els, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
27. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
31. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.



Know what's below.
Call before you dig.

DESIGN

DATE

DESCRIPTION

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

1

ANDERSON WAHLEN & ASSOCIATES

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

Irrigation Plan

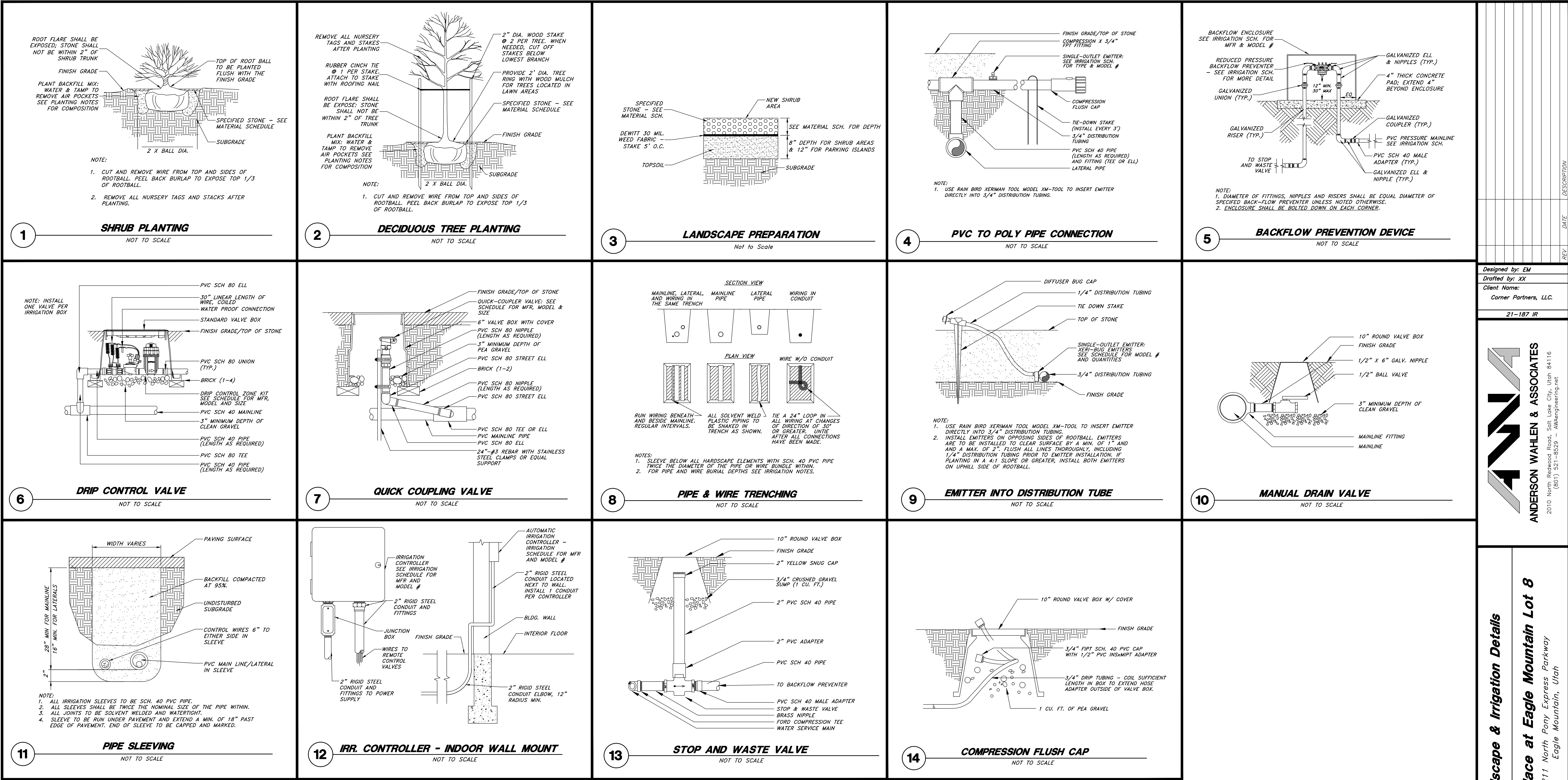
Market Place at Eagle Mountain Lot 8

4211 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
11/04/2021
Licensed Landscape Architect

15 Oct, 2021

SHEET NO.
L2.1



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

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

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

State of Utah
Jared R. Manscill
No. 7740429-3301
11/04/2021
Professional Landscape Architect

15 Oct, 2021
SHEET NO.
L3.1

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



consultants

EAGLE
MOUNTAIN
TOWN CENTER
RETAIL A

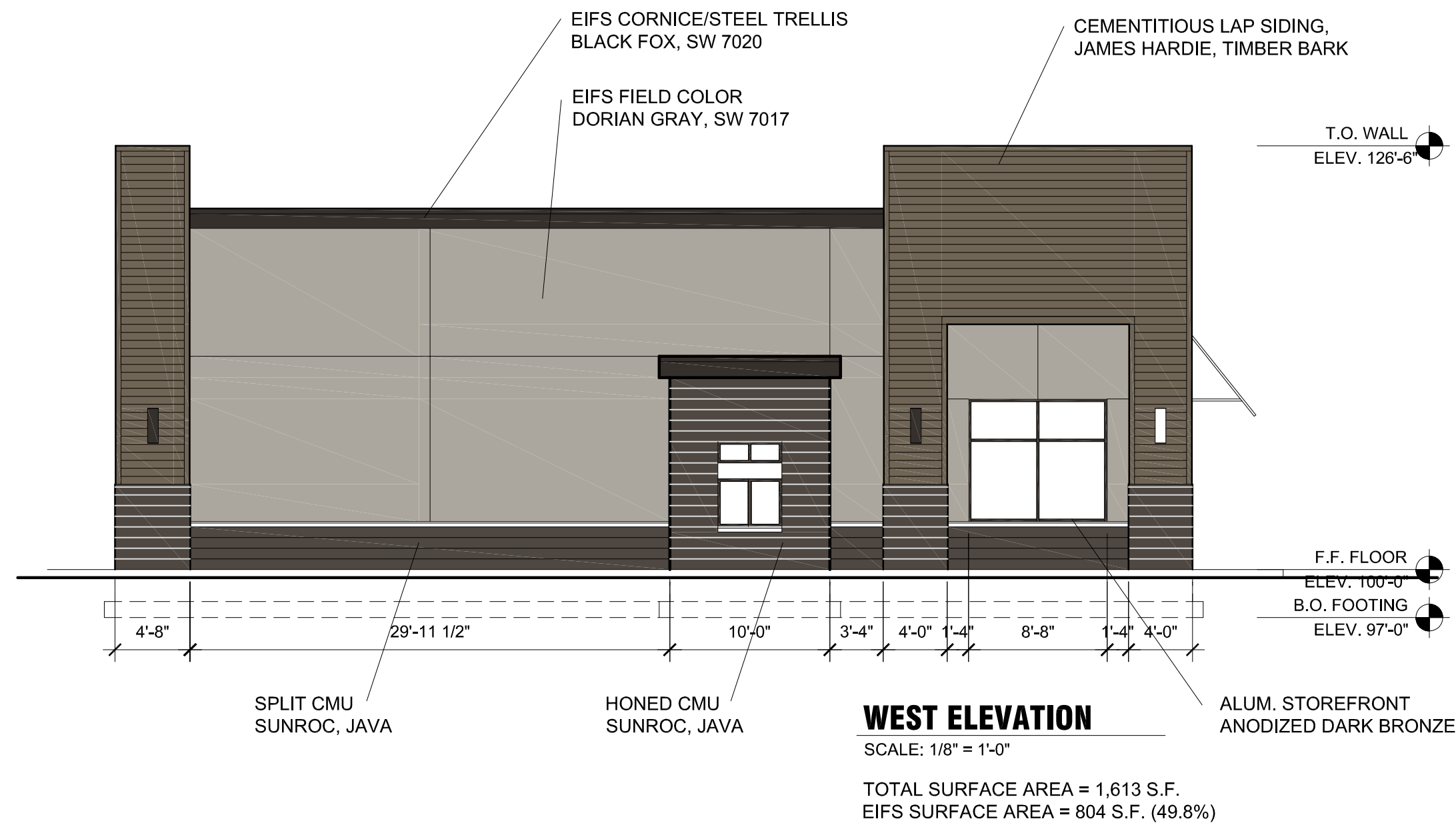
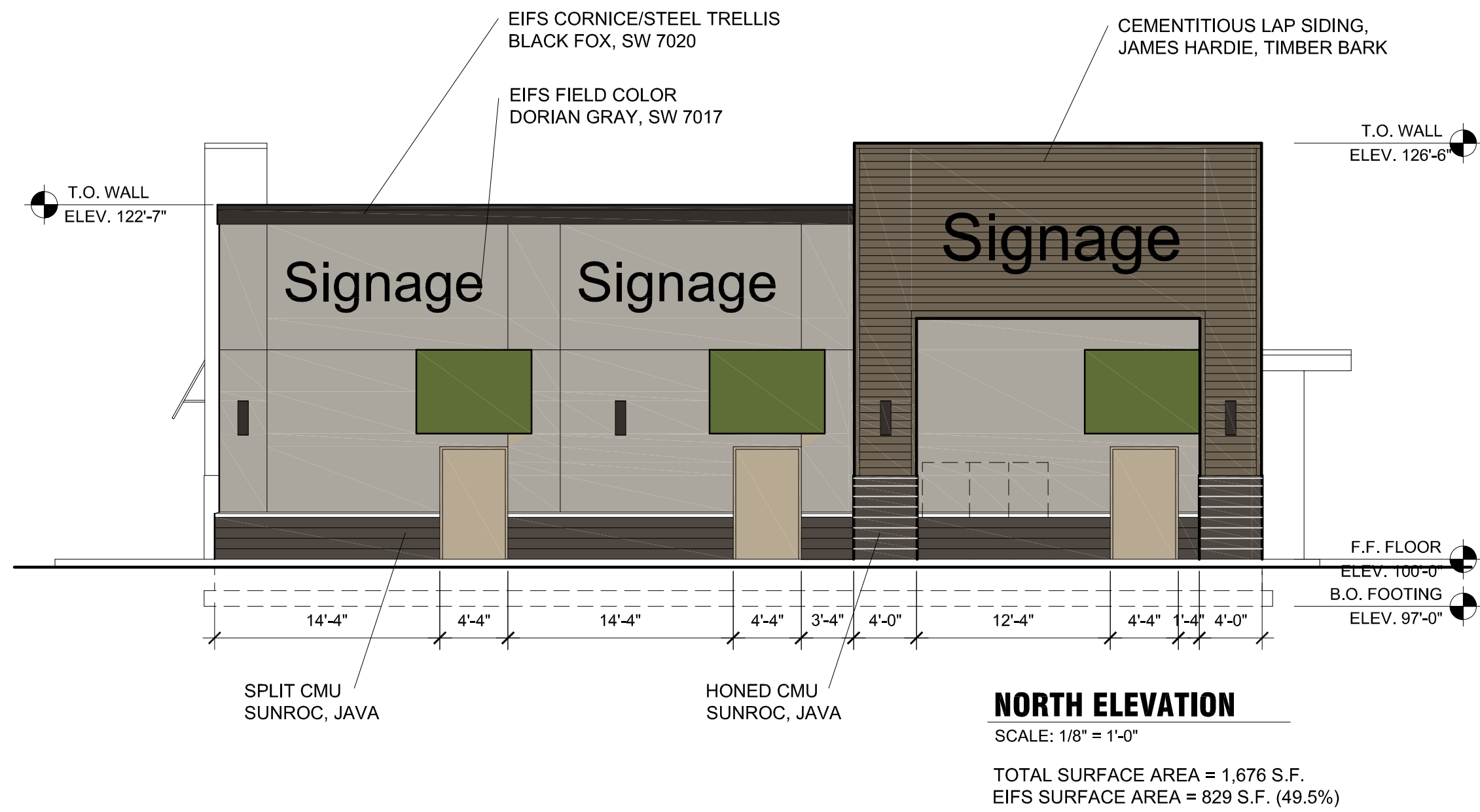
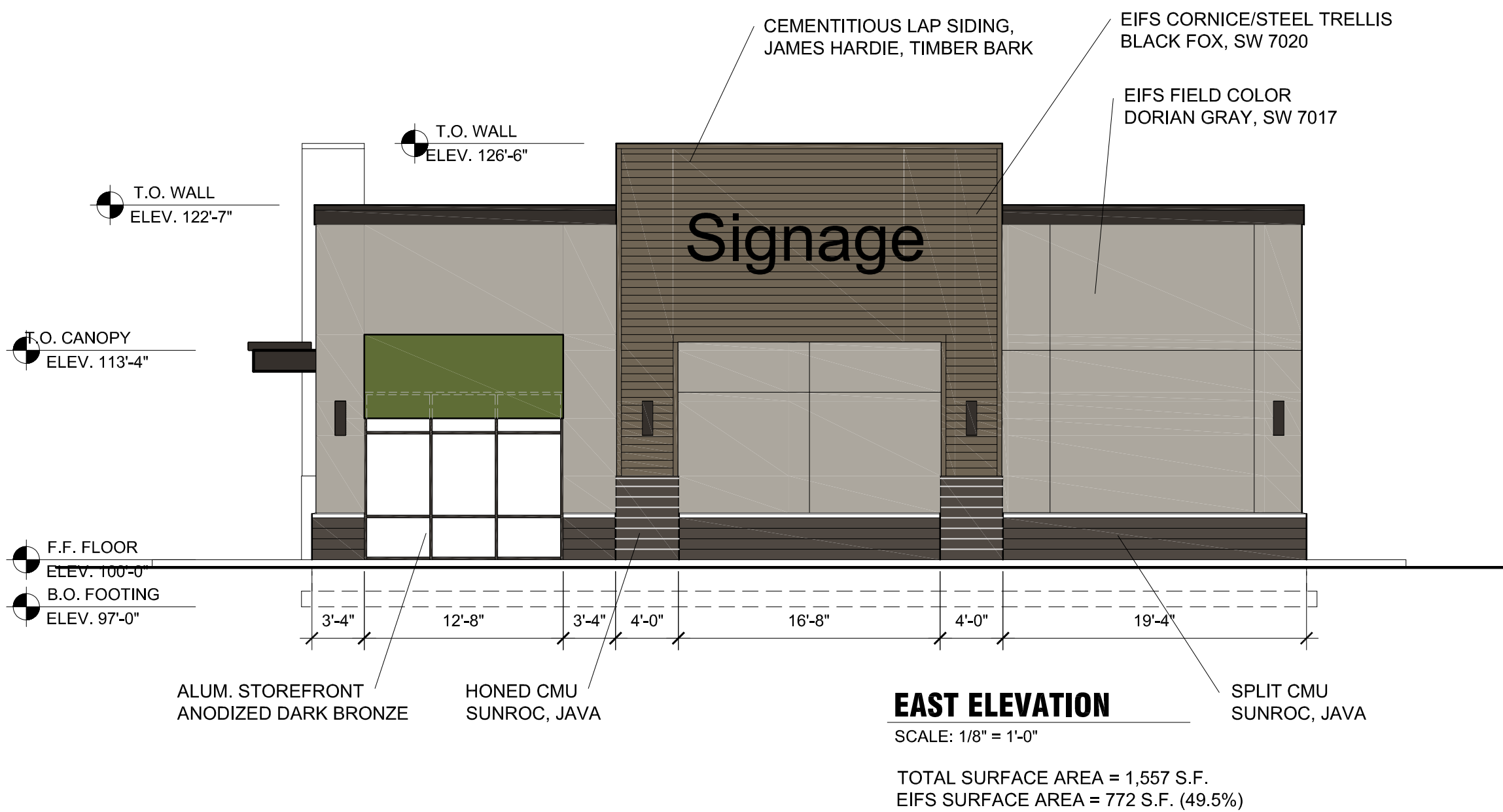
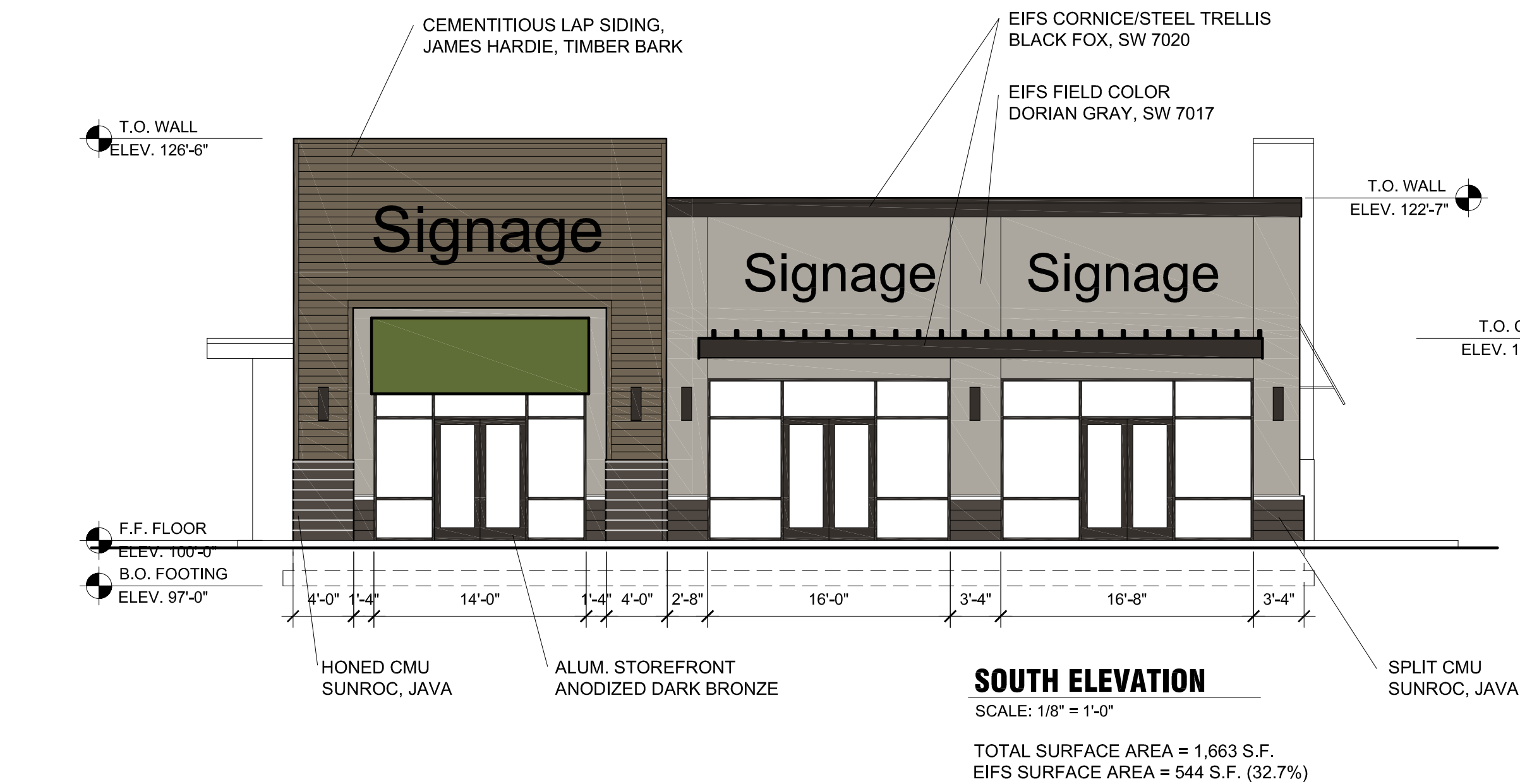
LOT 8
EAGLE MOUNTAIN
UTAH

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

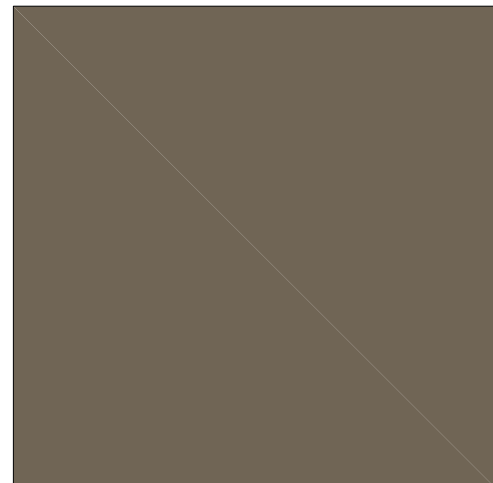
ISSUE DATE: 08/23/21		
REV.	DATE	DESC.

SHEET TITLE

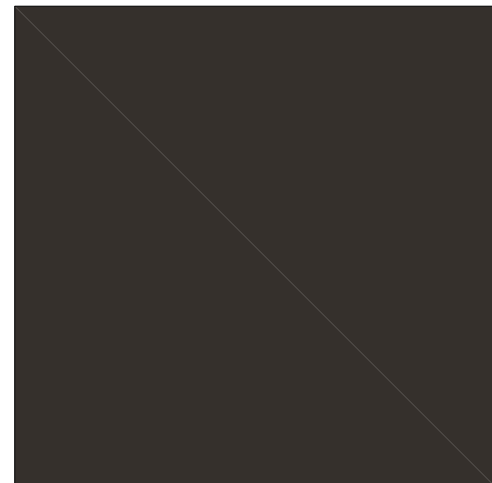
ELEVATIONS



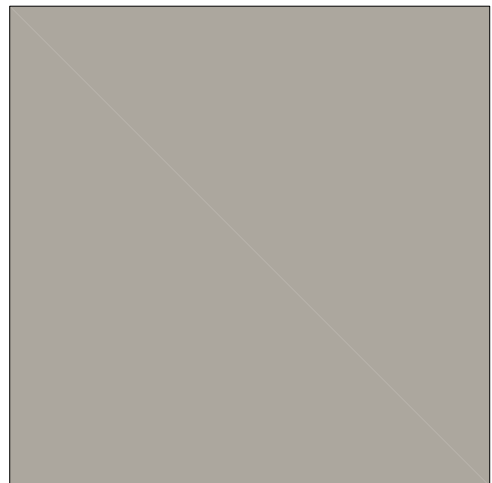
CEMENTITIOUS LAP SIDING,
JAMES HARDIE, TIMBER BARK



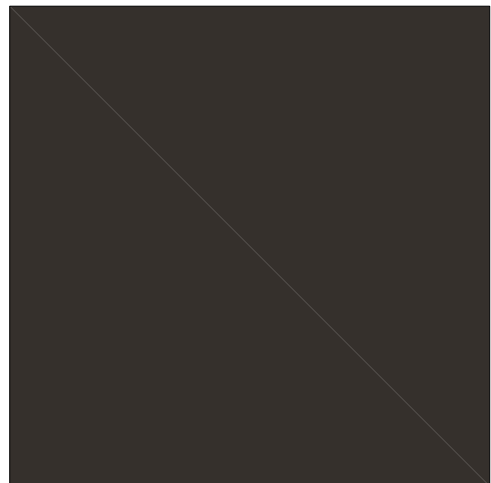
EIFS CORNICE/STEEL TRELLIS
BLACK FOX, SW 7020



EIFS FIELD COLOR
DORIAN GRAY, SW 7017



ALUM. STOREFRONT
ANODIZED DARK BRONZE



HONED CMU
SUNROC, JAVA

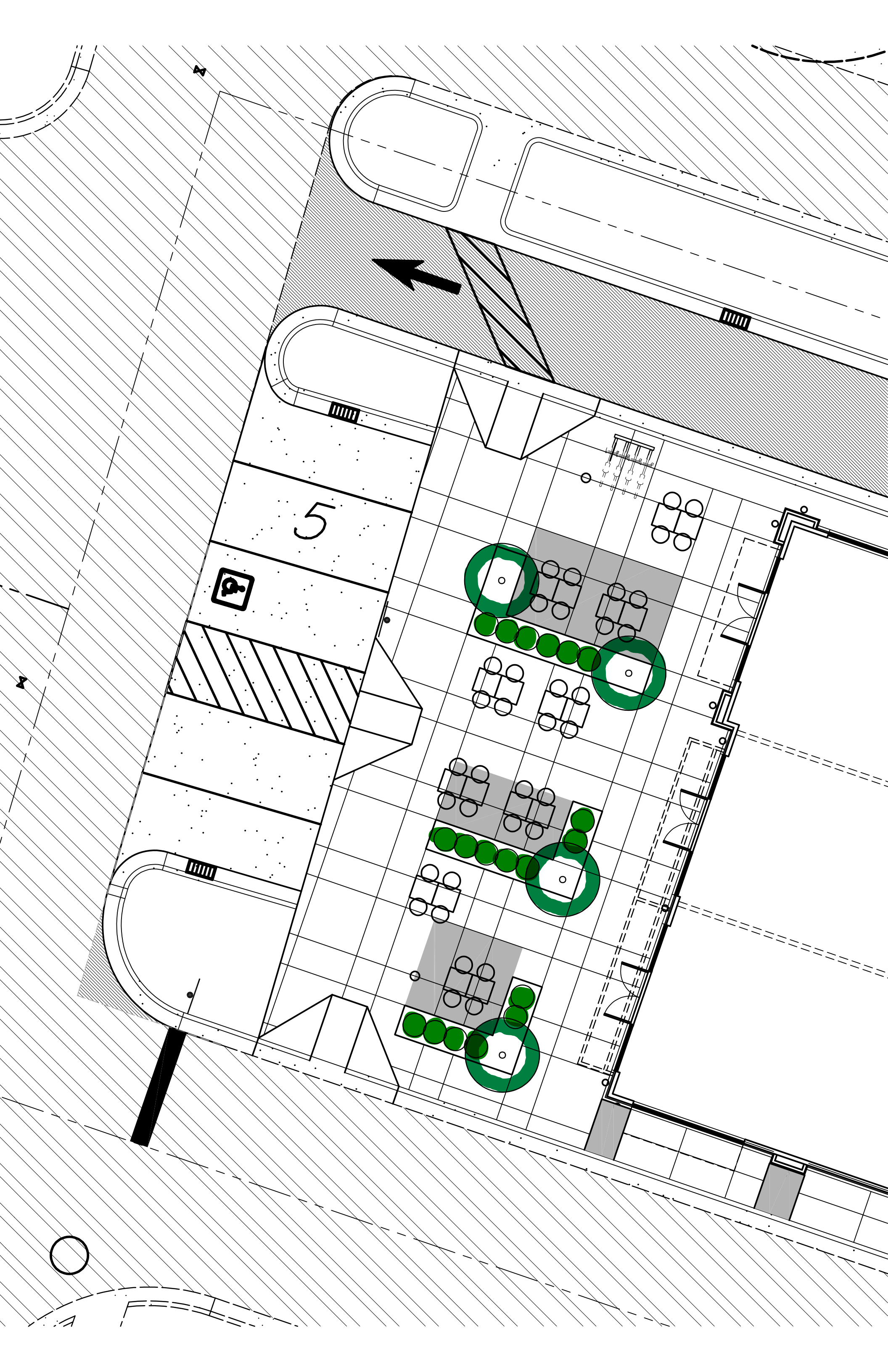


SPLIT CMU
SUNROC, JAVA



FABRIC AWNING
SUNBRELLA, HERITAGE LEAF







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

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

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

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

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

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

ITEMS FOR CONSIDERATION:

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

A. Use of Property: The entire parcel is to be built, landscaped, or

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

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

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

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

Architectural Style/Theme: 17.72.040 A states: "Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial and multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade.." the only surrounding building is Cascade Collision. The buildings are similar in terms of architectural style both being flat with raised towers on the ends and use of CMU and roll up doors. Color elevations haven't been provided for Big O so staff is unable to determine if colors are similar. It shall be up to the

Planning Commission to determine if architectural theming is met or not.

Main Entrance: *17.72.040 B* requires the main entrance of structures orient toward major sidewalks, pedestrian ways etc. The primary entrance of Big O is to the West, and does not orient toward a pedestrian way.

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

Building Articulation: *17.72.040 D* requires vertical and horizontal articulation to reduce the perceived scale of buildings. The proposed elevations are largely without horizontal articulation, The Planning Commission determined that the building elevations were appropriate as long as the elevations were updated with the correct labels so that the most attractive façade faces Pony Express Parkway (the North Façade which was incorrectly labeled the South)

Architectural Detailing: *17.72.040 E 1* states commercial buildings shall incorporate a majority of the following architectural details, reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details. The applicant's proposal includes: awnings (on two facades) Columns (on two facades), Decorative Masonry, and Architectural lighting (on three facades). The planning commission did not feel additional design elements were needed.

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

Other Items for Consideration

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

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

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommended approval of the Big O Tires Site Plan with the following conditions:

1. The applicant shall provide safe pedestrian access from Pony Express Parkway to the customer lobby
2. The applicant ensures that all lighting comply with dark sky standards including full cutoff lights, no overspill, no more than 100,000 lumens per acre and all parking lot lights under 17'
3. The applicant shall move the building forward at least 5' to comply with maximum front setback of 25'
4. The applicant shall provide additional architectural features so that all facades contain at least 6 of the architectural features as defined and required by 17.72.040 E1
5. The elevation exhibits shall be updated with the correct orientation

ATTACHMENTS:

[Color Elevations](#)

[Color Landscape Plans](#)

[Site Plan](#)

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

RENDERING

V.01
05 NOVEMBER 2021
PAGE 1 OF 6

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

RENDERING

V.01
05 NOVEMBER 2021
PAGE 2 OF 6

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

RENDERING

V.01
05 NOVEMBER 2021
PAGE 3 OF 6

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

RENDERING

V.01
05 NOVEMBER 2021
PAGE 4 OF 6

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

RENDERING

V.01
05 NOVEMBER 2021
PAGE 5 OF 6

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

RENDERING

V.01
05 NOVEMBER 2021
PAGE 6 OF 6



PLANT SCHEDULE

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

REFERENCE NOTES SCHEDULE

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

ISSUE DATE

11/3/2021

PROJECT NUMBER

UT21147

PLAN INFORMATION

811

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

PROJECT INFORMATION

BIG O TIRES

~7950 PORTERS CROSSING PKWY

EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

SOVEREIGN PROPERTIES
C/O TREVOR SHARP
801-787-4603

Client / Engineer:

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

DRAWING INFO

PM:

JTA

DRAWN:

KBA

CHECKED:

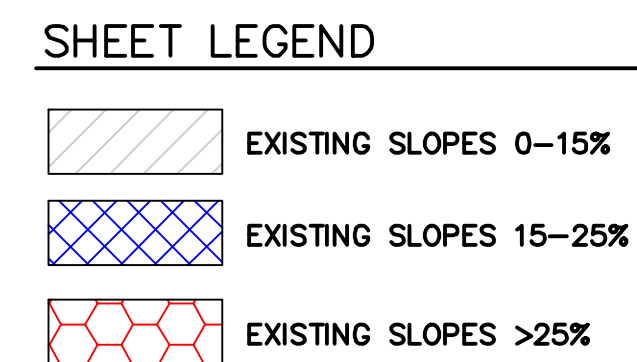
TM

PLOT DATE:

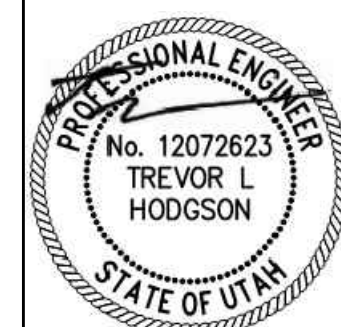
11/3/2021

COLOR PLAN

LP-COLOR



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



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

DESIGNED: TULU		PROJECT ENGINEER: TULU	
NO.	REVISIONS	BY	DATE
1	COMMENTS	TULU	11/02/21

CIR | **CIVIL ENGINEERING
+ SURVEYING**

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

58:034:0558
EAGLE MOUNTAIN CITY
59.65 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

LOT 3
0.46 ACRES
FUTURE PHASE

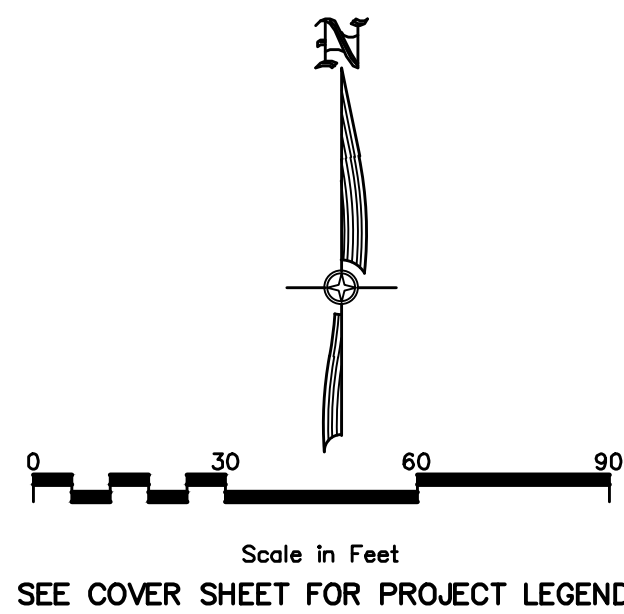
PROPOSED BUILDING
AREA 7,358 SQ. FT.
F.F.E.=4804.00

LOT 2
1.02 ACRES

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

LOT 4
0.73 ACRES
FUTURE PHASE

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES



LOT 2 AREAS:

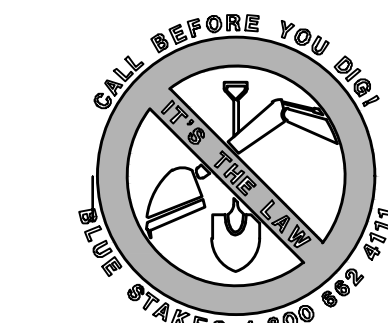
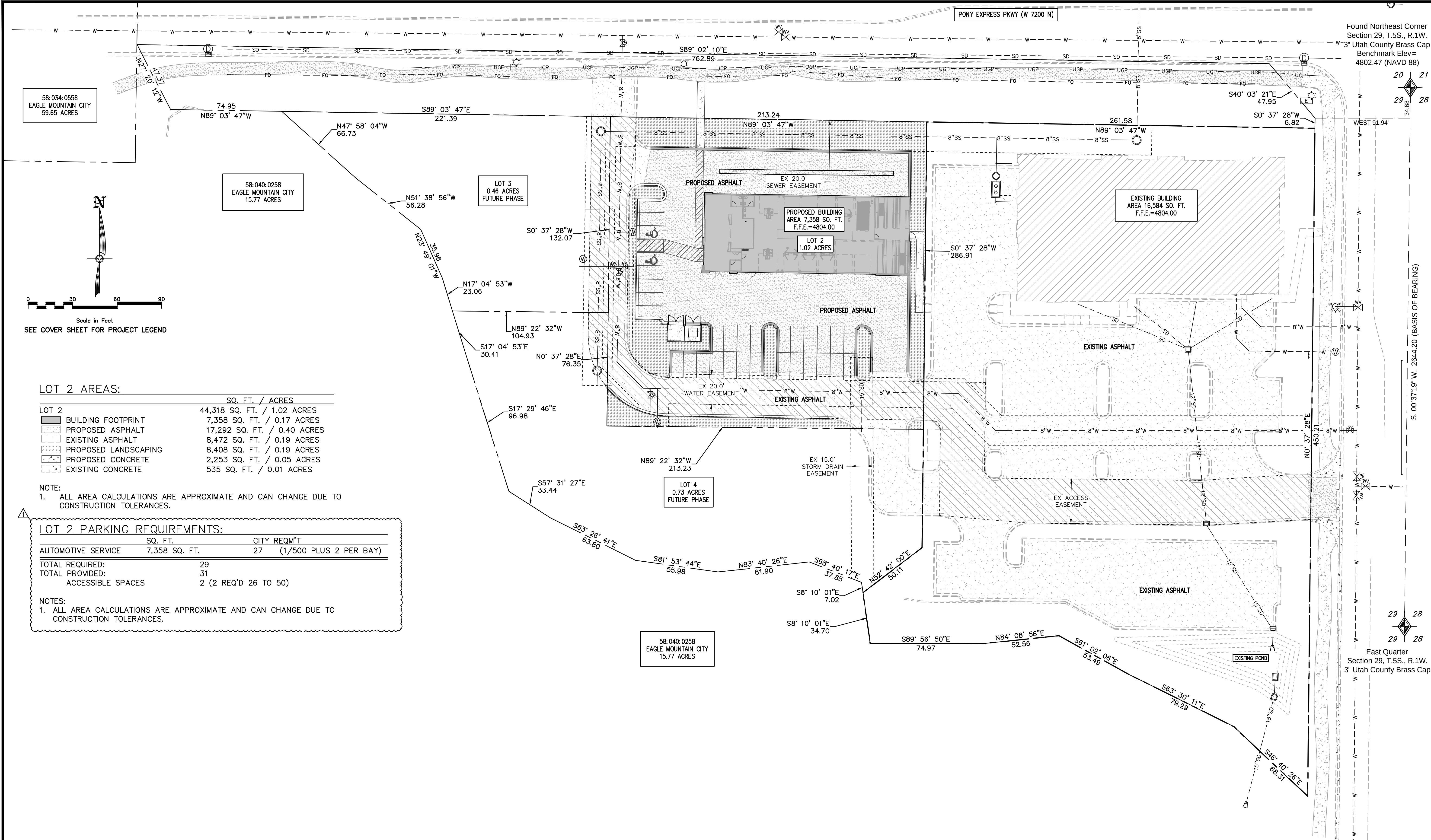
	SQ. FT. / ACRES
LOT 2	44,318 SQ. FT. / 1.02 ACRES
BUILDING FOOTPRINT	7,358 SQ. FT. / 0.17 ACRES
PROPOSED ASPHALT	17,292 SQ. FT. / 0.40 ACRES
EXISTING ASPHALT	8,472 SQ. FT. / 0.19 ACRES
PROPOSED LANDSCAPING	8,408 SQ. FT. / 0.19 ACRES
PROPOSED CONCRETE	2,253 SQ. FT. / 0.05 ACRES
EXISTING CONCRETE	535 SQ.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

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

LOT 2 PARKING REQUIREMENTS:

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

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



SHEET NO.
C1.0

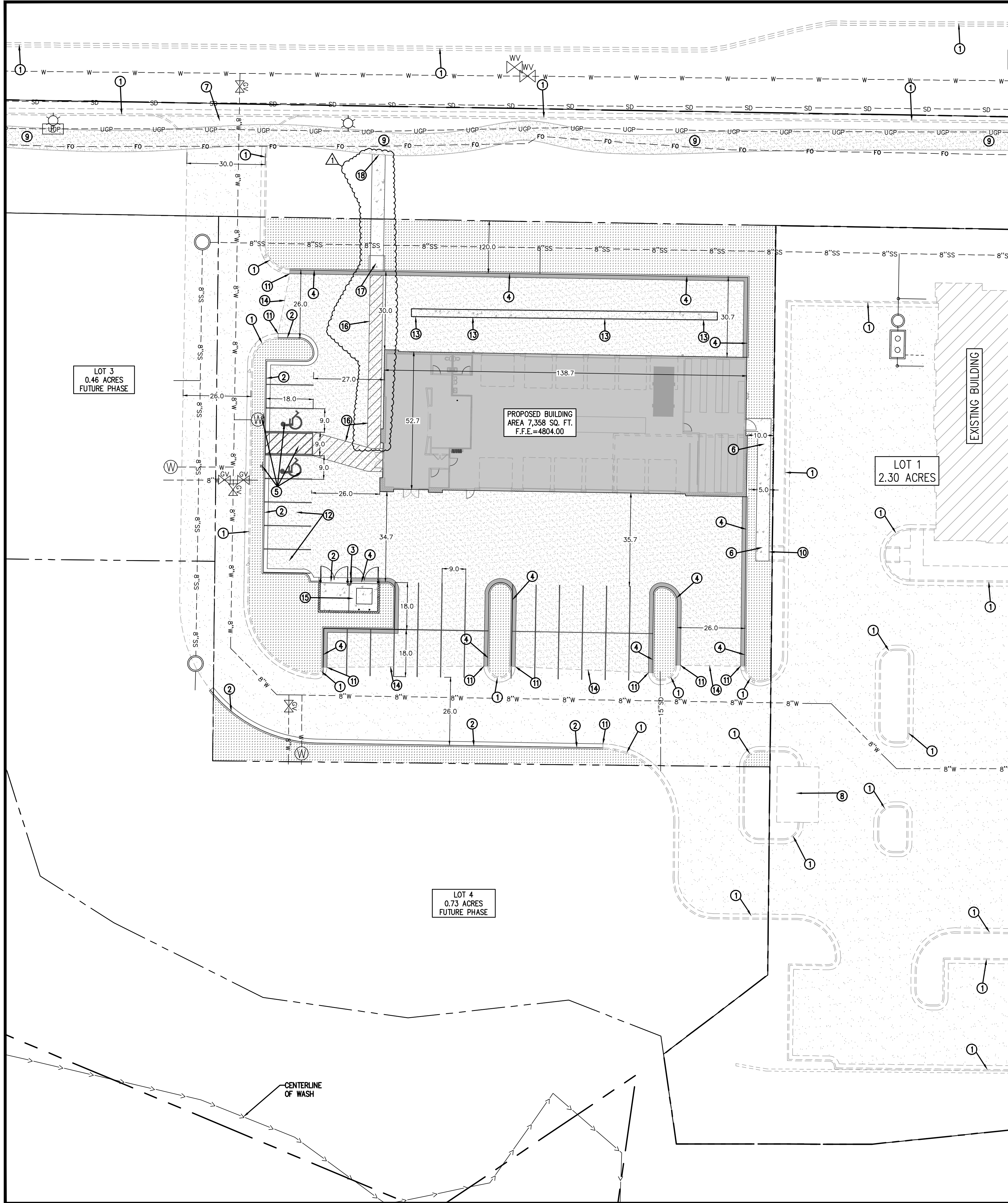
PROJECT ID: S1070-02
DATE: 09/17/21
FILE NAME: PRJ-TEM2
SCALE: 1"=30'

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

CIVIL ENGINEERING
+ SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

NO.	REVISIONS	BY	DATE
1			

DESIGNER: TLH PROJECT ENGINEER: TLH



SITE PLAN NOTES:

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

TJH 11/02/21		PROJECT ENGINEER: TJH	
1 COMMENTS		BY DATE	
NO		REVISIONS	
NO		DATE	

CIVIL ENGINEERING + SURVEYING
CIR

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

BIG O TIRES
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

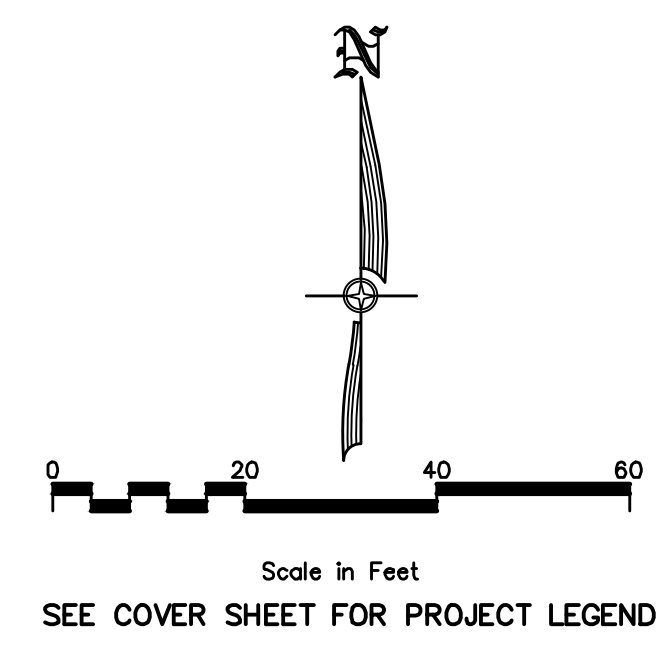
SITE PLAN

SHEET NO. **C1.1**

PROJECT ID: S1070-02
FILE NAME: PRJ-TEM2

DATE: 09/17/21
SCALE: 1"=20'



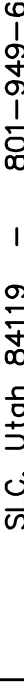


CIVIL ENGINEERING + SURVEYING 3032 SOUTH 1030 WEST, SUITE 202 SLC, Utah 84119 - 801-949-6296	CIR
--	-------------------

BIG O TIRES

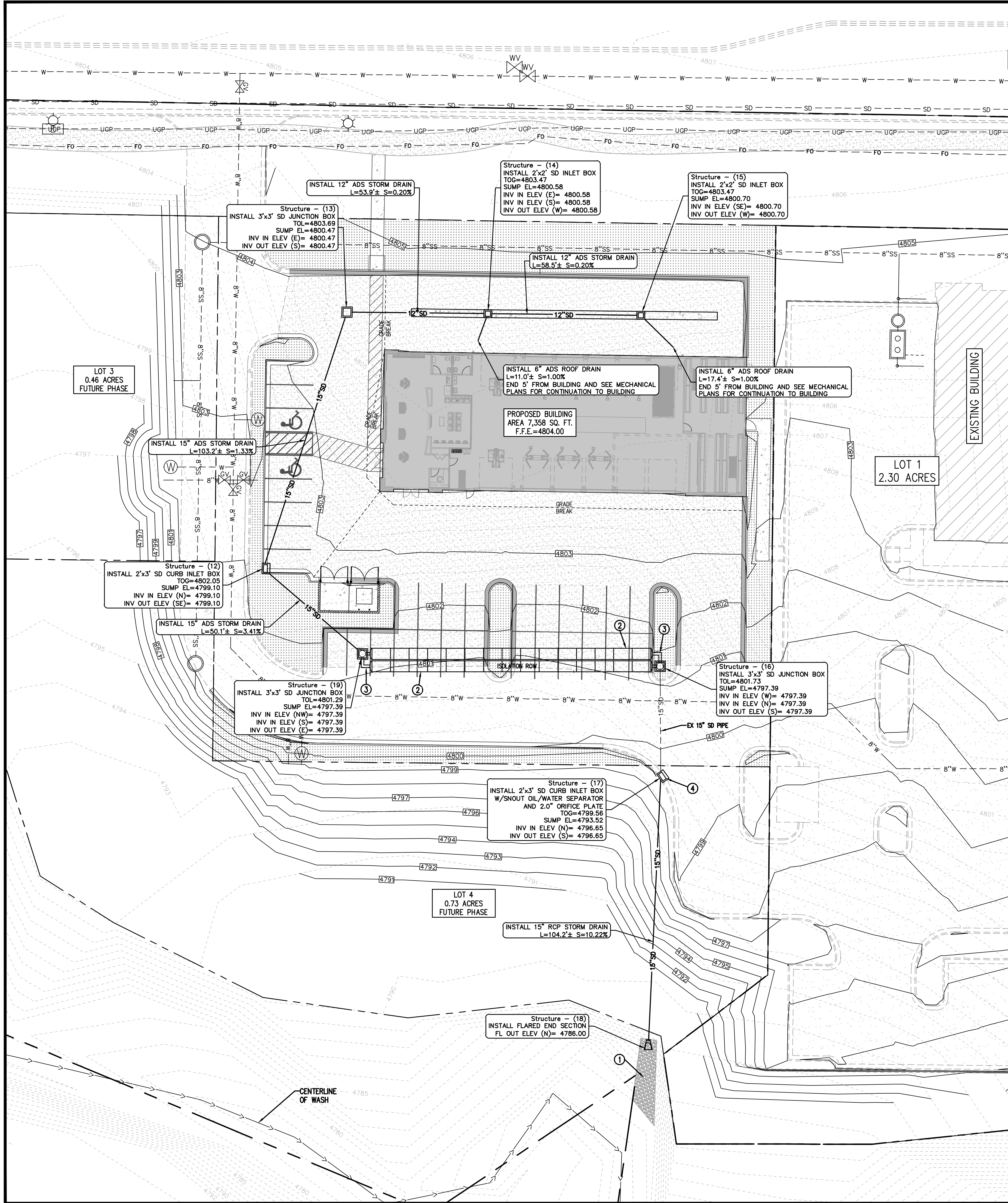
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

GRADING PLAN



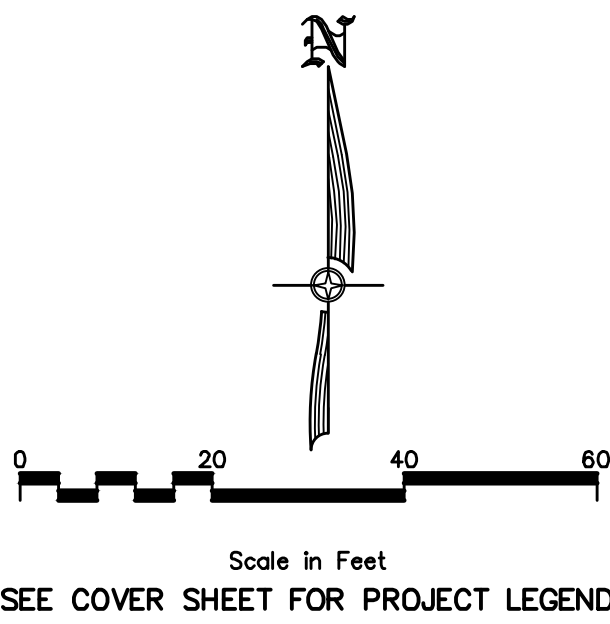
SHEET NO.	
C2.0	

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

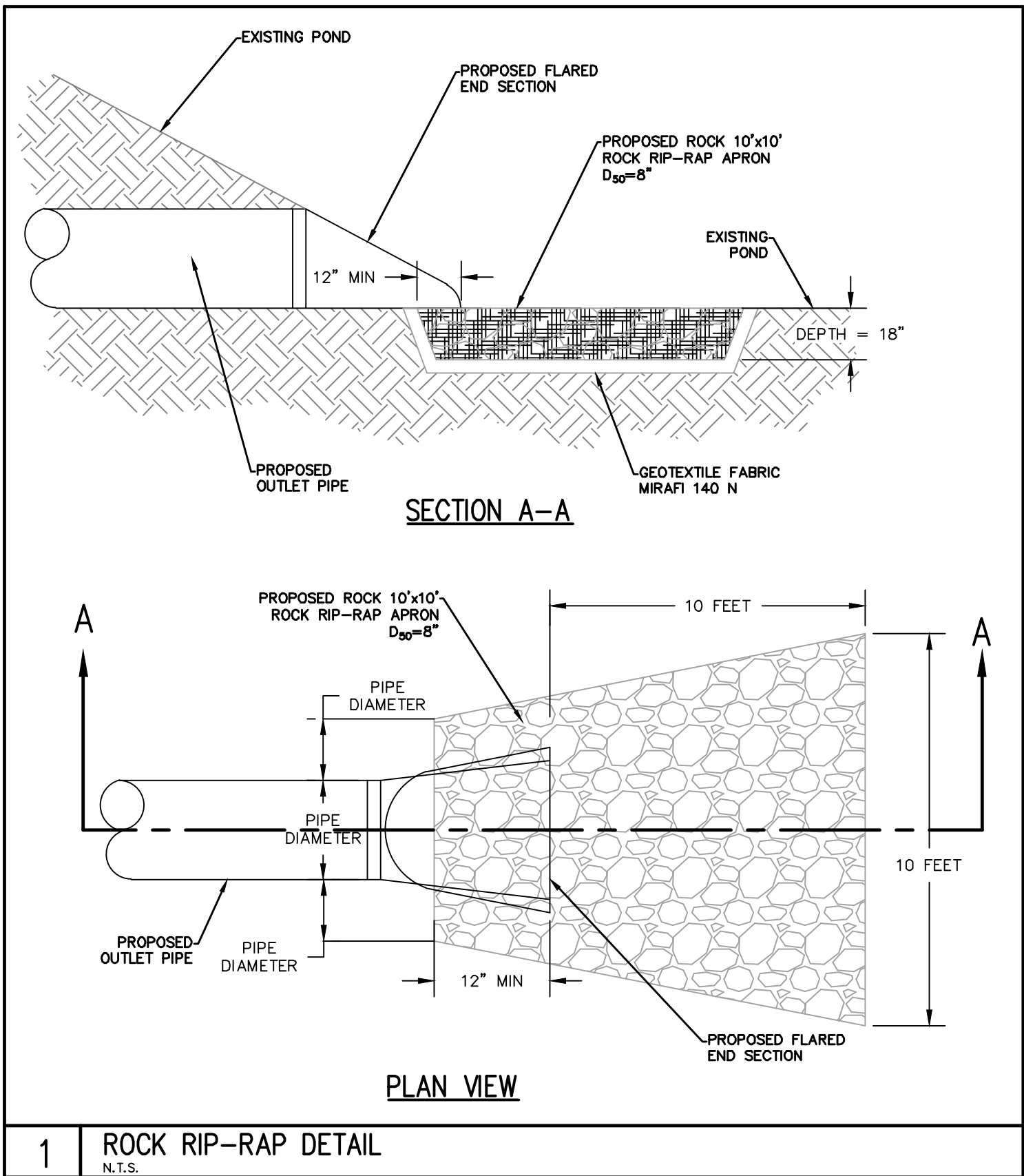


DRAINAGE CALCULATION SUMMARY:

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



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



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

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

CIVIL ENGINEERING + SURVEYING

CIR

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

BIG O TIRES

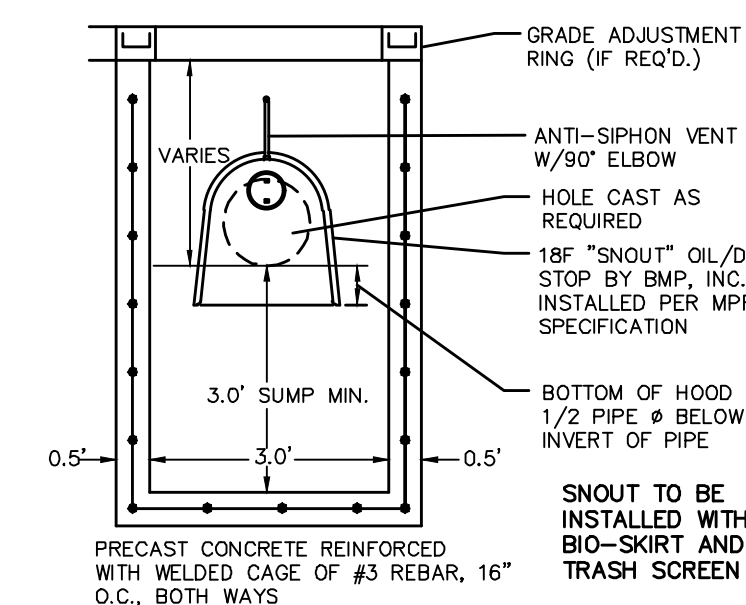
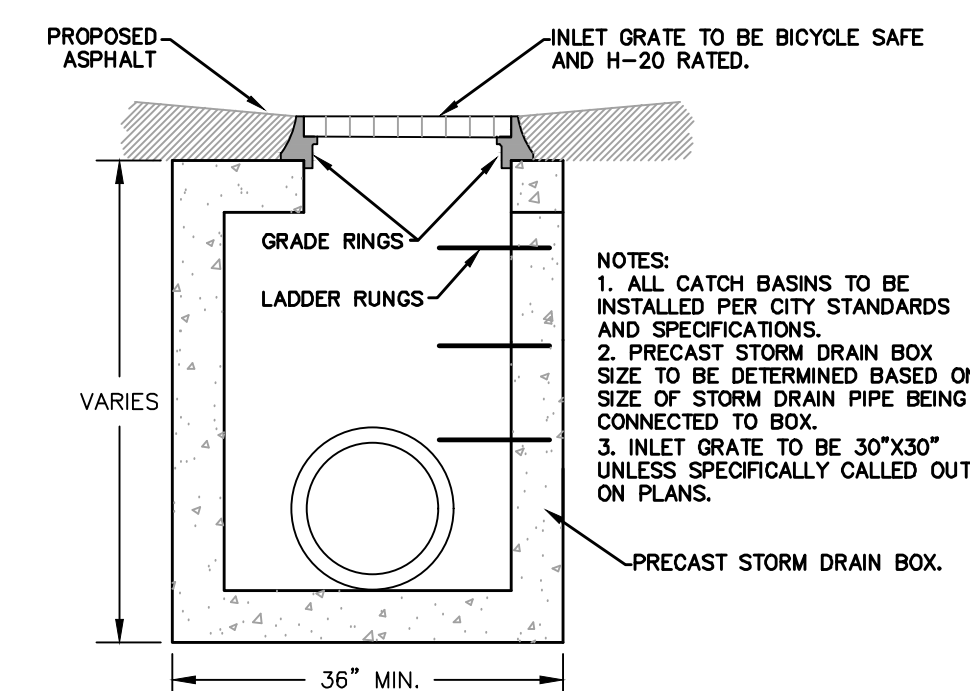
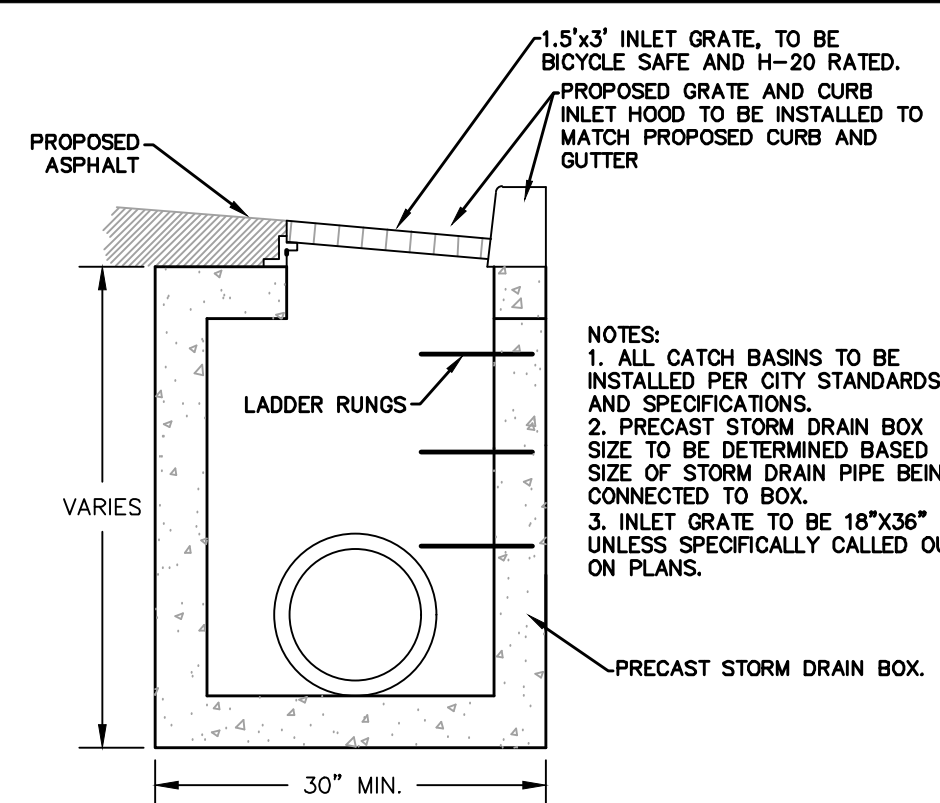
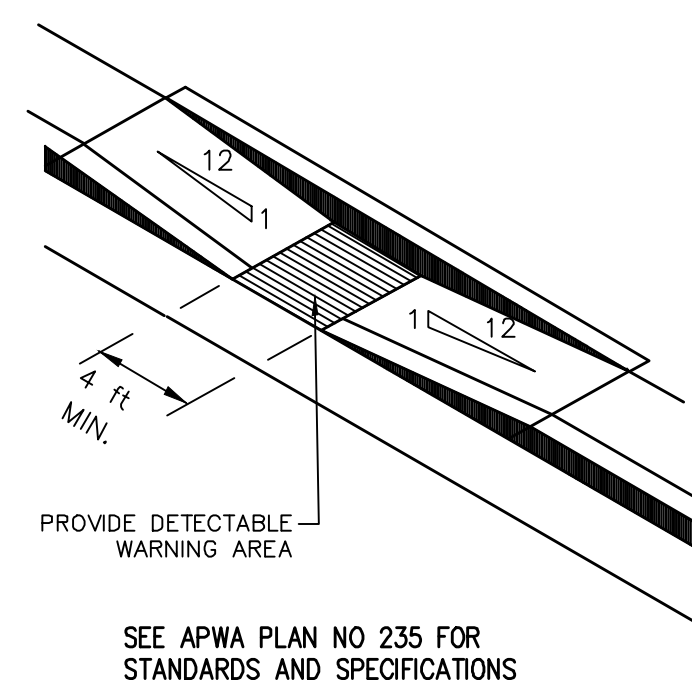
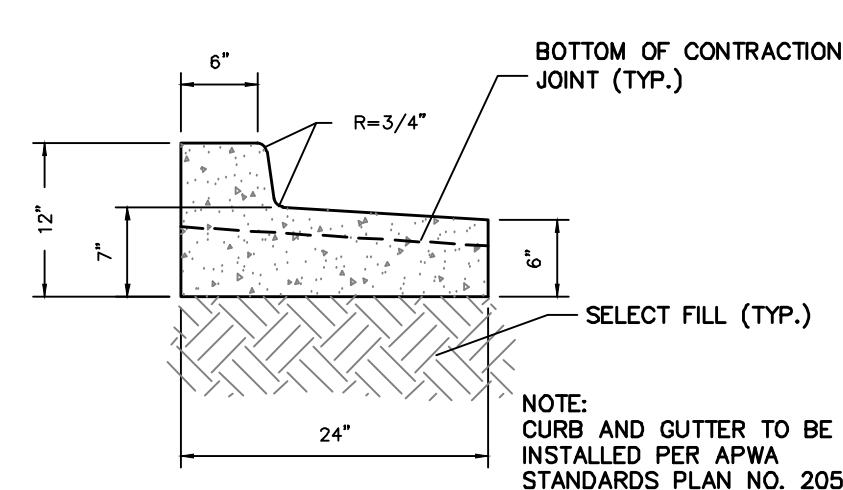
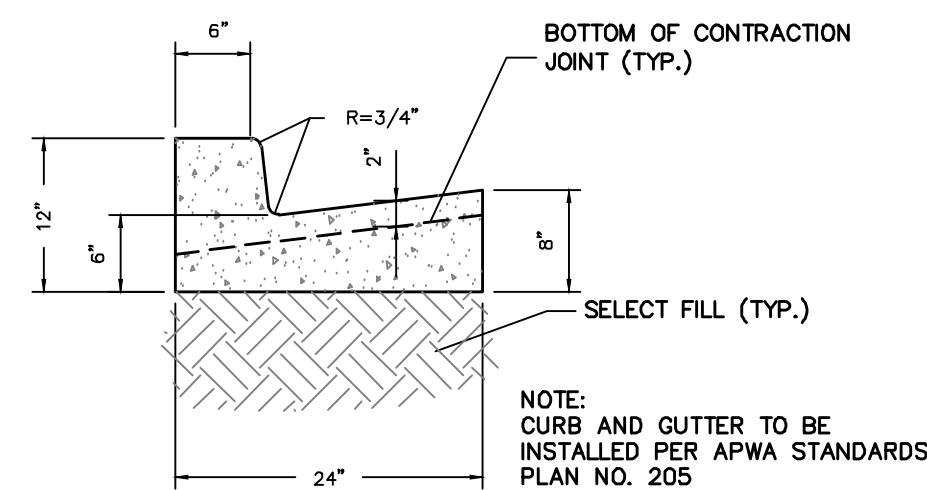
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

DRAINAGE PLAN

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

SHEET NO. **C2.1**

CALL BEFORE YOU DIG
BLUE STAKES 1 800 669 8772



1	24" CURB & GUTTER N.T.S.
---	-----------------------------

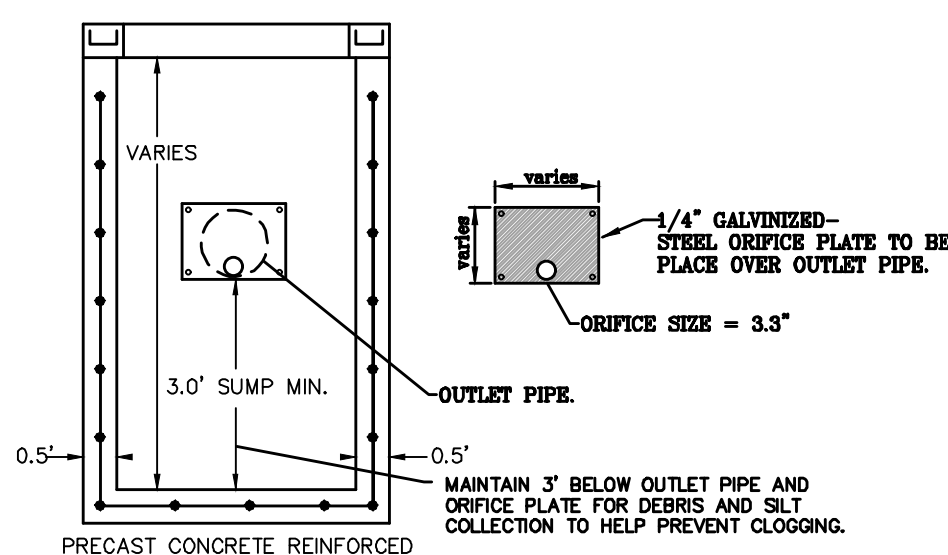
2	24" REVERSE PAN CURB & GUTTER N.T.S.
---	---

3	ADA RAMP N.T.S.
---	--------------------

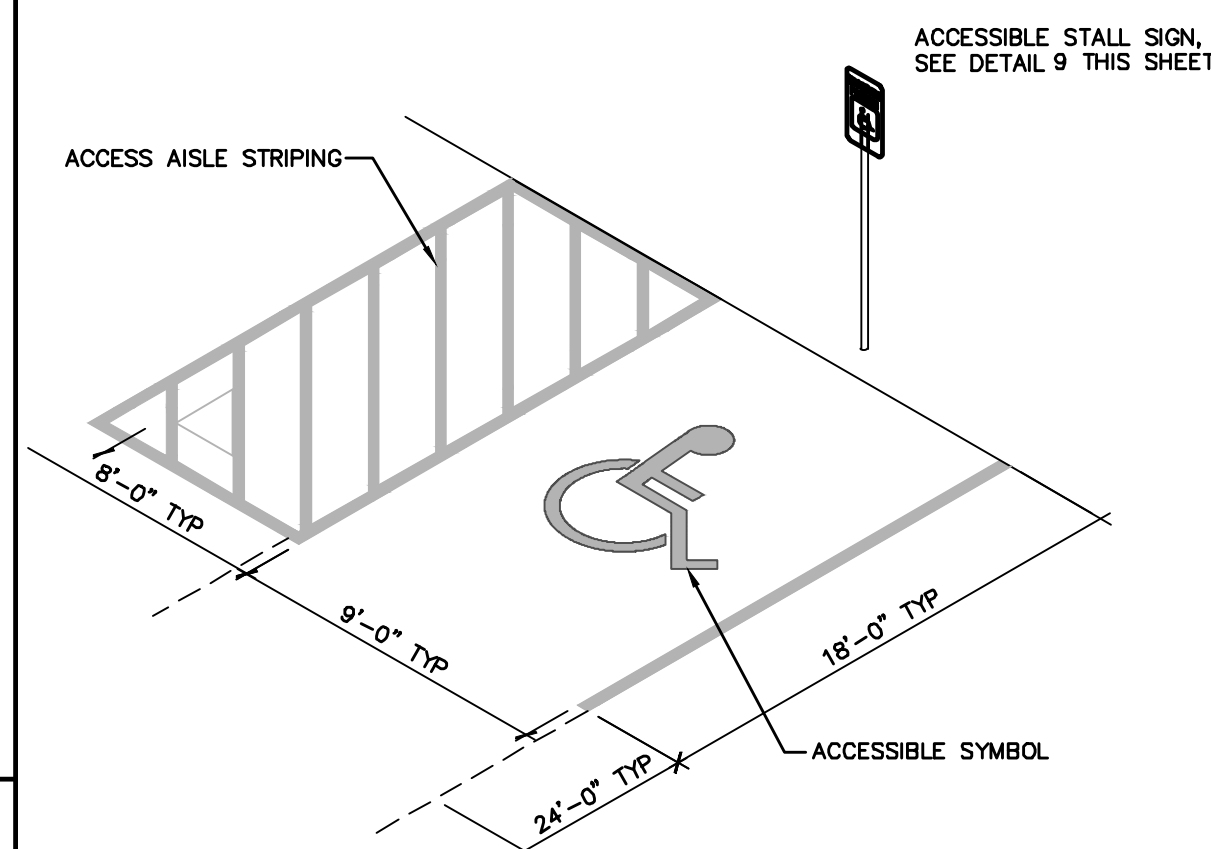
4	STANDARD STORM DRAIN CURB INLET BOX N.T.S.
---	---

5	STANDARD STORM DRAIN INLET BOX N.T.S.
---	--

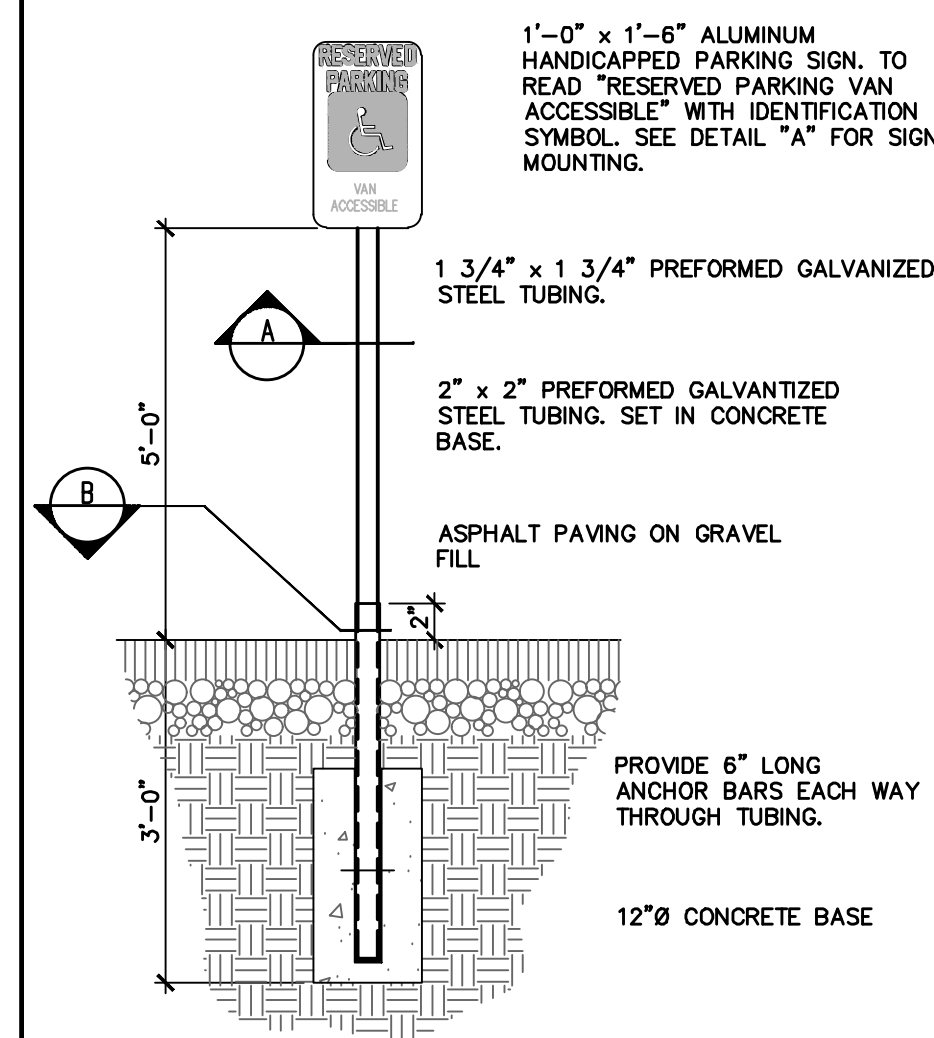
6	SNOUT OIL & DEBRIS STOP N.T.S.
---	-----------------------------------



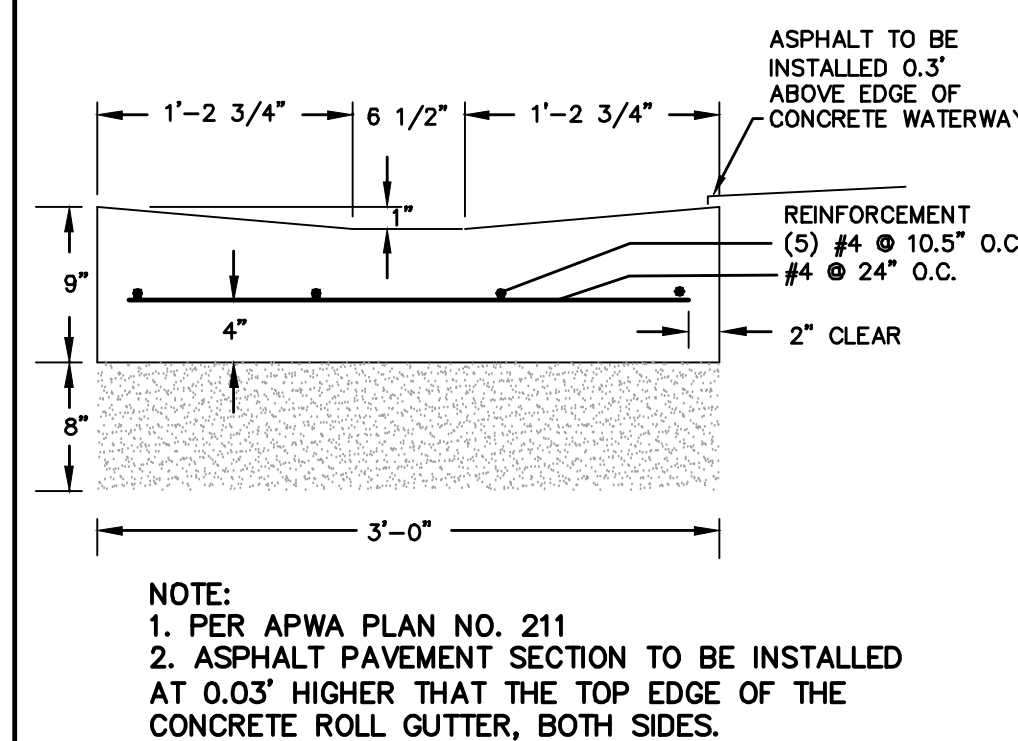
7	ORIFICE PLATE N.T.S.
---	-------------------------



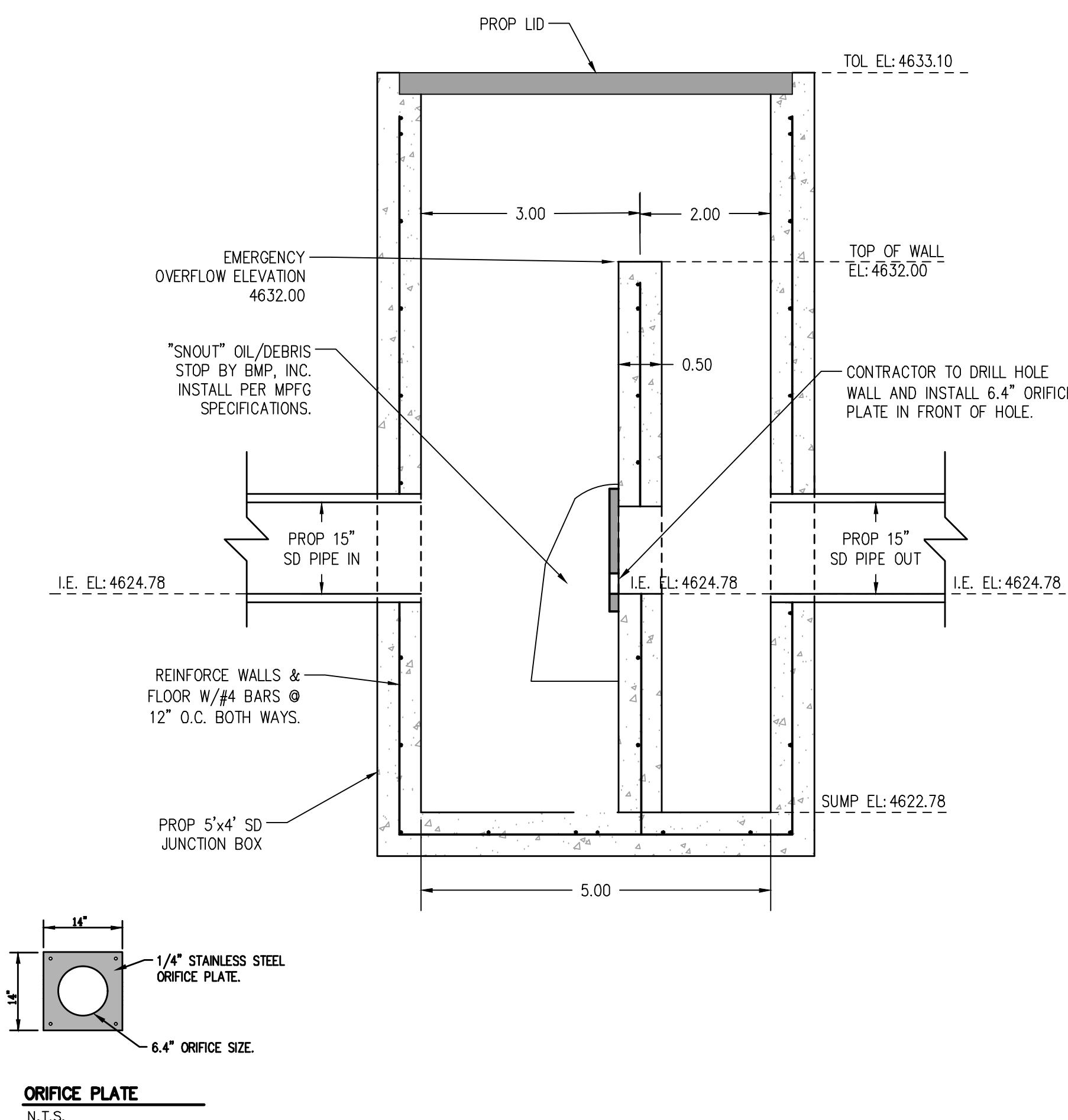
8	ACCESSIBLE PARKING STALL N.T.S.
---	------------------------------------



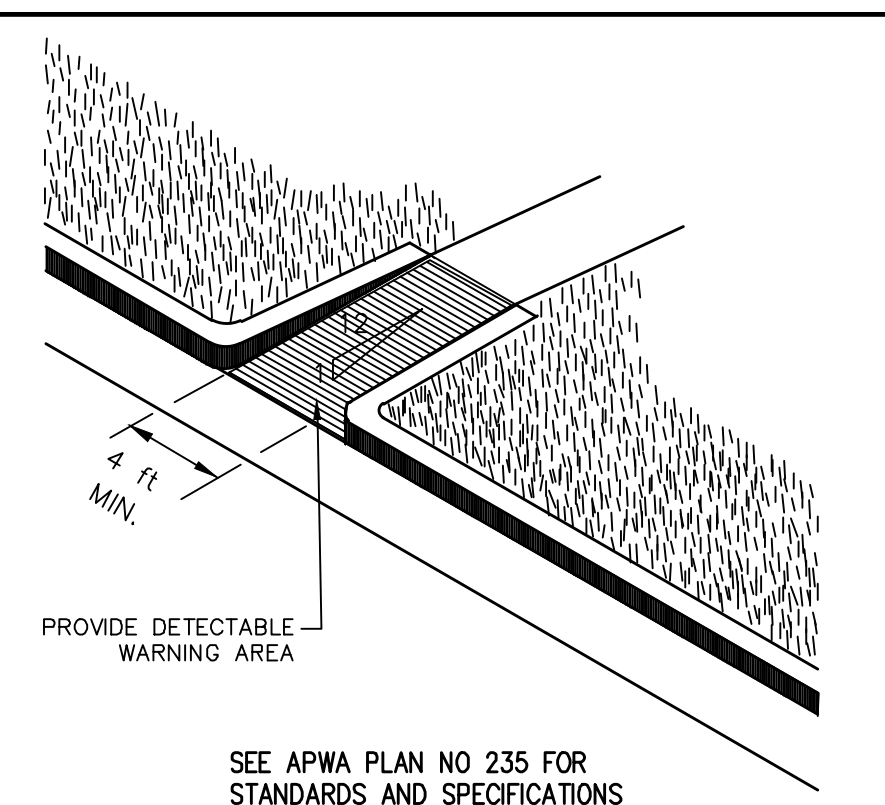
9	HANDICAPPED PARKING SIGN N.T.S.
---	------------------------------------



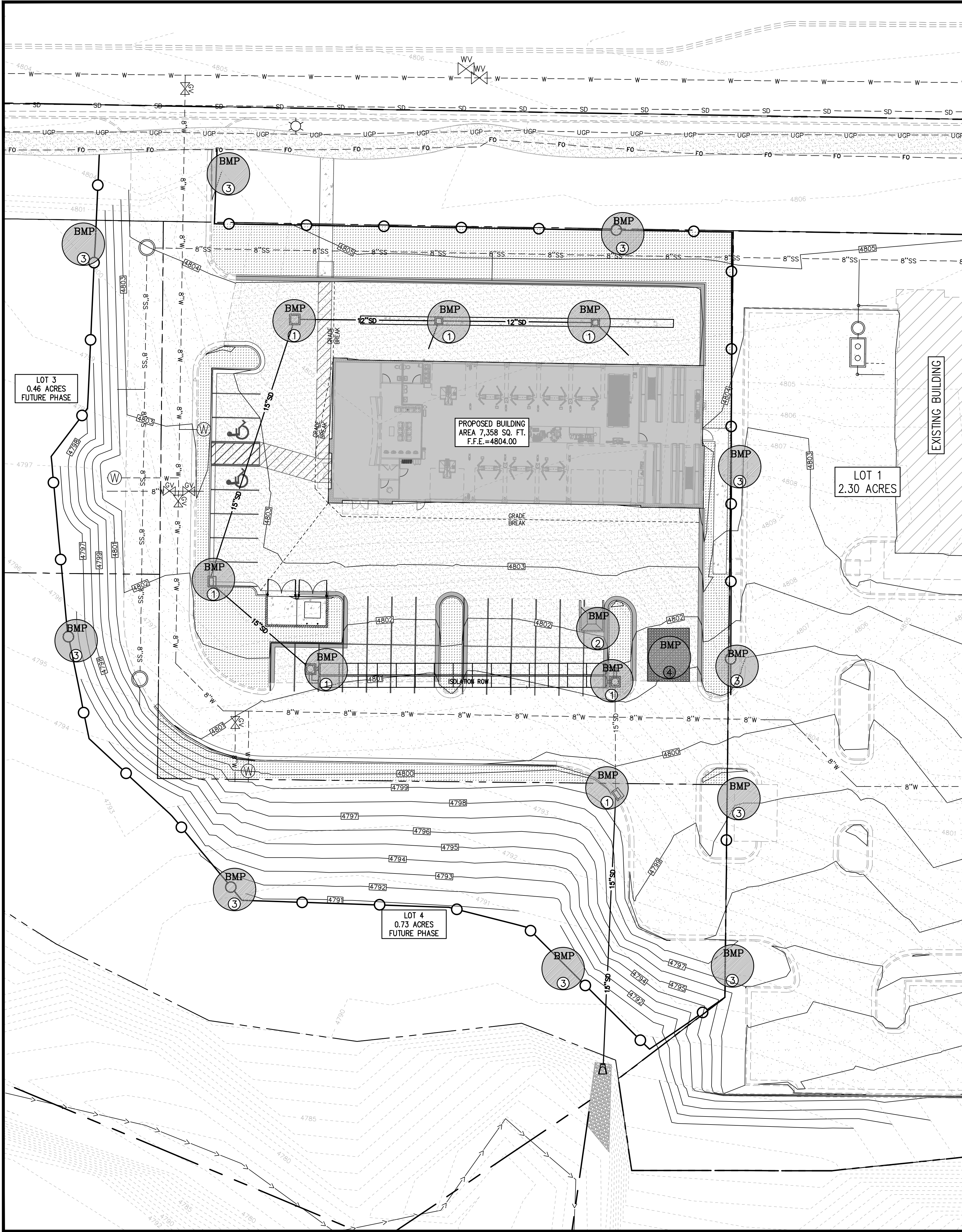
10	3'-0" ROLL GUTTER N.T.S.
----	-----------------------------



11	SITE OUTLET STRUCTURE-SOUTHWEST N.T.S.
----	---

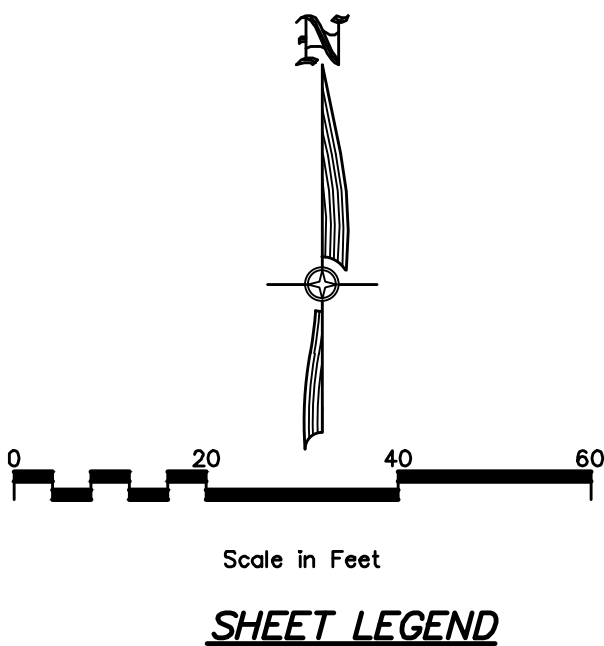


12	ADA RAMP
----	----------



BMP CALLOUTS

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

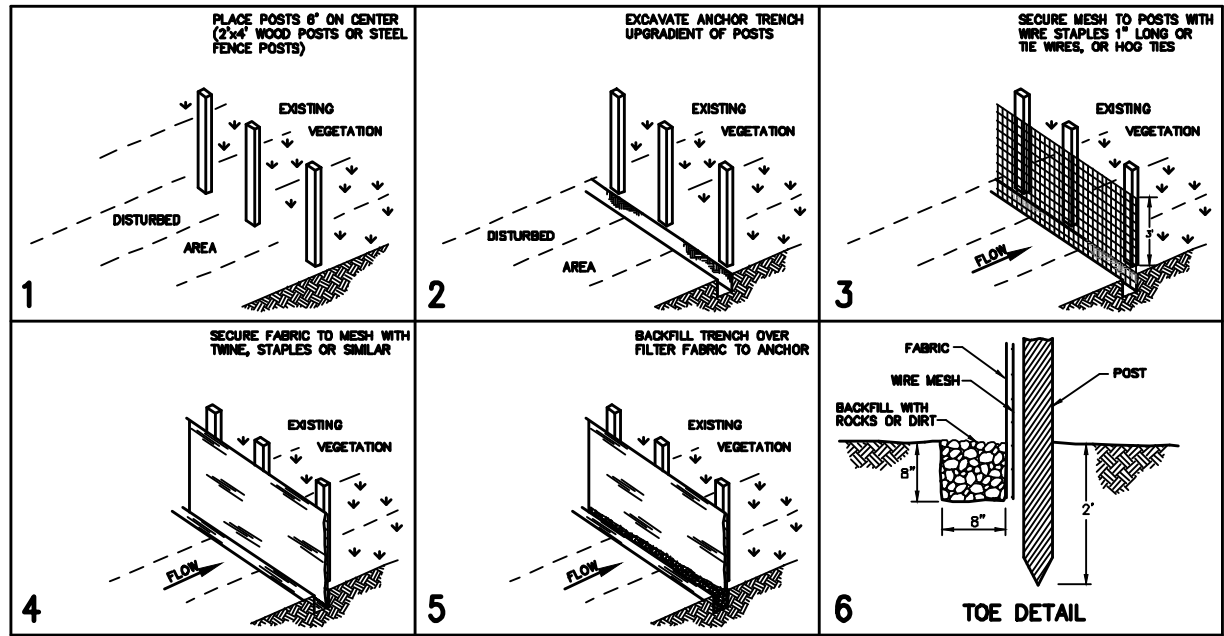


SHEET LEGEND

- SILT FENCE —○—
- WHEEL WASH AREA [hatched pattern]
- BMP AREA (X) [circle with X]

SILT FENCE

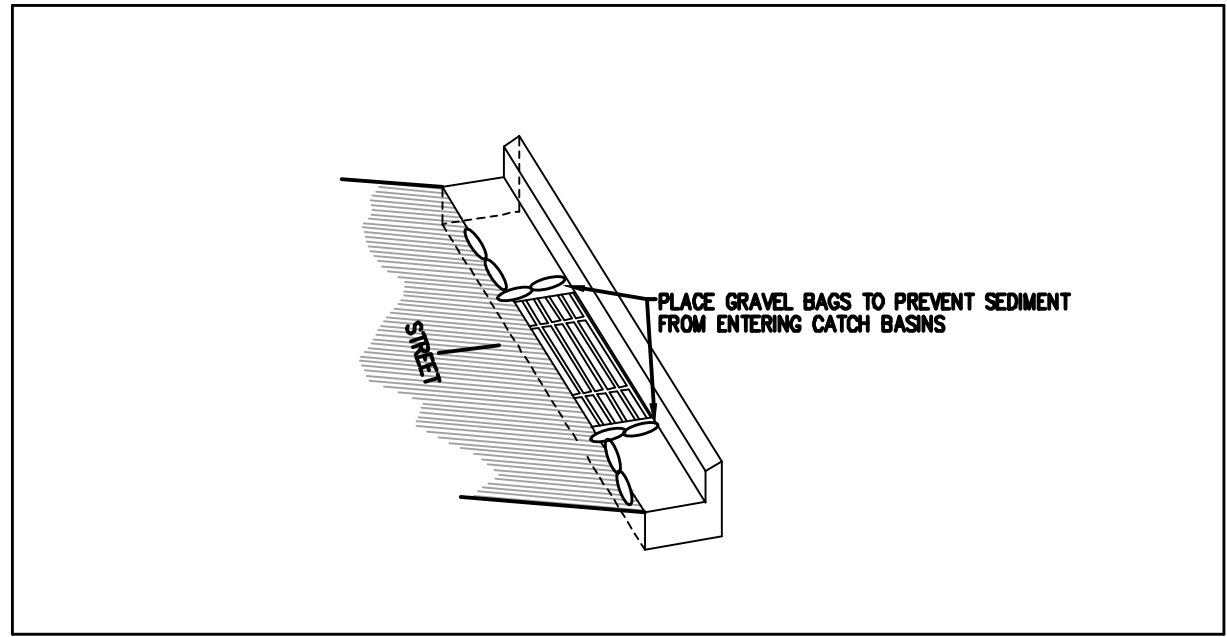
- DEFINITION:** A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.
- PURPOSE:** TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.
- APPLICATION:**
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT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



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

GRAVEL BAG BARRIER

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



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

1

COMMENTS

1

REVISIONS

NO

BY

DATE

DESIGNER: TLH

PROJECT ENGINEER: TLH

CIVIL ENGINEERING
+ SURVEYING

CIR

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

BIG O TIRES

PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

EROSION CONTROL PLAN (SWPPP)

PROFESSIONAL ENGINEER

No. 12072623

TREVOR HODGSON

STATE OF UTAH

SHEET NO.

C5.0

PROJECT ID: S1070-02

DATE: 09/17/21

FILE NAME: PRJ-TEM2

SCALE: 1"=20'

CALL BEFORE YOU DIG

BLUE STAKES 1 800 669 8474



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Assistant City Administrator /
Community Development
Director Steve Mumford

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.70 Accessory Apartments and Chapters 17.05, 17.10, 17.20, and 17.95.

BACKGROUND:

Staff has been working to clear up inconsistencies and make improvements to Title 17 of the Eagle Mountain Municipal Code and to ensure compliance with State Code. The proposed amendments include changes to EMMC Chapters 17.70 Accessory Apartments and Chapters 17.05, 17.10, 17.20, and 17.95.

ITEMS FOR CONSIDERATION:

ACCESSORY DWELLING UNITS (ADUs)

The Eagle Mountain General Plan promotes the use of accessory dwelling units (ADUs) as an affordable housing strategy. This strategy not only helps families and residents looking for an affordable housing option, but also helps the homeowners be able to afford their mortgage (especially in this booming real estate market). In an effort to promote the use of ADUs in the city, and to ensure compliance with Utah State Code, we are proposing the following changes to *Chapter 17.70 Accessory Apartments* and *17.25.030 Land*

Use Table:

- Changing the name of the chapter (and throughout) from Accessory Apartments to Accessory Dwelling Units, to be consistent with Utah Code
- Clarifying standards and adding standards related to detached accessory dwelling units (size, height, setbacks, architecture, etc.), including allowing them on 8,000 square-foot lots in the residential zones (previously only shown as allowed in FR and RD2 zones, which don't allow for 8,000 square-foot lots) as previously intended
- Restricting detached ADUs to lots with a minimum street frontage of 70 feet
- Making changes to be consistent with Utah Code in relation to internal ADUs
- Prohibit short-term rentals in ADUs
- Add minimum and maximum size standards for detached ADUs and other standards (max 2 bedrooms, foundation, connection to utilities, etc.)

Proposed changes as a result of the City Council discussion on October 19th are included in red in the attached proposed ADU code (17.70).

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission reviewed the proposed code amendments and made the following recommendations:

Recommend approval to the City Council (4-0, 1 absent) of development code amendments to Title 17 Zoning Section 17.70 Accessory Apartments and 17.25.030 Land Use Table with the following changes:

1. EMMC 17.70.030(4) "an accessory dwelling unit in a basement must have a separate exterior entrance on either the side or rear of the building."
2. References in EMMC 17.70 to "accessory apartments" shall be changed to "accessory dwelling units."

3. EMMC 17.70.030(4)(C)(i), "Stand-alone units may not exceed two stories in height."
4. EMMC 17.70.030(4)(C)(ii), "Size. A detached accessory apartment must be a minimum of three hundred (300) square feet and may not be larger than 50% of the primary home's footprint (including garage), up to a maximum of 1,000 square feet. Detached accessory dwelling units may not have more than two (2) bedrooms," shall be removed from the standards or modified if staff determines the requirement is in conflict with Utah Code 10-9a-403.

The proposed code has been modified to include items 1 & 3. Item 4 is not necessary (state code only regulates internal ADUs and doesn't restrict cities from regulating the size of detached ADUs). We have now included the other code sections that require the name change from accessory apartment to accessory dwelling unit.

ATTACHMENTS:

[ORD--ADUs](#)

[EMMC 17.70 ADUs](#)

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

[ADU Amendments - Other Chapters](#)

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REPEALING THE EAGLE MOUNTAIN MUNICIPAL CODE, CHAPTER 17.70 ACCESSORY APARTMENTS AND REPLACING IT WITH CHAPTER 17.70 ACCESSORY DWELLING UNITS, AND AMENDING CHAPTERS 17.05, 17.10, 17.20, 17.25, AND 17.95.

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to repeal Eagle Mountain Municipal Code, Chapter 17.70 Accessory Apartments and replace it with Chapter 17.70 Accessory Dwelling Units, and amend Chapters 17.05, 17.10, 17.20, 17.25, and 17.95 as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, repealing Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending Chapters 17.05, 17.10, 17.20, 17.25, 17.25, and 17.95.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of November, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

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

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 16th day of November, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

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

Posted on _____ by _____ .

Exhibit A

Chapter 17.70

ACCESSORY DWELLING UNITS

Sections:

17.70.010 Definition.

17.70.020 Purpose and intent.

17.70.030 Accessory dwelling unit standards.

17.70.040 Accessory dwelling unit permit.

17.70.050 Noncompliance.

17.70.010 Definition.

Accessory Dwelling Unit. An accessory dwelling unit is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: 1) within or attached to an owner-occupied single-family residential dwelling, or 2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.

17.70.020 Purpose and Intent.

This chapter provides a process to allow affordable housing within the city through accessory dwelling units within single-family detached dwellings or in separate detached structures in zoning districts specified in this title. The standards in this chapter include reasonable limitations to minimize impact on neighboring properties.

17.70.030 Accessory Dwelling Unit Standards.

Proposed accessory dwelling units must be in compliance with the following criteria to ensure that health and safety considerations are addressed and that the residential characteristics of neighborhoods are preserved. Accessory dwelling units are to be clearly incidental and secondary to the primary residential use of the property. The approval criteria include:

1. Number of Accessory Dwelling Units. A maximum of one accessory dwelling unit is allowed on a residential lot, whether it is in an owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

2. Occupancy and Owner Occupation. The owner(s) of the residence shall live in the dwelling in which the apartment was created, except for bona fide temporary absences. The occupants of the accessory apartment shall be related to each other by blood, marriage, or adoption; or consist of no more than two unrelated individuals living as a single housekeeping unit. The occupants of the accessory apartment shall not sublease a portion of the accessory apartment to other individuals. The following are not considered accessory dwelling unit uses

and do not fall under the regulation of this chapter: occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the dwelling; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

3. Code Compliance. The accessory dwelling unit shall conform to all applicable standards in the International Fire Code and International Residential Code.

4. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by [EMMC 17.25.030](#).

a. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building.

b. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in [EMMC 17.25.040](#). Attached ADUs must have a separate entrance located on the side or in the rear of the building.

c. ADU – Detached.

i. Maximum height. Maximum height of accessory dwelling units located above a garage is thirty-five (35) feet. Stand-alone units may not exceed two stories **and 35 feet** in height.

ii. Size. **The living space of** a detached accessory dwelling unit must be a minimum of **four** ~~three~~ hundred **(400)** ~~(300)~~ square feet and may not be larger than 50% of the primary home's footprint (including garage), up to a maximum of **1,200** ~~1,000~~ square feet. Detached accessory dwelling units may not have more than two (2) bedrooms **and must be permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and must comply with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.**

iii. Setbacks. Detached accessory dwelling units must meet a minimum side setback of five (5) feet, a minimum rear setback of **ten (10)** ~~eight (8)~~ feet, and be located at least six (6) feet from the primary dwelling.

iv. Street Frontage. **The lot must have a minimum street frontage of seventy (70) feet to receive approval for a detached accessory dwelling unit. A**

smaller-frontage lot may be approved if, at the discretion of the approval authority, the lot configuration is unique and/or the primary dwelling unit is unique in size or location on the lot, and the impacts to neighbors and the street are substantially similar to those on a 70-foot wide lot.

5. Exterior Appearance. The accessory dwelling unit shall be incorporated into the residence so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. All entrances to accessory dwelling units shall be located on the side or in the rear of the building. The architectural style, building materials, and colors of detached accessory apartments shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit. **If the ADU is above a detached garage, the architectural style, building materials, and colors of the ADU must match those of the garage.**

6. Utilities. Detached accessory dwelling units may have separate utility meters, and all **municipal** utilities shall be in the property owner's name and the property owner shall be responsible for payment of all **municipal** utilities.

7. Parking. Off-street parking for one vehicle, in addition to parking for two vehicles otherwise required for a residence in this title, shall be available for use by the tenants of the accessory dwelling units. Driveway (tandem) parking in front of a garage does not qualify. All parking shall be on a hard surface (concrete, asphalt, etc.). Occupants may not park on the street along the frontage of a neighboring property.

8. Address. The principal dwelling and the accessory dwelling unit shall have the same address number but shall refer to the accessory dwelling unit as unit "B." The address must be located in a visible location on the street frontage side of the home.

9. Short-Term Rental Prohibited. Accessory dwelling units may not be rented for a period of less than thirty (30) consecutive days.

~~10. Tiny Homes. A tiny home is permitted as a detached accessory apartment if it is at least three hundred (300) square feet, permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and complies with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.~~

17.70.040 Accessory dwelling unit permit.

Any person owning an existing accessory dwelling unit that has not been permitted by the City, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the Planning Division of the City's Community Development Department. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary

building permits and pay all applicable fees prior to constructing the accessory apartment, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted and approved by the City.

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the Planning Division of the Community Development Department.

1. ~~Notarized Letter~~ **Owner Signature.** The owner shall sign the application, agreeing to occupy the primary dwelling, except for bona fide temporary absences, and agreeing to comply with the standards in this chapter. ~~A notarized letter of application (sworn before a notary public) shall be provided by the owners stating that such owners will occupy the dwelling, except for bona fide temporary absences.~~

2. Site Plan. A site plan shall be provided that shows property lines, dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings to property lines, the location of required off-street parking, and utility meters.

3. Floor Plan. A detailed floor plan, to scale, showing the floor in which the accessory apartment will be located, including labels on rooms indicating uses or proposed uses, shall be provided.

4. Evidence of Building Permit. Evidence shall be provided that a building permit was obtained for the building and/or area containing the accessory dwelling unit.

5. Fee. The processing fee required by the current consolidated fee schedule approved by the city council shall be paid in full.

B. Planning Director or Designee Approval. The planning director or designee shall approve an accessory dwelling unit application if it is in complete compliance with all the approval criteria standards identified in this chapter. As part of the planning director's or designee's review, inspections may be required by the planning, building, and/or fire departments.

C. Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the Planning Commission in a public meeting. After conducting a public hearing and reviewing the application, the Planning Commission may approve, approve with conditions, or deny the application. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking.

D. Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory apartment permits shall remain valid so long as the accessory apartment is in compliance with the city's ordinances and conditions of approval.

17.70.050 Noncompliance.

Owners of the single-family dwelling where the accessory apartment use has been approved shall be responsible for their property's compliance with the city's ordinances and conditions of approval. Property owners who fail to maintain or violate the city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the planning director, designee or planning commission. Enforcement will occur in accordance with EMMC 4.10, Administrative Code Enforcement Hearing Program.

17.25.030 Land use table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter [17.95](#) EMMC)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter [17.75](#) EMMC that are specific to that type of use)

Blank = Prohibited

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Home Businesses in Compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P		
Dwelling (Multifamily)										P ≤ 6 units/building	P ≤ 12 units/building
Assisted Living Facility	S	S	S							S	S
Public Parks, Trails, and Recreation	P	P	P	P	P	P	P	P	P	P	P
Public and Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S								

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Radio, Microwave, or Other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Apartments Dwelling Unit in Compliance with Ch. 17.70 EMMC	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot		
Accessory Apartments Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P		
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery/Garden Center	S	S	S								
Chickens	P	P	P	P	P	P	P	P			
Livestock/Farm Animals (See EMMC 6.10.090)	P	P	P	P							
Riding Arena (Commercial)	C	C									
Stables (Commercial)	C	C									
Equestrian Center	C	C									
Animal Care Service	S	S	S								
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P

[Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

Chapter 17.10

DEFINITIONS

17.10.030 Definitions.

~~“Accessory dwelling unit (ADU) apartment” is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: 1) within or attached to an owner-occupied single-family residential dwelling, or 2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels. means a self-contained second living unit which is built into or attached to an existing single-family dwelling. The is private and generally equal to or smaller than the primary unit and usually contains one or two bedrooms, bath, sitting room, kitchen, and a separate entrance. may be located in any part of the house depending upon the availability of usable space.~~

Chapter 17.20

AGRICULTURE ZONE

17.20.050 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

- A. Limited processing of agricultural products.
- B. Religious or cultural meeting hall.
- C. Radio, microwave or other transmission towers.
- D. Home businesses (as allowed by this title).
- E. Accessory ~~dwelling units (ADUs) apartments~~ in accordance with the standards contained in this title.
- F. Commercial hunting areas as a temporary land use with no long-term vesting.
- G. Stables.
- H. Commercial riding arena.
- I. Equestrian center.
- J. Equine assisted therapy center.

Chapter 17.95

CONDITIONAL USES

17.95.110 Expiration of permits.

Conditional use permits that comply with the conditions and requirements of approval shall continue to be valid. Changes in the land use regulations shall not cause the approved conditional use permit to be revoked. In these cases the approved conditional use permit shall be classified as a nonconforming conditional use permit and shall be allowed to continue unless it is abandoned for a period of 12 months or more in accordance with Chapter [17.05](#) EMMC, General Provisions.

A change in tenancy, ownership or management of a conditional use shall not affect the status of a conditional use (with the exception of ~~accessory apartments and~~ home businesses), which remains otherwise unchanged, nor shall such a change be interpreted to permit a departure from the conditions of approval and the approved plans. [Ord. [O-02-2006](#) § 3 (Exh. 1 § 19.11); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 19.11)].

Chapter 17.25

RESIDENTIAL ZONES

17.25.040 Residential development standards.

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC [17.25.030](#), the maximum height of accessory ~~apartments~~ **dwelling units (ADUs)** located above a detached garage is 35 feet.

17.05.200 Tables.

Table [17.05.200\(b\)](#) Land Use Authority

Development Code Amendments – Changing “Accessory Apartments” to “Accessory Dwelling Units” (As Recommended by the Planning Commission)

[Table 17.05.200\(a\) Public Hearing](#)

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan*	Yes	Yes	Published in paper – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					
EMMC Titles 16, Subdivisions, and 17, Zoning: Requirements and Approvals	Yes	Yes	Published in paper – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity
HOME BUSINESS					
License Official Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
ACCESSORY DWELLING UNITS (ADUs) APARTMENTS					
Planning Director Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

This topic has been reviewed several times, having discussed it last on September 7th 2021. Prior to this meeting, a joint session of the Planning Commission and City Council was held to visit properties in Cedar Pass Ranch to see the impact the number of animals had on various lots.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On July 13th 2021, the Planning Commission recommended approval of a code amendment that removed all references to the Airpark zone in Chapter 6

ATTACHMENTS:

ORD--EMMC 6.10 Animal Zoning Regulations
Animal Code Change 11.16.21 (Redlines)
Animal Code Changes 11.16.21 (Clean Version)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 6.10 ANIMAL ZONING REGULATIONS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 6.10 Animal Zoning Regulations, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 16th day of November, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

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

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of November, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

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

Posted on _____ by _____ .

Exhibit A

6.10.010 Existing animal uses.

The keeping of any animal which existed lawfully prior to the effective date of the ordinance codified in this title which is not allowed under this title may be continued as a nonconforming use, except that if the nonconforming use is discontinued for one year or more it shall then be deemed abandoned and any future keeping of animals shall be in conformity with this title. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.020 General animal regulations for all zones.

All areas to be used by animals shall be adequately fenced so as to prevent their escape. No more than six birds or other flying animals shall be kept on any lot within 1,000 feet of an airport. Available fenced animal areas shall be located in rear or side yards and may include barns, corrals, pens, or other facilities directly related to the care, shelter or feeding of the animals, but shall not include the home or other accessory buildings. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.030 General animal regulations for the agriculture zone.

Livestock may be kept in the agriculture zone on lots greater than five acres in size, but shall be maintained in conditions that are healthy and do not pose a nuisance due to smell, noise, or unsightly trash or dilapidated buildings. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.040 General animal regulations for the commercial zone.

It shall be unlawful to possess livestock or other animals in the commercial zone, except in approved pet stores, boarding or grooming kennels, or as otherwise provided in this chapter. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.050 General animal regulations for the industrial zone.

It shall be unlawful to possess livestock or other animals in the industrial zone, except as otherwise provided in this chapter. [Ord. O-12-2017 § 2 (Exh. A)].

~~6.10.060 General animal regulations for the airport zone.~~

~~It shall be unlawful to possess livestock or other animals in the airport zone, except in approved pet stores or as otherwise provided in this chapter. [Ord. O-12-2017 § 2 (Exh. A)].~~

6.10.070 060 General animal regulations for the residential zone – Permitted uses.

Table 6.10.090 080, Residential Zone Livestock Requirements, identifies ~~the minimum lot size, area requirements, number and type of livestock that may be kept as a permitted use within the residential zone~~ the size and quantity of livestock animals permitted on residential lots within Eagle Mountain based on lot size. [Ord. O-12-2017 § 2 (Exh. A)].

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Header

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

Additional animals not identified in Table 6.10.080, or in 6.10.090 as “Wild Animals” shall be subject to an alternative animal management plan to be heard by the Planning Commission. Approval of the plan by the Planning Commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the Planning Commissioncode enforcement or animal control officer.

6.10.080 070 General animal regulations for the residential zone – Conditional uses.

The planning commission may consider exceptions to Table 6.10.090, Residential Zone Livestock Requirements, through a conditional use permit process.

A. The planning commission shall review conditional use permits in accordance with the standards contained in Chapter 17.95 EMMC, Conditional Uses.

B. The planning commission shall conduct a public hearing in accordance with Chapter 17.95 EMMC, Conditional Uses.

C. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.090 080 Residential zone livestock requirements.

A residential property may have a mix of -large, medium and small livestock animals in accordance with this Table 6.10.080 belowtablethe permitted animals so long as the required fencing area is provided.

Table 6.10.090 080 – Residential Zone Livestock Requirements*

Animal	Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building ^a	Minimum Lot Size
	1/2 to 1 Acre	1 to 3 Acres	More than 3 Acres			
Horse/Mule				22,000 s.f. per 1 — 4 animals	50	1 Acre
Buffalo	0	2	6	22,000 s.f. per 1 — 4 animals	150	1 Acre
Cattle	2	4	12	2,500 s.f.	50	1/2 Acre
Donkey	2	4	12	2,500 s.f.	50	1/2 Acre
Llama	2	4	12	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	8	16	500 s.f.	50	1/2 Acre
Sheep/Goat	4	8	16	500 s.f.	50	1/2 Acre

Formatted: Header, Indent: Left: -0.08"

Formatted Table

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted: Header

Formatted: Strikethrough

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

Table 6.10.090 080 – Residential Zone Livestock Requirements*

Animal	Max. Number Allowed on Lots			Available Fenced Area per Animal	Setback from Residence or Other Periodically Inhabited Building ^a	Minimum Lot Size
	1/2 to 1 Acre	1 to 3 Acres	More than 3 Acres			
Pig (all kinds)	2	4	8	500 s.f.	150	1/2 Acre

*—The setback requirement is measured from the closest point of the available fenced animal area to a residence or building on an adjacent lot.

*—Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the planning commission. Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer.

[Ord. O-12-2017 § 2 (Exh. A)].

Animal Size*	Animal Points Required	Required Minimum Setback(s) of/for Livestock Enclosure(s) and/or Shelters from Other Residences (or Periodically Inhabited Buildings)
Large Livestock	1	100'
Medium Livestock	.5	50'
Small Livestock	.25	n/a
Minimum lot size of ½ acre (21,780 SF) required for Residential Livestock 2 Animal Points per ½ acre (granted on a proportional basis)		

*Non-standard (miniature) breeds of livestock shall be classified as with animals that most closely match their size -- a. As defined by the reasonable person standard.

Examples of how to read the code are included below:

Example 1: A 1-acre lot has 4 Animal Points (2 per ½ acre). A property owner may have up to 4 large animals, up to 8 medium animals, and up to 16 small animals or a mix thereof. For example, e.g., 1 horse (1 animal point), 4 goats (2 animal points) and 4 Geese (1 animal point)

Example 2: A 1 ¾-Acre lot has 7 animal points (2 per ½ acre). A property owner may have up to 7 large animals, up to 14 medium animals, and up to 28 small animals -- or a mix thereof

Example 3: An individual looking to buy a property to allow for 3 cows and 3 Shetland ponies, needs to purchase a residential property that is a minimum of 1.25-acres in size (3 cows = 3 animal points, 3 Shetland ponies = 1.5 animal points) in this case the animals would use 4.5 of their 5 total animal points, leaving them .5 animal points that may be used for additional residential livestock acquisition/care and keeping in the future.

6.10.100 090 Definitions.

Formatted: Header, Indent: Left: -0.08"

Formatted Table

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted: Header

Formatted: Line spacing: Multiple 1.08 li

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

For the purposes of this title, each of the following words and phrases shall have the following meaning:

"Animal" means birds, reptiles, and mammals other than the species *Homo sapiens*. An animal's offspring shall be considered a separate unit upon completion of weaning.

"Hobby breeder kennel" means a dog or cat breeder that has been given conditional use approval to keep a limited number of animals, as approved in a conditional use permit, in a residential area, subject to all provisions of Chapter [6.05](#) EMMC and this chapter.

"Kennel" means any lot, building, structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling.

"Livestock" means all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals, and all ratites, including, but not limited to, ostriches, emus, and rheas.

"Large Livestock Animal" means a full-sized horse, cow, donkey, buffalo, elk, camel, full-sized pig and/or other commonly domesticated animals of similar size.

"Medium Livestock Animal" means a pony, small horse, llama, emu, ostrich, sheep, and full-sized goat and/or other commonly domesticated animals of similar size.

"Small Livestock Animal" means a pheasant, goose, miniature pig, miniature goat and/or other commonly domesticated livestock animals of similar size.

"Wild animals" means any animals of a species that in their natural life are wild, including hybrids and animals which, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These animals, however domesticated, shall include but not be limited to:

1. Alligators and crocodiles;
2. Bears (*Ursidae*). All bears, including grizzly bears, brown bears, black bears, etc.;
3. Cat family (*Felidae*). All except the commonly accepted domesticated cats, and including cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wildcat, etc.;
4. Dog family (*Canidae*). All except domesticated dogs, and including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.;
5. Porcupine (*Erethizontidae*);
6. Primate (Nonhuman). All subhuman primates;
7. Raccoon (*Procyonidae*). All raccoons, including eastern raccoon, desert raccoon, ringtailed cat, etc.;
8. Skunks;

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Header

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

9. Venomous fish and piranha;

10. Venomous [and/or constricting \(i.e., boas and pythons\)](#) snakes and lizards;

11. Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters, ermine, mink, mongoose, etc.

A complete list of other definitions related to animal control may be found in Chapter [6.05](#) EMMC. [Ord. [O-12-2017](#) § 2 (Exh. A)].

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Header

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

6.10.010 Existing animal uses.

The keeping of any animal which existed lawfully prior to the effective date of the ordinance codified in this title which is not allowed under this title may be continued as a nonconforming use, except that if the nonconforming use is discontinued for one year or more it shall then be deemed abandoned and any future keeping of animals shall be in conformity with this title. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.020 General animal regulations for all zones.

All areas to be used by animals shall be adequately fenced so as to prevent their escape. No more than six birds or other flying animals shall be kept on any lot within 1,000 feet of an airport. Available fenced animal areas shall be located in rear or side yards and may include barns, corrals, pens, or other facilities directly related to the care, shelter or feeding of the animals, but shall not include the home or other accessory buildings. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.030 General animal regulations for the agriculture zone.

Livestock may be kept in the agriculture zone on lots greater than five acres in size, but shall be maintained in conditions that are healthy and do not pose a nuisance due to smell, noise, or unsightly trash or dilapidated buildings. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.040 General animal regulations for the commercial zone.

It shall be unlawful to possess livestock or other animals in the commercial zone, except in approved pet stores, boarding or grooming kennels, or as otherwise provided in this chapter. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.050 General animal regulations for the industrial zone.

It shall be unlawful to possess livestock or other animals in the industrial zone, except as otherwise provided in this chapter. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.060 General animal regulations for the residential zone – Permitted uses.

Table 6.10.090 080, Residential Zone Livestock Requirements, identifies the size and quantity of livestock animals permitted on residential lots within Eagle Mountain based on lot size. [Ord. O-12-2017 § 2 (Exh. A)].

Additional animals not identified in Table 6.10.080, or in 6.10.090 as “Wild Animals” shall be subject to an alternative animal management plan to be heard by the Planning Commission. Approval of the plan by the Planning Commission shall be considered a conditional use and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the Planning Commission

Formatted: Header, Indent: Left: -0.08"

Formatted Table

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted: Header

Formatted: Underline, Font color: Auto

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

6.10.070 General animal regulations for the residential zone – Conditional uses.

The planning commission may consider exceptions to Table 6.10.090, Residential Zone Livestock Requirements, through a conditional use permit process.

A. The planning commission shall review conditional use permits in accordance with the standards contained in Chapter 17.95 EMMC, Conditional Uses.

B. The planning commission shall conduct a public hearing in accordance with Chapter 17.95 EMMC, Conditional Uses.

C. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the conditional use shall be subject to revocation by the code enforcement or animal control officer. [Ord. O-12-2017 § 2 (Exh. A)].

6.10.080 Residential zone livestock requirements.

A residential property may have a mix of large, medium and small livestock animals in accordance with Table 6.10.080 below

6.10.080 Residential Livestock Requirements

Animal Size*	Animal Points Required	Required Minimum Setback(s) of/for Livestock Enclosure(s) and/or Shelters from Other Residences (or Periodically Inhabited Buildings)
Large Livestock	1	100'
Medium Livestock	.5	50'
Small Livestock	.25	n/a
Minimum lot size of ½ acre (21,780 SF) required for Residential Livestock 2 Animal Points per ½ acre (granted on a proportional basis)		

*Non-standard (miniature) breeds of livestock shall be classified as/with animals that most closely match their size -- as defined by the reasonable person standard.

Examples of how to read the code are included below:

Example 1: A 1-acre lot has 4 Animal Points (2 per ½ acre). A property owner may have up to 4 large animals, up to 8 medium animals, and up to 16 small animals or a mix thereof. For example, 1 horse (1 animal point), 4 goats (2 animal points) and 4 Geese (1 animal point)

Example 2: A 1 ¾-Acre lot has 7 animal points (2 per ½ acre). A property owner may have up to 7 large animals, up to 14 medium animals, and up to 28 small animals -- or a mix thereof

Example 3: An individual looking to buy a property to allow for 3 cows and 3 Shetland ponies, needs to purchase a residential property that is a minimum of 1.25-acres in size (3 cows = 3 animal points, 3 Shetland ponies = 1.5 animal points) in this case the animals would use 4.5 of their 5 total animal points, leaving them .5 animal points that may be used for additional residential livestock acquisition/care and keeping in the future.

Formatted: Header, Indent: Left: -0.08"

Formatted Table

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted: Header

Formatted: Line spacing: Multiple 1.08 li, Pattern: Clear (Background 1)

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

6.10.090 Definitions.

For the purposes of this title, each of the following words and phrases shall have the following meaning:

"Animal" means birds, reptiles, and mammals other than the species *Homo sapiens*. An animal's offspring shall be considered a separate unit upon completion of weaning.

"Hobby breeder kennel" means a dog or cat breeder that has been given conditional use approval to keep a limited number of animals, as approved in a conditional use permit, in a residential area, subject to all provisions of Chapter 6.05 EMMC and this chapter.

"Kennel" means any lot, building, structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling.

"Livestock" means all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals, and all ratites, including, but not limited to, ostriches, emus, and rheas.

"Large Livestock Animal" means a full-sized horse, cow, donkey, buffalo, elk, camel, full-sized pig and/or other commonly domesticated animals of similar size.

"Medium Livestock Animal" means a pony, small horse, llama, emu, ostrich, sheep, and full-sized goat and/or other commonly domesticated animals of similar size.

"Small Livestock Animal" means a pheasant, goose, miniature pig, miniature goat and/or other commonly domesticated livestock animals of similar size.

"Wild animals" means any animals of a species that in their natural life are wild, including hybrids and animals which, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These animals, however domesticated, shall include but not be limited to:

1. Alligators and crocodiles;
2. Bears (*Ursidae*). All bears, including grizzly bears, brown bears, black bears, etc.;
3. Cat family (*Felidae*). All except the commonly accepted domesticated cats, and including cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wildcat, etc.;
4. Dog family (*Canidae*). All except domesticated dogs, and including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.;
5. Porcupine (*Erethizontidae*);
6. Primate (Nonhuman). All subhuman primates;
7. Raccoon (*Procyonidae*). All raccoons, including eastern raccoon, desert raccoon, ringtailed cat, etc.;

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Header

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer

-
8. Skunks;
9. Venomous fish and piranha;
10. Venomous and/or constricting (I.e., boas and pythons) snakes and lizards;
11. Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters, ermine, mink, mongoose, etc.

A complete list of other definitions related to animal control may be found in Chapter 6.05 EMMC.
[Ord. O-12-2017 § 2 (Exh. A)].

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Header

Formatted: Header, Indent: Left: -0.08"

Formatted: Header, Centered

Formatted: Header, Right, Right: -0.08"

Formatted Table

Formatted: Footer



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Approving a Sole Source Bid Award to Prime Solution, Inc., for a Bio Solids Fan Press.		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$79,103.00		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Mack Straw, Public Works

PRESENTED BY:

Mack Straw

RECOMMENDATION:

Staff recommends that the City Council approve a sole source bid award to Prime Solutions., Inc, for the purchase and installation of a bio solids fan press in the amount of \$79,103.

BACKGROUND:

This will be installed on the same skid that currently houses our fan press. This unit is required as part of the recent plant expansion to handle the extra biosolids. The original budget for fan press was \$70,000. In compliance with the requirements for sole source bid awards, the City posted a 10-day notice to advertise the procurement.

ITEMS FOR CONSIDERATION:

This is a sole source purchase. This unit will attach to our existing fan press.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Sole Source Bid Award
Prime Solution, Inc. Quote

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SOLE SOURCE BID AWARD TO PRIME SOLUTION, INC.
FOR A BIO SOLIDS FAN PRESS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the sole source bid award to Prime Solution, Inc. for a Bio Solids Fan Press, as set forth herein;

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the bid award as set forth in Exhibit A.
2. The bid award is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of November, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

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

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 21st day of January, 2020.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

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

Exhibit A

Estimate

Date	Estimate #
7/8/2021	1208-21

Prime Solution, Inc.
610 S. Platt St.
Otsego, MI 49078

PH: 269-694-6666
FX: 269-694-1298

Name / Address
Eagle Mountain City 1650 E. Stagecoach Run Eagle Mountain, UT 84005

Project

Item	Description	Qty	U/M	Cost	Total
Misc. 2	Channel Expansion Kit Including All Hardware and Labor for Install. Parts Include: One (1) Set of radial seals (inner & outer) One (1) Center wash block One (1) Center seal with gate arm One (1) Center spacer One (1) Set of support wheels and filter screens One (1) Inner Housing One (1) Outer housing One (1) Outer Window One (1) Cleanout window Two (2) Outer wash bars One (1) Air Cylinder One (1) Inlet Sensor All hardware for assembly, Electrical Components, and 2 Techs on site.	1		79,103.00	79,103.00
	EXEMPT FROM SALES TAX			0.00%	0.00
			Total	\$79,103.00	



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for The Pinnacles.		
ITEM TYPE:	Master Development Agreement		
FISCAL IMPACT:	Possible future reimbursement agreements for any required upsizing of infrastructure.		
APPLICANT:	Allegiant Real Estate - Andy Flamm		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY Town Center

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford and Jeremy Cook

RECOMMENDATION:

As required by EMMC 16.10.060, MDAs are reviewed by the Planning Commission for a recommendation, and then the City Council will take action on the agreement and authorize staff to finalize the agreement and mayor to execute the agreement.

BACKGROUND:

The Pinnacles Master Development Plan, General Plan Amendment, and Rezone were approved by the City Council on April 6, 2021. Those approvals are contingent upon the approval of an MDA, as described in EMMC 16.10. The master development agreement was drafted by the City Attorney and the developer's attorney and negotiated between the parties. It was reviewed by the Planning Commission and is now presented for review by the City Council.

ITEMS FOR CONSIDERATION:

ITEMS TO CONSIDER

- Minor Modifications to the MDP Exhibit & Zoning
 - Some minor modifications to the project layout have been made, consisting mainly of the moving of the neighborhood park to the southeast due to stormwater retention needs. The City Attorney recommended that these changes be approved as part of the MDA and the

modified plans be included as exhibits to the MDA or exhibits to the staff report.

- Business Campus
 - The business campus area (north of the residential property) is zoned Agriculture and, subject to a future rezone, the agreement requires that the area be developed with commercial uses consistent with the Employment Center Campus designation in the General Plan.
- Future Freeway
 - Without waiving the right to seek compensation for dedication of the land for the future freeway, the Developer acknowledges and agrees to work with the City and/or UDOT to preserve the freeway right-of-way for future freeway development.
- Multi-Family Areas
 - Since the multi-family areas require site plan and other approvals, those areas do not contain detailed layouts, etc. Density cannot be transferred between multi-family areas, and they are not guaranteed the maximum number of units (they have to comply with the current code standards). Paragraph 3.4, which was included at the developer's request, allows the developer to propose a single-family detached product (cluster units) in the MF-1 area as an alternative to townhomes or other attached products. The approval authority may consider these detached units and may approve the specific setbacks and layouts with the associated site plan and preliminary plat. Approval is at the discretion of the approval authority, however, and Developer is not guaranteed approval of single-family detached units in this zone.
 - The Planning Commission recommended that the language allowing proposal and consideration of single-family detached units in the MF1 zone be removed.
- Single-Family Area
 - The Residential Parcel shall be developed in accordance with Chapter 17.25 of the current code (the vested laws). The lot configuration and road location within the RC, R3, and R2 areas shall be consistent with the configuration on the Concept Plan. The maximum number of Residential Dwelling Units within the Residential Parcel is contingent upon Developer complying with the City's Vested Laws, and City does

not guarantee that Developer can construct the maximum number of units.

- The Planning Commission recommended to remove the maximum number of units from the agreement, instead leaving the maximum units up to compliance with the development standards within each zone.
- Aviator Avenue
 - Developer shall dedicate to the City by plat map 38.5 feet along the south edge of the Project in conjunction with the recording of the first plat for the Project, and Developer shall construct improvements to complete Aviator Avenue to the City's standard 77' right-of-way as follows: 1) Aviator Avenue east of the eastern access road shall be completed prior to the first plat in the Residential Parcel or Developer shall provide completion assurance in accordance with Chapter 16.30 of the City's Vested Laws; 2) Aviator Avenue between the eastern access road and the western property line shall be completed prior to the western access road, but not later than the first plat in the RC, MF1, or MF2 zones, or Developer shall provide completion assurance in accordance with Chapter 16.30 of the City's Vested Laws.
- Neighborhood Park
 - A detailed park plan that complies with City Code is required to be submitted for staff level approval prior to approval of the first preliminary plat. The park will be dedicated to the City. In addition, the developer will pay the required park escrow (per Section 16.35.105(A)(10)) along with each final plat recording. The developer is incentivized in that way to improve the park early in the development.
- Expiration / Term
 - The agreement expires six years from the date of the agreement, or upon project buildout, whichever occurs first.
- Benchmarks
 - The agreement requires that the first preliminary plat or site plan for the project is submitted within one year of the date of the agreement and the site work for that plat

or site plan is to begin within two years of the date of the agreement.

REQUIRED FINDINGS:

The criteria for approval of an MDA are found in EMMC 16.10.080 and are detailed below.

- Development Rights and Responsibilities
 - Vesting granted to the property. Paragraph 6.1 includes vested rights.
 - Phasing of the development. The phasing of Aviator Avenue improvements is detailed in the agreement, as well as phasing of the park.
 - Construction and maintenance of public improvements. Section 10 discusses public infrastructure construction.
 - Special conditions relating to lot design, necessary off-site conditions or improvements, open space and parks, location of utilities, physical characteristics of the property. There are no special conditions relating to lot design. The agreement addresses the park. Utilities are discussed in section 10. There are no unique physical characteristics of the property, except that the park needed to move to the southeast for stormwater retention purposes.
 - Any other conditions or methodologies necessary for the master development's buildout. We believe the agreement adequately addresses the buildout of the property, including references to the future freeway right-of-way, future business park to the north, future site plan applications for the multi-family areas, Aviator Avenue development timing, etc.
- Benchmarks
 - A set time limit to apply for the first site plan and/or preliminary plat. Paragraph 8.1 addresses this benchmark.
 - A set time limit from the approval of the first site plan and/or preliminary plat to begin site work. Paragraph 8.1 addresses this benchmark.
 - A set time limit from the approval of the first site plan and/or preliminary plat for all phases of curb, gutter, and road completion. We feel that paragraph 8.1 and section

- 4 adequately address this requirement.
- A set time limit from the approval of the first site plan and/or preliminary plat for all phases of open space, park, and/or trail completion. Paragraph 8.2 addresses this item.
- Expiration of the Master Development.
 - Paragraph 7 includes a 6-year expiration from the "effective date" of the agreement. It will also expire upon buildout of the project.
- General Plan Compliance.
 - The general plan amendment approval of April 6, 2021 is referenced several times in the agreement, and the Notice of Decision of that approval is also an exhibit to the agreement.
- Amendments and Extensions of Time.
 - Although no amendment or extension language is detailed in the agreement, paragraph 25 indicates that the agreement is complete unless a written amendment is signed by both parties.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission reviewed The Pinnacles MDA on 11/10/21 and recommended approval (4-0, 1 absent) of the MDA, recommending that they remove the language that identifies the maximum number of units (sections 3.3 and 3.4) and that they consider removing the single-family detached cluster units in the MF1 zone contained in section 3.3, second paragraph (page 5).

The Commission felt that listing the maximum number of units for each zone in the agreement is not necessary, since the developer will be required to comply with the City Code in order to develop each of those areas, and the density or number of units developed will simply be based on the standards in those zones. They also were concerned about allowing the developer to propose single-family detached cluster units in the MF1 zone when those types of units had been specifically removed from the code.

ATTACHMENTS:

[RES--The Pinnacles Master Development Agreement](#)
[Pinnacles MDA](#)

Pinnacles MDA Exhibits
General Plan Amendment Exhibit
CC Minutes 4-6-21

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING
A MASTER DEVELOPMENT AGREEMENT FOR THE PINNACLES**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Master Development Agreement for The Pinnacles, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Master Development Agreement for The Pinnacles, as set forth in Exhibit A.
2. The Master Development Agreement for The Pinnacles is hereby approved, as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of November, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

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

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 16th day of November, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

WHEN RECORDED, RETURN TO:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

**MASTER DEVELOPMENT AGREEMENT
FOR
THE PINNACLES**

THIS MASTER DEVELOPMENT AGREEMENT (this “**Agreement**” or “**MDA**”) is made and entered as of the last date executed by the parties below (the “**Effective Date**”), by and between **Eagle Mountain City**, a Utah municipal corporation (“**Eagle Mountain**” or “**City**”) and **B&H Land Holding, LLC**, a Utah limited liability company (“**Developer**”).

RECITALS

A. Developer is the owner of approximately 161 acres of real property as described in Exhibit A (the “**Property**”).

B. On April 6, 2021, the Eagle Mountain City Council approved the rezone of portions of the Property (Exhibit B, the “**Rezone Exhibit**”) and a general plan amendment, which included review of the Concept Plan which is attached hereto as Exhibit C (the “**Concept Plan**”).

C. Developer and Eagle Mountain desire that the Property be developed in a unified and consistent fashion pursuant to the approved exhibits.

D. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Developer to develop the Property as expressed in this MDA and the rights and responsibilities of Eagle Mountain to allow and regulate such development pursuant to the requirements of this MDA.

E. The Parties understand and intend that this MDA is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2021) *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Eagle Mountain and Developer hereby agree to the following:

1. **DEFINITIONS.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2021), *et seq.*

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development on the entire Project in accordance with the Site Plan.

1.4. **Business Campus Parcel** means that portion of the Property consisting of approximately 65.34 acres as shown on Concept Plan as the “Business Campus.”

1.5. **City** means Eagle Mountain City, a political subdivision of the State of Utah.

1.6. **City’s Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA

1.7. **Commercial Parcel means** that portion of the Property consisting of approximately 16.7 acres shown on the Concept Plan as “Commercial.”

1.8. **Concept Plan** means the Concept Plan for the Project reviewed by the Eagle Mountain City Council, and attached hereto as Exhibit C.

1.9. **Conditions of Approval** means those conditions and stipulations imposed by the Council (defined below) in connection with the approval of the Rezone and General Plan Amendment, as specifically set forth in the Notice of Decision (defined below).

1.10. **Council** means the elected City Council of Eagle Mountain.

1.11. **Default** means a breach of this MDA as specified herein.

1.12. **Developer** means B&H Land Holding, LLC, and its successors in interest or assignees as permitted by this MDA.

1.13. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.14. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from the Eagle Mountain required for development of the Project.

1.15. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.16. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by the Eagle Mountain, effectuating a subdivision of any portion of the Project.

1.17. **Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.18. **Maximum Residential Units** means the development on the Property of not more than Four Hundred and Two (402) Residential Dwelling Units.

1.19. **Multi-Family Parcels** means that portion of the Property consisting of approximately 13.98 acres as shown on Concept Plan as the “MF1 Zone” and the “MF2 Zone.”

1.20. **Multi-Family Unit** means a unit that is one of the Residential Units in the Multi-Family Parcel.

1.21. **MDA** means this Master Development Agreement including all of its Exhibits.

1.22. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.

1.23. **Notice of Decision** means the Rezone and General Plan Amendment Notice of Decision, which include certain terms and conditions for development of the Project. A copy of the Notice of Decision is attached hereto as Exhibit D.

1.24. **Parcel** means an area within the Property that has been conveyed by or is proposed to be conveyed by metes and bounds prior to recordation of a plat of subdivision, which conveyance has occurred or is proposed to occur with the approval of the City pursuant to the provisions of Utah Code Ann. §10-9a-103(69)(c)(vi)(2021).

1.25. **Party/Parties** means, in the singular, Developer or the Eagle Mountain; in the plural Developer and Eagle Mountain.

1.26. **Project** means the Pinnacles project to be constructed on the Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.

1.27. **Property** means the approximately 161 acres of real property owned by and to be developed by Developer more fully described in Exhibit A.

1.28. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.29. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as residence as illustrated on the Concept Plan.

1.30. **Residential Parcel** means that portion of the Property consisting of approximately 65 acres as shown on Concept Plan and designated as R2 Lots, R3 Lots or RC Lots.

2. **GENERAL DEVELOPMENT OF THE PROJECT.**

2.1. **Compliance with the Concept Plan and this MDA.** Development of the Project shall be in accordance with the Eagle Mountain's Vested Laws, the Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), the Concept Plan, the Notice of Decision, and this MDA.

2.2. **Development Requirements.** Eagle Mountain has approved the Concept Plan for the Project which shall serve as the Master Development Plan map. Developer shall construct the Project in accordance with the Concept Plan and the Conditions of Approval as set out in the Notice of Decision.

3. **PROPERTY ZONING AND DEVELOPMENT.**

3.1. **Business Campus.** The Business Campus Parcel is currently zoned Agriculture. The parties acknowledge that "business campus" is based on a designation within the General Plan and not a zoning designation. Subject to a future rezoning approval, the Business Campus Parcel shall be developed with commercial uses consistent with the Employment Center Campus designation in the General Plan. Developer acknowledges that the City's Future Land Use and Transportation Corridors Map (and Transportation Master Plan) includes a future freeway that traverses a portion of the Business Campus parcel. Without waiving the right to seek compensation for dedication of the land for the future freeway, Developer acknowledges and agrees to work with the City and/or UDOT to preserve the freeway right-of-way for future freeway development.

3.2. **Commercial Neighborhood.** The Commercial Parcel is zoned Commercial Neighborhood (CN). The Commercial Parcel shall be developed in accordance with Chapter 17.35 of the City's Vested Laws.

3.3. **Multi-Family Parcels.** The Multi Family Parcel is zoned as follows:

Zoning	Area (acres)	Maximum # of Units
MF2	Approx. 5.6	96
MF1	Approx. 8.4	84

The Multi-Family Parcel shall be developed in accordance with Chapter 17.25 of the City's Vested Laws. The maximum number of Multi-Family Units is regulated by the Vested Laws, and City does not guarantee that Developer can construct the maximum number of units. Multi-Family Units may not be transferred between the MF1 and MF2 zoning areas.

Prior to development in the MF1 and MF2 zones, Developer shall submit to the City and receive approval of a Site Plan that meets the zoning and development requirements of the Vested Laws for the MF1 and MF2 zones. The parties acknowledge that Developer may propose single-family detached units (cluster units) in the MF-1 zone, as an alternative to townhomes or other attached products. The approving authority may consider these detached units and may approve the specific setbacks and layouts with the associated site plan and preliminary plat. Approval is at the discretion of the approval authority, however, and Developer is not guaranteed approval of single-family detached units in this zone.

Developer acknowledges that the future freeway traverses the northwest corner of the MF2 parcel. Without waiving the right to seek compensation for dedication of the land for the future freeway, Developer acknowledges and agrees to work with the City and/or UDOT to preserve the freeway right-of-way for future freeway development.

3.4 Single Family Residential Parcel. The Residential Parcel is zoned as follows:

Zoning	Acres	Maximum # of units
RC	Approx. 18.25	88
R3	Approx. 23.17	87
R2	Approx. 17.03	47

The Residential Parcel shall be developed in accordance with Chapter 17.25 of the City's Vested Laws. The lot configuration and road location within the RC, R3, and R2 areas shall be consistent with the configuration on the Concept Plan. The maximum number of Residential Dwelling Units within the Residential Parcel is contingent upon Developer complying with the City's Vested Laws, and City does not guarantee that Developer can construct the maximum number of units.

4. ROADS AND TRAFFIC.

4.1 **Internal Roadways.** The Land Use Plan depicts the major proposed roadways and access for the Project. Developer shall be responsible for constructing all roads within the Project at Developer's expense.

4.2 **Aviator Avenue.** Developer shall dedicate to the City by plat map 38.5 feet along the south edge of the Project in conjunction with the recording of the first plat for the Project, and Developer shall construct improvements to complete Aviator Avenue to the City's standard 77' right-of-way as follows: 1) Aviator Avenue east of the eastern access road shall be completed prior to the first plat in the Residential Parcel or Developer shall provide completion assurance in accordance with Chapter 16.30 of the City's Vested Laws; 2) Aviator Avenue between the eastern access road and the western property line shall be completed prior to the western access road, but not later than the first plat in the RC, MF1, or MF2 zones, or Developer shall provide completion assurance in accordance with Chapter 16.30 of the City's Vested Laws.

5. PARKS AND OPEN SPACE.

5.1. **Park Plan.** The Concept Plan shows the location of an approximately 6.5-acre park within the Residential Parcel ("**City Park**"). A concept plan for the City Park is included in the Utility Plan attached as Exhibit E. Developer shall improve the City Park in accordance with Sections 16.35.105 and 17.25.040 of the City's Vested Laws to meet the parks and open space requirements for the Project. The City may approve Developer constructing improved open space within the Multi-Family Parcels to meet a portion of the park and improved open space requirements for the Project. Prior to recording the first preliminary plat for the Project, Developer shall submit a detailed plan for the City Park and receive approval for the park plan from the City Parks and Recreation Director and the Planning Director. Developer acknowledges and agrees that the City Park does not fulfill the clubhouse and swimming pool requirement for the Multi-Family Parcels set forth in Section 17.25.050(L) of the City's Vested Laws.

5.2 **Dedication of Park Improvements.** The City may require Developer to dedicate all Improved Open Space areas to either the City or an HOA for the Project based on the final configuration of the Improved Open Space. The City may require that Improved Open Space areas be dedicated to the City in conjunction with the subdivision plats that utilize the areas for Improved Open Space credit or with the recording of adjacent plats. The parties anticipate that all large Improved Open Space areas (larger than 2 acres and specifically including the City Park) with play field or other amenities will be dedicated to and maintained by the City and small open space areas will be dedicated to and maintained by the HOA.

6. VESTED RIGHTS.

6.1. **Vested Rights Granted by Approval of this MDA.** The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA, Eagle Mountain's Vested Laws, and the Site Plan except as specifically provided herein. The Parties specifically intend that this MDA grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2021).

6.2. **Exceptions.** The vested rights and the restrictions on the applicability of Eagle Mountain's Future Laws to the Project as specified in Section 9 are subject to the following exceptions:

6.2.1. Master Developer Agreement. Eagle Mountain's Future Laws or other regulations to which the Developer agrees in writing;

6.2.2. State and Federal Compliance. Eagle Mountain's Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

6.2.3. Codes. Any Eagle Mountain's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

6.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and entities similarly situated;

6.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

6.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 (2021) *et seq*; or,

6.2.7. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2021).

7. **TERM OF AGREEMENT.** In accordance with Section 16.10.080 of the Vested Law, this MDA shall expire and terminate six (6) years from the Effective Date. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA.

8. **BENCHMARKS.** As required by Section 16.10.080(B) of the Vested Law, the following development benchmarks shall occur. The parties acknowledge that Developer may plat and/or develop the project in multiple separate phases.

8.1. **First Preliminary Plat or Site Plan.** The first preliminary plat or site plan for the Project shall be submitted for approval within one (1) year from the Effective Date. The site work for the first final plat or site plan shall commence within two (2) years from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City.

8.2. **City Park.** In accordance with 16.35.105(A)(10) of the Vested Law, the approximately 6.5-acre park shall be fully completed prior to recording of the first plat, or a separate cash escrow of \$3,750 per lot/unit must be put in place with the City with each plat to cover the anticipated cost of park improvements. For example: final plat = 20 lots; cash escrow for final plat = \$75,000 (\$3,750 x 20). In addition, the City Park must be completed prior to the City recording a final plat that includes more than 85% of the Single Family Units within the RC, R3, and R2 areas.

9. **PROCESSING OF DEVELOPMENT APPLICATIONS.** The procedure for processing Development Applications shall be in accordance with the procedural provisions of Eagle Mountain's Future Laws. If Eagle Mountain denies a Development Application Eagle Mountain shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons Eagle Mountain believes that the Development Application is not consistent with this MDA, the Zoning and/or Eagle Mountain's Vested Laws (or, if applicable, Eagle Mountain's Future Laws).

10. **PUBLIC INFRASTRUCTURE.**

10.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to Eagle Mountain's Vested Laws. Such construction must meet all applicable standards and requirements and must be approved by Eagle Mountain's engineer, or his designee.

10.2. **Utility Plan.** Attached hereto as Exhibit E is the Utility Plan for the Residential Parcel. Developer will construct the public utilities in accordance with the provided Utility Plan.

Developer may utilize a private sewer lift station located in the southwest corner of the City Park, provided that the lift station is owned and maintained by the HOA.

10.3. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by Eagle Mountain's Vested Laws, unless otherwise provided by Utah Code § 10-9a-101, *et seq.*, as amended. The Applicant shall provide such bonds or security in a form acceptable to Eagle Mountain or as specified in Eagle Mountain's Vested Laws. Partial releases of any such required security shall be made as work progresses based on Eagle Mountain's Vested Laws.

11. **UPSIZING/REIMBURSEMENTS TO DEVELOPER.** Eagle Mountain may require Developer to reasonably "upsize" Public Infrastructure (i.e., to construct the infrastructure to a size larger than is reasonably required to service the Project) to accommodate future growth around the Project. If City requires upsizing, City and Developer shall first enter into an Impact Fee Reimbursement Agreement or similar payment reimbursement agreement to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, Eagle Mountain shall only be responsible to compensate Developer for the 10% cost increase. Notwithstanding the foregoing or anything else to the contrary contained herein, in no event shall Developer be required to upsize any improvements (or incur any costs for upsizing any improvements) if the Impact Fee Reimbursements available to Developer are not sufficient to cover the increased costs of such upsizing.

12. **DEFAULT.**

12.1. **Notice.** If Developer or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

12.2. **Contents of the Notice of Default.** The Notice of Default shall:

12.2.1. **Specific Claim.** Specify the claimed event of Default;

12.2.2. **Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

12.2.3. **Optional Cure.** If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

12.3. **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

12.4. **Public Meeting.** Before any remedy in Section 10.4.3 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

12.5. **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

13. **DEVELOPER'S EXCLUSIVE REMEDY.** Developer's sole and exclusive remedy under this MDA shall be specific performance of the rights granted in this MDA and Eagle Mountain's obligations under this MDA. IN NO EVENT SHALL EAGLE MOUNTAIN BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

14. **EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT.** Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

15. **NOTICES.** All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer:

To Eagle Mountain:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run

Eagle Mountain, UT 84005

16. HEADINGS. The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

17. NO THIRD-PARTY RIGHTS/NO JOINT VENTURE. This MDA does not create a joint venture relationship, partnership or agency relationship between Eagle Mountain, or Developer. Further, except as specifically set forth herein, the parties do not intend this MDA to create any third-party beneficiary rights.

18. ASSIGNABILITY. The rights and responsibilities of Developer under this MDA shall run with the land and be binding on Developer and Developer's successors in interest. Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein. The City's consent shall not be unreasonably withheld, conditioned or delayed. A denial of consent shall only be allowed if the proposed assignee does not have the financial capability of fulfilling the assigned rights and responsibilities.

18.1. Sale of Lots. Developer's selling or conveying lots to residential purchasers shall not be deemed to be an "assignment" subject to the above-referenced approval by Eagle Mountain unless specifically designated as such an assignment by Developer and approved by Eagle Mountain.

18.2. Notice. Developer shall give Notice to the Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that the Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the Eagle Mountain with all necessary contact information for the proposed assignee.

18.3. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

18.4. Sale of a Parcel. The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Developer may sell a Parcel as provided in Utah Code Ann. § 10-a-103(62)(c)(vi) (2019) that does not create any individually developable lots in the Parcel without being subject to any requirement in the City's Vested Laws to complete or provide security for any Public Infrastructure at the time of such subdivision. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Developer or

a Subdeveloper upon a subsequent subdivision of the Parcel that creates individually developable lots.

18.5. **Assignees and Successors in Interest Bound by MDA.** Developer's successors in interest as holders of title to the Property (except purchasers of completed Residential Dwelling Units) and assignees shall be bound by the terms of this MDA.

19. **NO WAIVER.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

20. **SEVERABILITY.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

21. **FORCE MAJEURE.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

22. **TIME IS OF THE ESSENCE.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

23. **APPLICABLE LAW.** This MDA is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah.

24. **VENUE.** Any action to enforce this MDA shall be brought only in the Fourth District Court for the State of Utah.

25. **ENTIRE AGREEMENT.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

26. **MUTUAL DRAFTING.** Each Party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.

27. **RECORDATION AND RUNNING WITH THE LAND.** This MDA or notice of this MDA shall be recorded in the chain of title for the Project. This MDA shall be deemed to run with the land. Upon the sale of a completed Residential Dwelling Unit to a retail purchaser, this

Agreement shall automatically terminate and be deemed released as an encumbrance against such Residential Dwelling Unit. An electronic copy of Eagle Mountain's Vested Laws may be included as part of the original copy of this MDA with the Eagle Mountain Recorder.

28. AUTHORITY. The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA.

Fionnuala Kofoed, City Recorder

Approved as to form:

City Attorney

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”	Rezone Exhibit
Exhibit “C”	Concept Plan
Exhibit “D”	Notice of Decision
Exhibit “E”	Utility Plan

Exhibit "A"
Legal Description of Property

The Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; also being described as follows:

Beginning at the West quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°42'28" East along quarter section line 2662.37 feet; thence South 0°51'19" West along quarter section line 2662.08 feet to the South Quarter Corner of said Section 2; thence North 89°50'15" West along section line 2638.96 feet to the Southwest Corner of said Section 2; thence North 0°21'17" East along section line 2640.78 feet to the point of beginning.

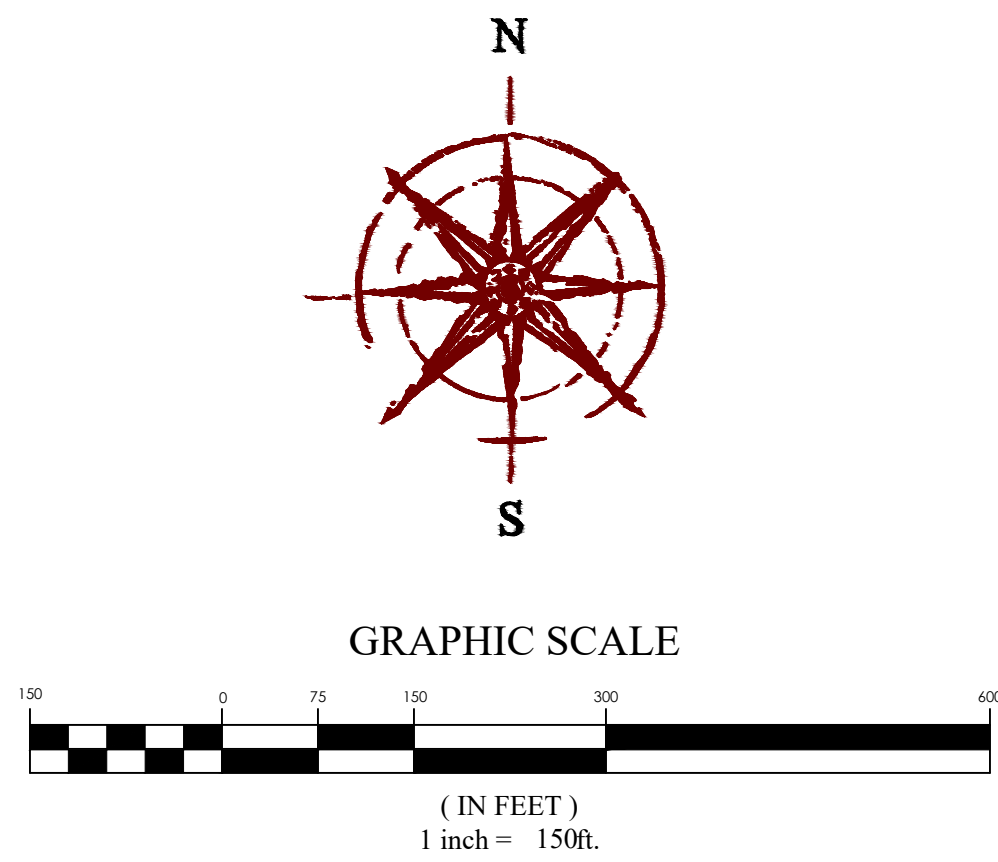
Area = 161.33 Acres

Exhibit “B”
Rezone Exhibit

Exhibit “C”
Concept Plan

Exhibit “D”
Notice of Decision

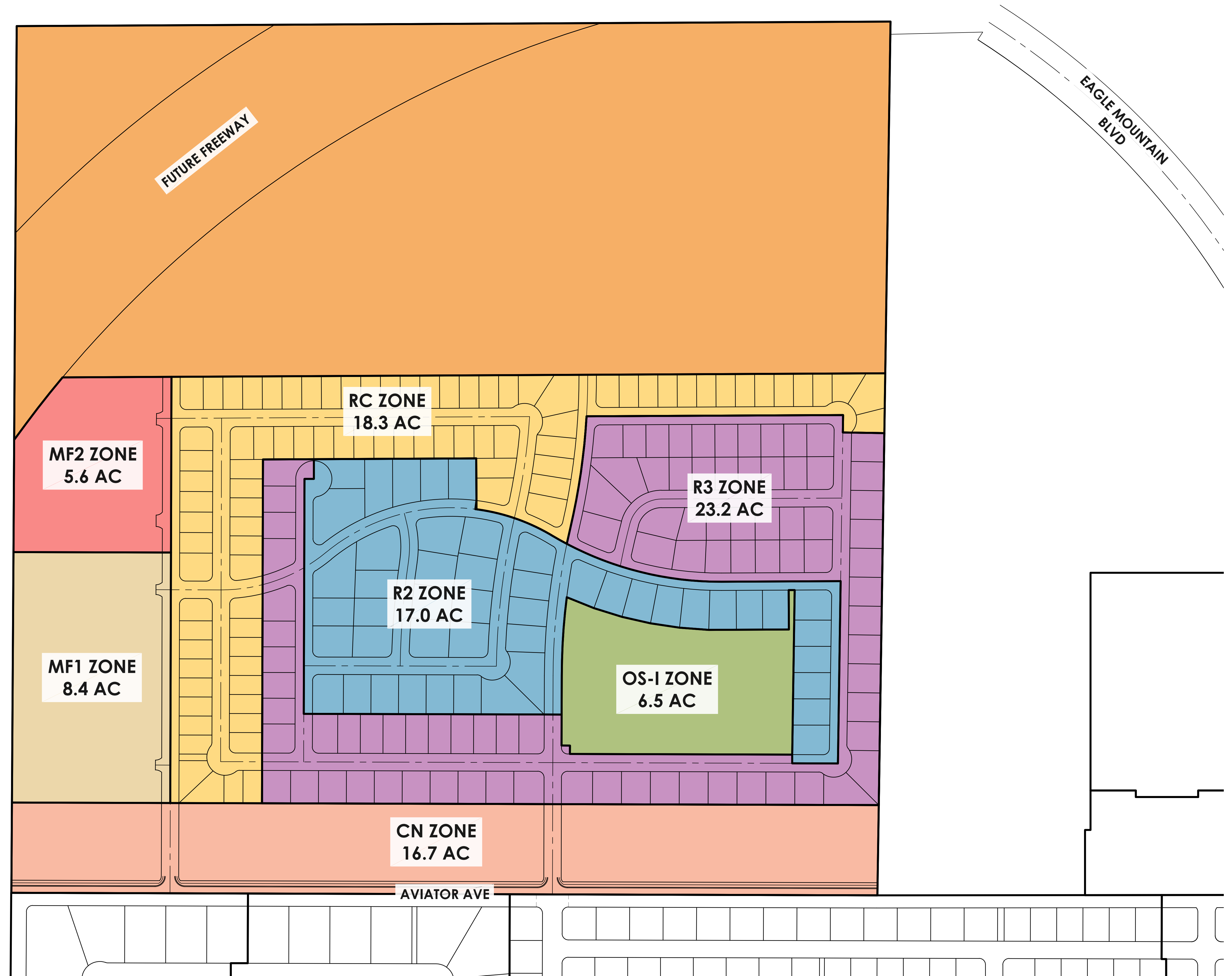
Exhibit “E”
Utility Plan



ZONING DESIGNATIONS

CN	16.7 ACRES
R2	17.0 ACRES
R3	23.2 ACRES
RC	18.3 ACRES
MF1	8.4 ACRES
MF2	5.6 ACRES
OS-I	6.5 ACRES

TOTAL ACREAGE **±95.7 ACRES**



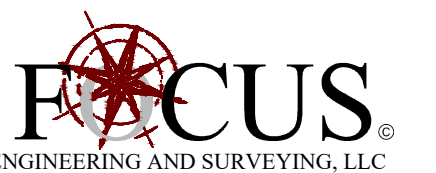
THE PINNACLES zoning exhibit

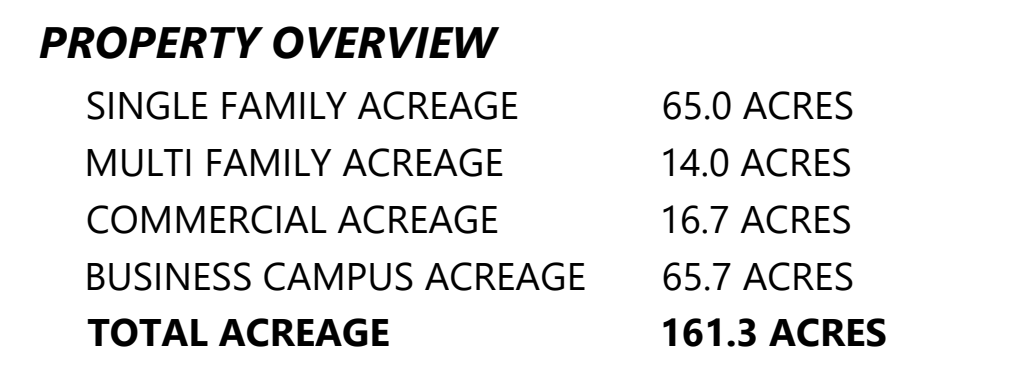
EAGLE MOUNTAIN CITY, UTAH COUNTY

11/5/2021

27-0316

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.





R2 LOTS	47
R3 LOTS	87
RC LOTS	88
TOTAL UNITS	222
TOTAL RESIDENTIAL DENSITY	3.4 UNITS/ACRE

	REQUIRED	5.0 ACRES (217,300 SQFT)
	PROVIDED	6.6 ACRES (286,224 SQFT)

R2 LOTS	11,430 SQFT
R3 LOTS	8,504 SQFT
RC LOTS	6,406 SQFT

	R2	R3	RC
MAX GROSS DENSITY			
MIN LOT SIZE	8,000 SQFT	6,500 SQFT	4,500 SQFT
MIN AVERAGE LOT SIZE	10,890 SQFT	8,500 SQFT	6,000 SQFT
REQUIRED IMPROVED OPEN SPACE	900 SQFT/LOT	1,000 SQFT/LOT	1,000 SQFT/LOT
MIN LOT FRONTAGE	80'	62'	58'
MIN LOT FRONTAGE (CUL-DE-SAC)	40'	20'	20'
FRONT SETBACK	25'	15'	15'
FRONT GARAGE SETBACK	25'	22'	22'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (HOUSE SIDE)	8'	8'	8'
SIDE SETBACK (GARAGE SIDE)	10'	10'	10'
SIDE SETBACK (STREET SIDE)	15'	15'	15'
PARKING REQUIREMENTS	2 STALLS/UNIT ENCLOSED IN GARAGES		



11/5/2021

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



FOR
REVIEW
ONLY

THE PINNACLES
EAGLE MOUNTAIN, UTAH
SEWER DEPTH EXHIBIT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**SEWER DEPTH
EXHIBIT**

Scale: 1"=100'
Date: 10/21/21
Job #: 21-0316
Sheet:

00

LEGEND

BOUNDARY	15" SD	15" STORM DRAIN
ROW	8" SS	8" SANITARY SEWER
CENTERLINE	8" W	8" CULINARY WATER
LOT LINE	8" SW	8" SECONDARY WATER
EASEMENT	XXXX	CONTOUR MAJOR
	XXXX	CONTOUR MINOR
	Ex SD	EXIST. STORM DRAIN
	Ex SS	EXIST. SANITARY SEWER
	Ex W	EXIST. CULINARY WATER
	Ex SW	EXIST. SECONDARY WATER
	X	EXIST. FENCE
	(XXXX)	EXIST. CONTOUR MAJOR
	(XXXX)	EXIST. CONTOUR MINOR

HATCHED AREAS REPRESENT LESS THAN
6' OF COVER AND POTENTIAL
CONFLICTS WITH WATER AND STORM
DRAIN.

8" SEWER @ 0.4% SLOPE	
8" SEWER @ 0.33% SLOPE	
10" SEWER @ 0.25% SLOPE	



GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

THIS PLAN SET IS FOR ESTIMATED EARTHWORKS QUANTITIES AND ARE NOT TO BE USED FOR CONSTRUCTION

**FUTURE
MULTIFAMILY**

SINGLE FAMILY PHASE 2

SINGLE FAMILY PHASE 1

PARCEL A

TOTAL UN-SERVICABLE AREA
2.46 ACRES

TOTAL UN-SERVICABLE AREA
4.52 ACRES

COMMERCIAL
16.66 ACRES

TOTAL UN-SERVICABLE AREA W/
8" SEWER @ 0.4% SLOPE
2.7 ACRES



REZONE & GENERAL PLAN AMENDMENT NOTICE OF DECISION The Pinnacles

On April 6, 2021, the Eagle Mountain City Council approved the Pinnacles rezone and general plan amendment applications for parcel 59:034:0003 (about 161 acres – see attachment) with the following condition:

1. That the two rows of lots facing the road south of the park be changed from the R3 to the R2 zoning district.

The City may require specific performance of Developer's obligations and City may withhold issuance of any further approvals or permits with the Project until the Developer has fully complied with these conditions of approval.

In no event shall the City be liable to the Developer, its successors or assigns, for any indirect, special, punitive, incidental or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties.

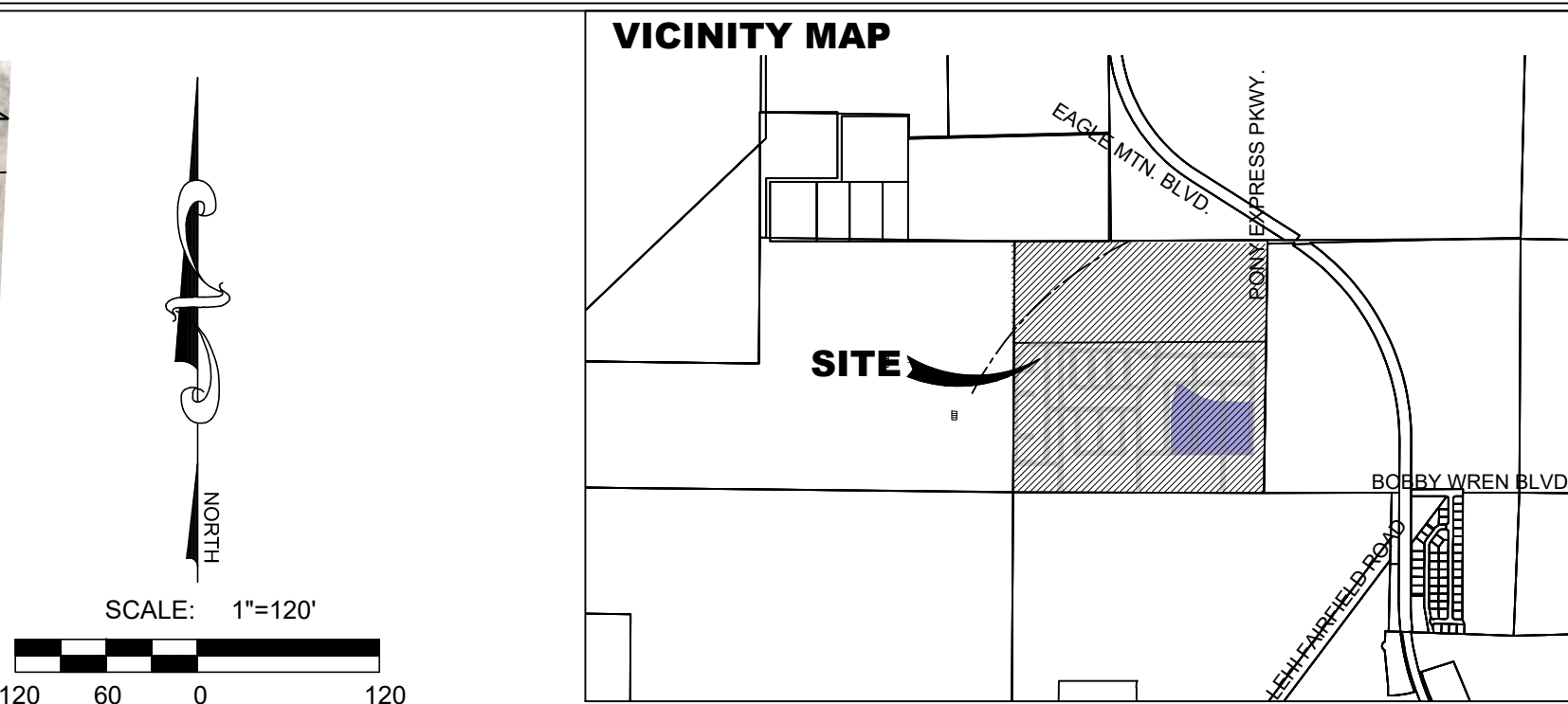
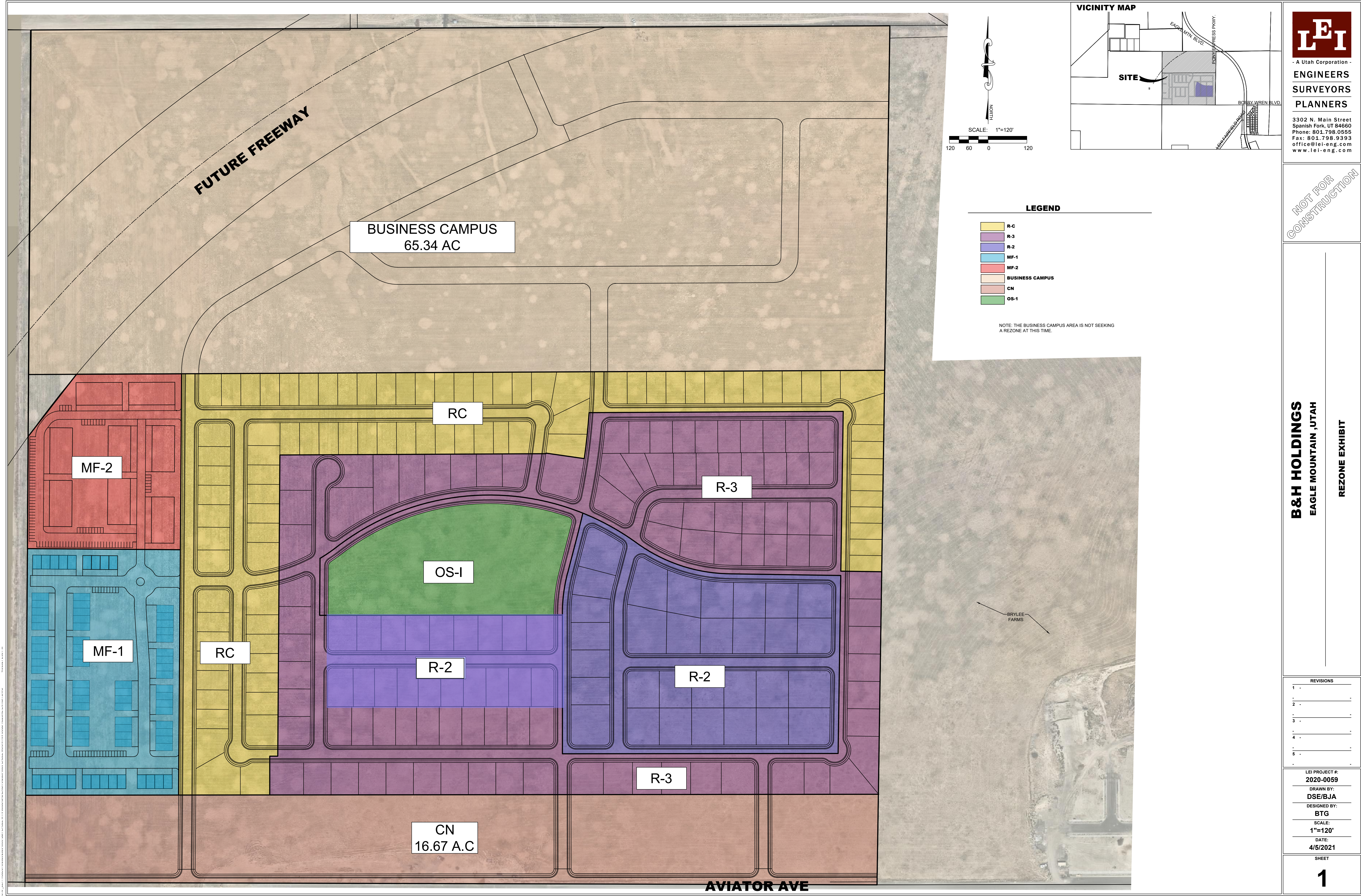
EAGLE MOUNTAIN CITY

By: 
Steve Mumford, AICP
Community Development Director

Date: 4/12/21

ATTACHMENTS

Exhibit A : Rezone Exhibit
Exhibit B : General Plan Amendment



LEGEND

- R-C
- R-3
- R-2
- MF-1
- MF-2
- BUSINESS CAMPUS
- CN
- OS-1

NOTE: THE BUSINESS CAMPUS AREA IS NOT SEEKING A REZONE AT THIS TIME.

LEI
- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

B&H HOLDINGS
EAGLE MOUNTAIN, UTAH
REZONE EXHIBIT

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2020-0059

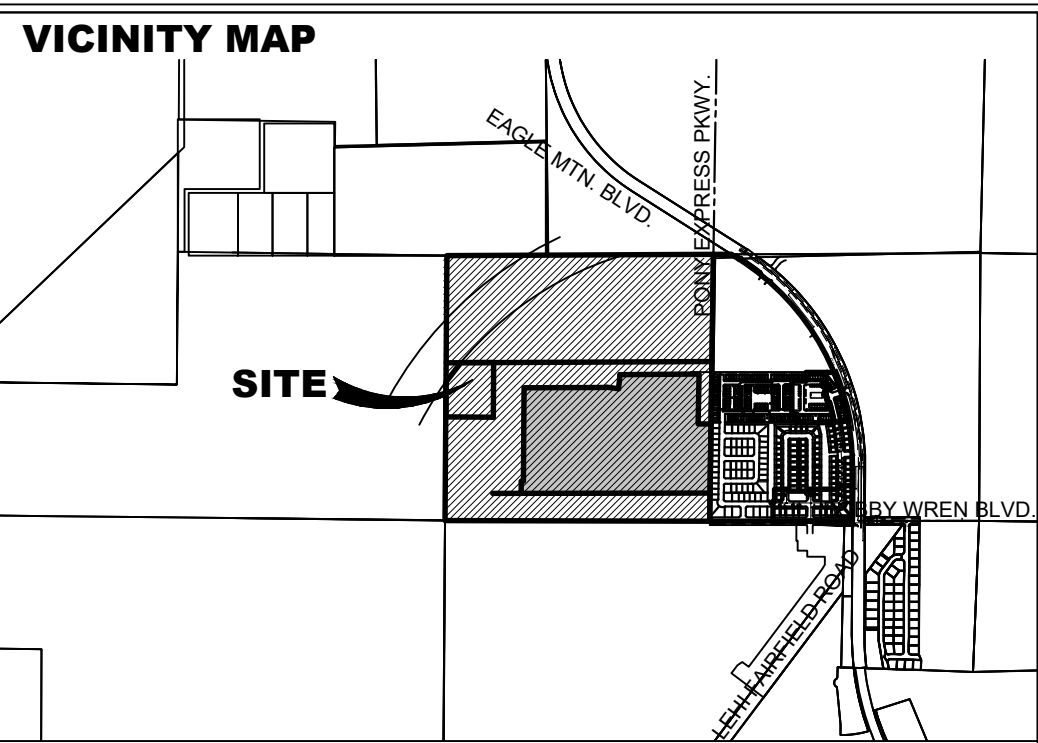
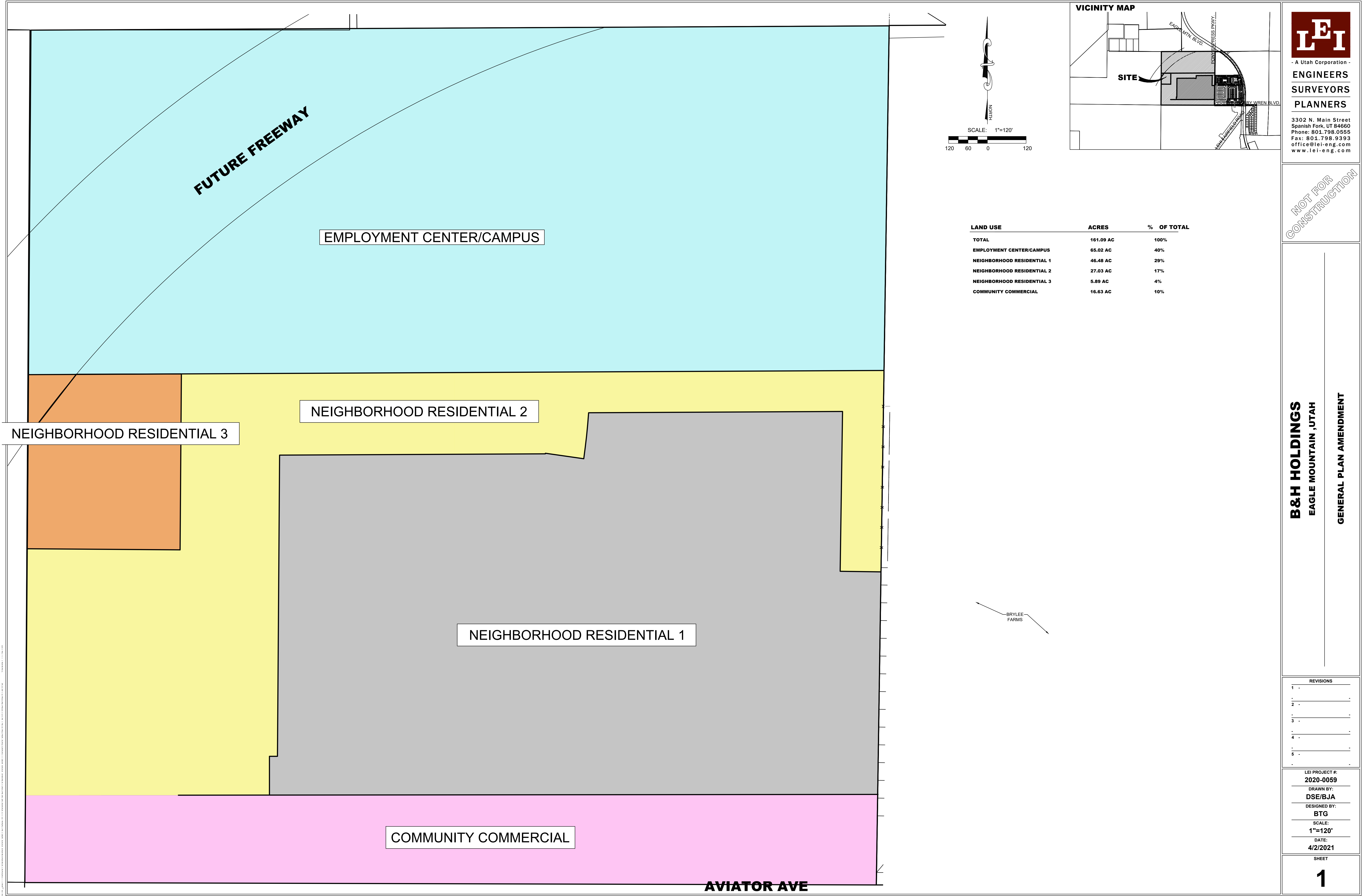
DRAWN BY:
DSE/BJA

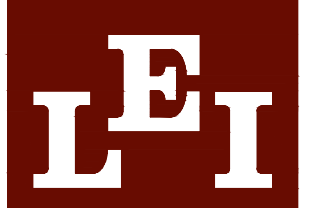
DESIGNED BY:
BTG

SCALE:
1"=120'

DATE:
4/5/2021

SHEET
1





- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

LAND USE	ACRES	% OF TOTAL
TOTAL	161.09 AC	100%
EMPLOYMENT CENTER/CAMPUS	65.02 AC	40%
NEIGHBORHOOD RESIDENTIAL 1	46.48 AC	29%
NEIGHBORHOOD RESIDENTIAL 2	27.03 AC	17%
NEIGHBORHOOD RESIDENTIAL 3	5.89 AC	4%
COMMUNITY COMMERCIAL	16.63 AC	10%

B&H HOLDINGS
EAGLE MOUNTAIN ,UTAH
GENERAL PLAN AMENDMENT

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LEI PROJECT #:
2020-0059

DRAWN BY:
DSE/BJA

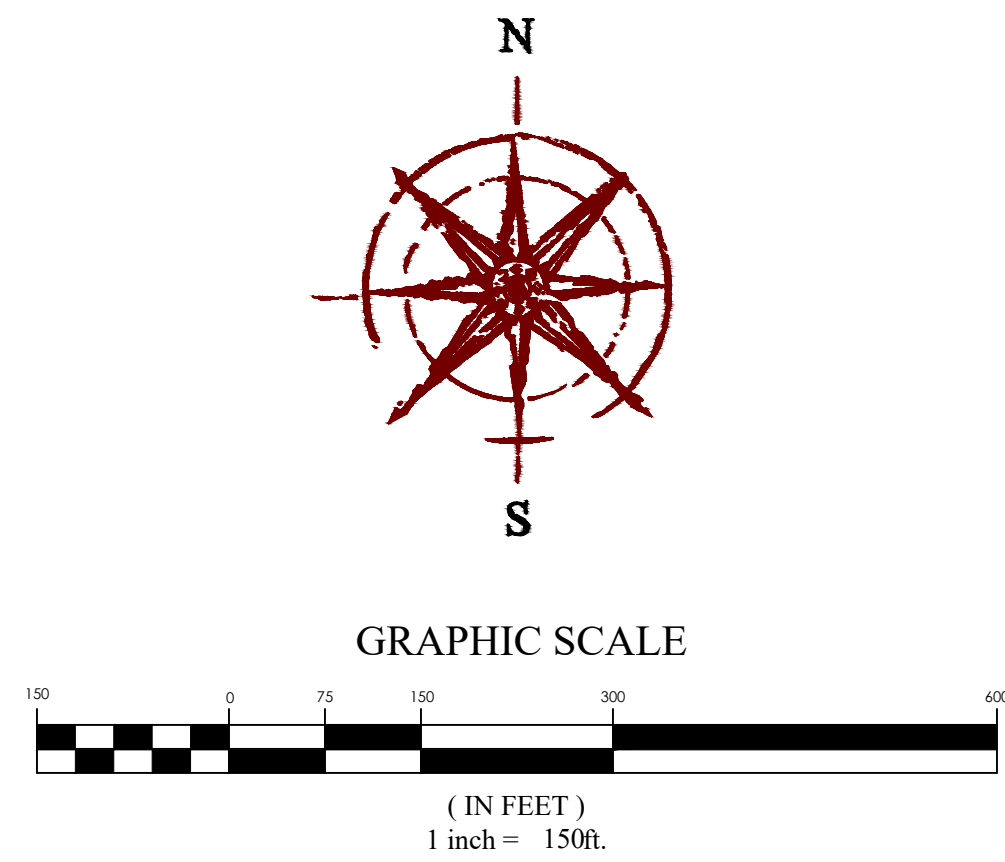
DESIGNED BY:
BTG

SCALE:
1"=120'

DATE:
4/2/2021

SHEET

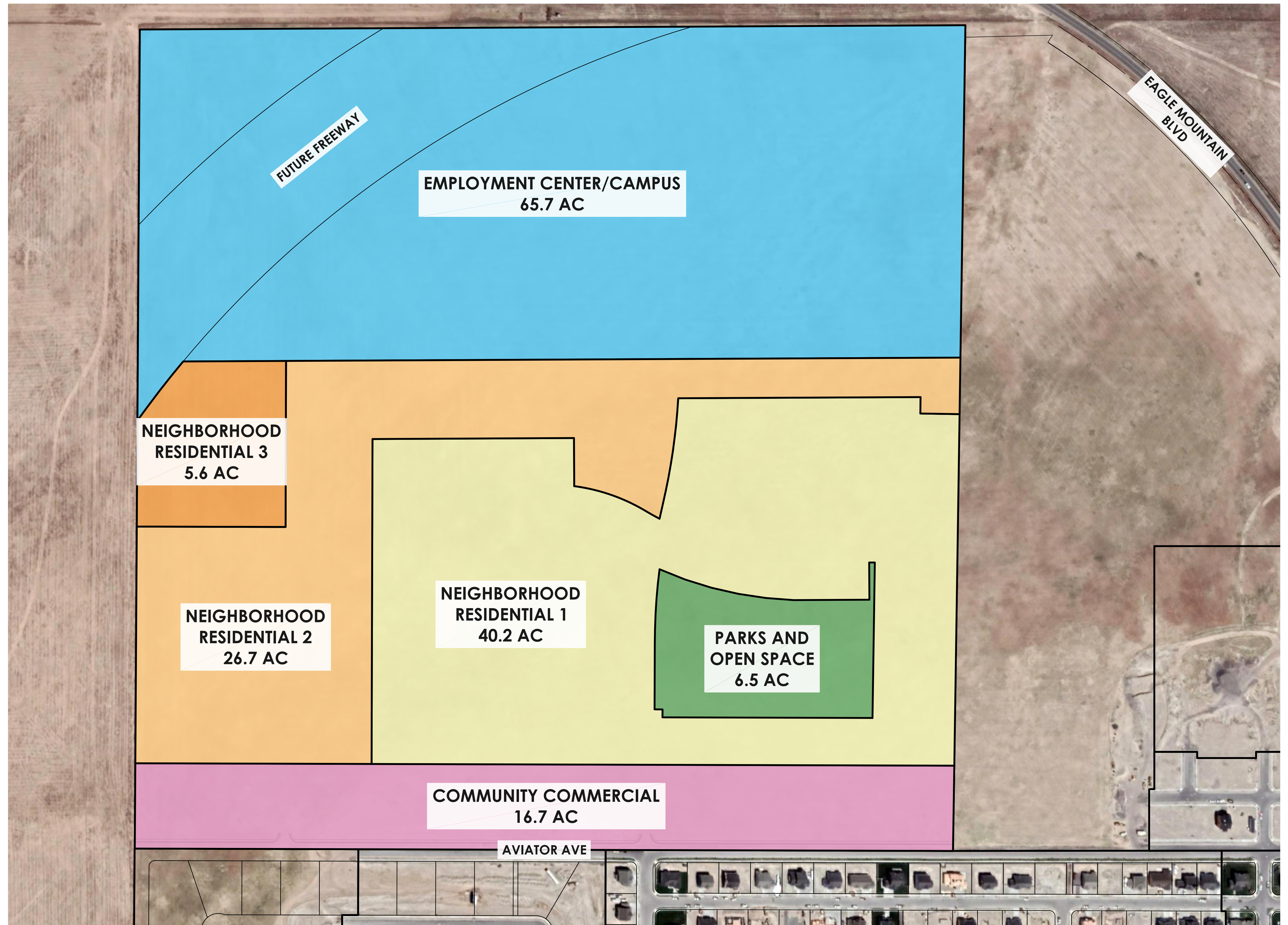
1



LAND USE

EMPLOYMENT CENTER/CAMPUS	65.7 ACRES
COMMUNITY COMMERCIAL	16.7 ACRES
NEIGHBORHOOD RESIDENTIAL 1	40.2 ACRES
NEIGHBORHOOD RESIDENTIAL 2	26.7 ACRES
NEIGHBORHOOD RESIDENTIAL 3	5.6 ACRES
PARKS AND OPEN SPACE	6.5 ACRES

TOTAL ACREAGE ±161.4 ACRES



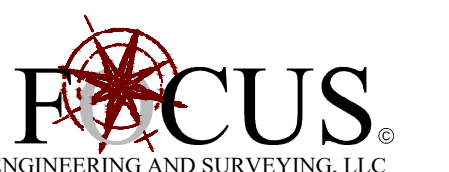
THE PINNACLES *general plan amendment exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY

11/5/2021

27-0316

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.





EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

April 6, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Councilmember Colby Curtis was excused.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; Angela Valenzuela, Human Resource Manager; Evan Berrett, Assistant to the City Administrator; and Robert Ballif, Engineering Assistant.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. Updates – City Administrator Items

City Administrator Paul Jerome presented the following updates:

Engineering

- Pony Express Widening: A pre-construction meeting will be held on April 8, 2021, after which the City should have more information regarding timing of road closures. The project is expected to be complete October 2021.
- Lone Tree Traffic Light: The equipment has been ordered and is on the way. There was some concern with the location of the existing power source; staff will need to coordinate with Rocky Mountain Power. The estimated completion date is the end of June 2021.
- Airport Road Phase 1: Construction drawings should be ready to be sent out to bid by the end of the week with a May bid award. Construction expected to be completed by end of October 2021.
- Facebook West Access Road: Final lift expected to be completed by the end of April.
- Pole Canyon Lift Station: Expected completion is the end of April 2021.
- Water Re-Use Master Plan: Expected completion is the end of June 2021.
- Master Transportation Plan Update and Impact Fees Facility Plan: Expected by the end of May 2021.

Parks

- Cory B. Wride Memorial Park Phase 2: Currently finishing curb and gutter and will begin sidewalk installation soon. Irrigation work has started and will continue through the end of the project. The fence posts have been installed and the concrete has been poured for the pickleball courts on the north end of the project and sport court lighting is being installed. The restroom facility is vertical, and the roof structure is currently being placed.
- SilverLake Woodhaven Park: All the earthwork has been completed, and irrigation has been installed. Staff is working through an issue with the Welby Jacob Canal Company. Concrete and asphalt installation should begin soon, and topsoil will follow. The playground areas should be prepared and ready for installation soon.
- Smith Ranch Community Park: A kickoff design meeting for the park was held two weeks ago; it included discussion of items the City would like to see incorporated in the park. Staff will be meeting this week to discuss outreach to the community for feedback.
- Eagle Mountain Boulevard – Cemetery Trail: The right-of-way survey will be conducted this week to determine where to place the trail. The trail has a planned completion date before April 30, 2021 to meet the deadlines for the Tourism, Recreation, Culture, and Convention grant. A portion of the Safe Routes to School grant was utilized to purchase flashing beacons for the crossing on Lehi/Fairfield road and for vehicles turning off Eagle Mountain Boulevard to increase pedestrian safety. When the project is complete, the trail will be connected from the Brandon Park subdivision to Major Street in Overland Trails.

Public Utilities

- Sewer: The upgrade is still on schedule to be completed by August. The City installed the temporary aerators last week. The City should receive a letter from the State next week regarding deficiency with the City's effluent system that will be discussed and addressed.
- Water: Solar power is being installed on both advanced metering infrastructure antennas. It is expected to be completed and ready to use in July. Water consumption has increased, and the City anticipates turning on more wells by the end of the month.
- Streets: In May and June 2021, 1.5 million square feet of seal coat will be applied to newer residential roads to prolong the life of the asphalt.

Community Development

- Code Enforcement Hearing: The City will soon be bringing forward updates to City fines and Municipal Codes to make sure they are up to date and ready for the hearing process. Hearings are scheduled to begin in June.
- Rezoning of expired master development plan properties: Tentatively planning on bringing forward The Ranches properties to the Planning Commission in the next three to five weeks, with notices being sent to owners and surrounding properties. Properties within the Eagle Mountain Properties area to follow soon thereafter.
- Overland/Downtown Economic Area Plan: City staff are preparing Request for Proposal documents to send out in the near future.

Upcoming Code Amendments

- Residential Municipal Code changes including adding an average lot size to the RD2 zone and considering removal of single-family homes from the MF1 zone.

- Residential zone livestock requirements to amend the number of animals allowed on larger residential properties.
- Zoning Transition Table.
- Community District Node Overlay Zone and transit-oriented development-style zone.
- Community mailboxes.

Mr. Jerome explained that the residents that live along Golden Eagle Road have expressed concerns regarding vehicles exceeding the speed limit on the road and requested to have a stop sign installed at the intersection of Jacob's Way and Golden Eagle Road. The road is 37 feet wide and is designed as a collector road, as opposed to a 28-foot-wide residential road. The width allows for two-way traffic even with cars parked along both sides of the road. The posted speed is 25 mph with an average speed of approximately 31 mph. Golden Eagle Road has a low daily trip count due to its location. Stop signs are installed on intersections of roads with similar traffic usage. Stop signs are an inexpensive solution; however, various studies and a peer-review determined that a stop sign is not warranted on Golden Eagle Road due to the low number of daily trips and pedestrian crossings. Instead, the study suggested painting and signage to better indicate pedestrian crossings. Public safety will continue to monitor the area. Stop signs are not effective in reducing speed after stoppage and speed bumps pose safety risks for snowplows. Road improvements tend to further increase the speed of motorists. Salt Lake City has addressed speed issues in hilly areas by decreasing the speed limit to 10 to 15 mph. The majority of the homes along Golden Eagle do not have driveways fronting on the road, because it is a collector road. The road could accommodate higher speeds; however, the City has no intention of increasing the speed on the road. The City does not intend to reduce the parking on the road and street parking tends to reduce motorist speed. Stop signs increase safety of like volume road intersections with high volume pedestrian traffic. The City takes the concerns seriously; nonetheless, it has been determined that a stop sign is not the appropriate course of action to mitigate issues.

Mayor Westmoreland stated he has a meeting scheduled for next week with residents that live in the area to discuss concerns.

1.B. PRESENTATION – Recreation Tourism Study

Brigham Young University student Sarah Wright presented her Master of Public Administration capstone project: Eagle Mountain: A Future in Active Transportation.

Ms. Wright stated the main reasons that active transportation should be included in the future economic development of the City are identity, community, and opportunity. Eagle Mountain is a growing City with a young population and active transportation and amenities will be a draw for residents and employers. The City's community has a diversity of interests including hiking, mountain biking, and horseback riding. She suggested embracing the City's historical association with the Pony Express Trail to increase equestrian recreation. The location of the City, access, and climate affords the opportunity to invite tourism through hosting mountain biking competitions or recreational day trips. She suggested utilizing GIS data and investing in a trail plan to indicate potential mountain bike racecourses.

1.C. DISCUSSION – Sweetwater Industrial Park Rezone and General Plan Amendment

Planning Manager Pete Kane presented the item. The subject property is approximately 126.61 acres and is located west of Pony Express Parkway and south of Tiffany Lane. The property was zoned Industrial in the Eagle Mountain Properties Master Development Plan, which has expired. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, 2020, the City Council approved the LMD zone and the Sweetwater Industrial Overlay zones on lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning standards and to consider it for use within the industrial park.

The rezone requests approximately 50.14 acres to Industrial with the Sweetwater Industrial Overlay, approximately 34.6 acres to CC, and approximately 41.87 acres to LMD. The current General Plan designation for the property is Business Park/Light Industry on 104.36 acres and Neighborhood Residential One on 22.25 acres. The proposed amendment requests Business Park/Light Industry on 92.51 acres and Community Commercial on 34.1 acres.

A large majority of the uses that are permitted or conditional in the Industrial zone are not permitted or are determined to be special uses in the LMD zone. The Sweetwater Industrial Overlay does allow for metal buildings which are not specifically allowed in the LMD.

The City's Transportation Master Plan includes several primary roads which will service the subject property. Tiffany Lane, running along the northern property edge, is a major arterial; Pony Express Parkway, running along the eastern property edge, is a minor arterial; and 1020 East, running north-south through the center and along the western edge of the property, is a collector. While the exhibits show the other interior roads within the project to be 77-feet wide, they would not be required to be built to the collector road standards. The applicant proposed this width to better serve large vehicles and turning into and out of the property.

Mr. Kane reviewed a comparison of the land uses allowed the LMD, Industrial, and Sweetwater Overlay zones.

The Planning Commission held a public hearing on the request on March 23, 2021. The Commission unanimously voted to recommend approval of the General Plan amendment and unanimously voted to recommend approval of the rezone as requested by the applicant with the following conditions to the land zoned Industrial with the Sweetwater Industrial Overlay:

- Automobile sales and/or service shall be a permitted use;
- Convenience stores shall be a permitted use;
- Electronic data management businesses shall be a permitted use;
- Laundry and dry-cleaning establishments shall be prohibited;
- Manufactured homes developments shall be prohibited;
- Motels and hotels shall be prohibited;
- Other manufacturing businesses shall be a permitted use; and
- Restaurants and banks (with drive-through service facilities) shall be prohibited.

Mr. Kane explained that the Planning Commission used the same list of prohibited and allowed uses for the area requesting the Sweetwater Industrial Overlay that the City had conditioned during the approval of the overlay on lot 1.

Councilmember Gary expressed his support of the request for commercial and the industrial uses in lieu of residential uses. He hopes the development attracts a variety of industrial uses for the area.

Councilmember Love stated that she feels the Sweetwater Overlay zone is appropriate for this area of the City and noted the reduced design standards in the overlay and that newer metal buildings are more aesthetically appealing than older styles of buildings. However, she is hesitant to apply the overlay on the entire area requested and suggested applying the overlay on only a portion of the southern area of the property and zoning the rest as LMD, especially in consideration of the uncertainty of future circumstances in the City.

Applicant representative Scot Hazard stated that few uses are appropriate for or desire to be located near the sewer treatment plant. He explained that their desire for the overlay is for the reduced development standards that allow for metal buildings. They have prospective users, such as a fitness equipment repair facility, that need the reduced standards due to the cost reduction. It is difficult to predict the number of businesses that will occupy the overlay area as acreage requirements vary drastically based upon individual business needs. Some businesses necessitate the reduced design standards and truck access afforded in the overlay but desire not to be located adjacent to the sewer treatment plant. The commercial uses will serve as a visual and physical buffer for the industrial area. Industrial uses are in demand and a diversity of product options increases marketability of the area. The current proposal requests approximately half of the area for the overlay that had been requested in the previous application. He explained the difficulty and associated costs for applicants to request a conditional use without knowing if conditions of approval will result in decreased interest in developing in the City, should the overlay not be approved.

Councilmember Love clarified that her concerns are regarding vesting approval of the lower design standards due to the timeframe for the project. The City might be able to attract uses with higher design standards in the future.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. AGREEMENT – City Hall Lobby Display

9.B. AGREEMENT – City Council Chambers Lectern and On-screen Timer

Councilmember Gray inquired regarding the fiscal responsibility, need, price, and purpose of the display and lectern.

City Recorder Fionnuala Kofoed explained that as it is a State contract, she is confident on the price. The funds are being taken from available surplus due to other City expenses qualifying for the use of Coronavirus Aid, Relief, and Economic Security Act funds. This item would usually not come before the Council; however, because it had been mentioned during a previous meeting, she included it on the agenda. A majority of the expense is for the decoder and encoder to tie into the

existing system. The main purpose of the upgrade is to provide a seamless transition for the public to connect to the City's system for applicant presentations. It provides more features including the option to add software to allow annotation that can be saved and included with the meeting record. If the City were to have a press conference, the media would have the option to tie into the City's audio system; this feature was added at no additional cost. The digital display in the lobby allows for an overflow area for meetings, should the City Chambers exceed seating capacity. The display also accommodates the posting of State-required public notices, which will be a huge return of investment by reducing staff time to physically post announcements, especially for staff located in other buildings. The system will also eliminate previous audio issues and also increases safety by eliminating trip hazards from cords required for the previous system.

Councilmember Gray thanked Ms. Kofoed for the information and said he supports purchasing necessary equipment for the City to function efficiently.

Councilmember Clark stated her support of the purchases due to the increased transparency offered by having an overflow area to allow the public to hear and view meetings, increased visibility of presentations to remote participants, and the increase in staff efficiency in notice postings.

14. PRELIMINARY PLATS & SITE PLANS

14.A. Pole Canyon NPA-11 Preliminary Plat

Councilmember Clark inquired regarding the status of the parts required to address the sewer system and the water pressure issues.

City Engineer Chris Trusty stated the sewer project should be completed within the next 30 days. The water pressure issues have not been recreated when staff conducts pressure tests, and the problems might be caused by internal issues in the residents' homes. They have discussed adding another tank to help mitigate pressure issues; the timeline for the implementation of the new tank is approximately one year. Staff conducts modeling, per State requirements, to determine that new construction will not have detrimental effects on existing homes.

Public Utilities Manager Mack Straw stated that they have not received any calls regarding water pressure problems and that most water pressure concerns are due to the internal plumbing issues. They have tried to provide information to residents to assist with identifying and resolving pressure issues within their homes. Overall, the system has been running well.

Ms. Kofoed recommended removing the item from the consent agenda should the Council desire to further discuss and amend the terms of approval.

Councilmember Gray suggested removing items 14.A., 14.B., 14.C., and 14.D. from the consent agenda for individual discussion and approvals.

Councilmember Burnham requested for item 14.A. to be removed from the consent agenda to change the condition to withhold building permits until the completion of the sewer to withholding

certificates of occupancy, unless the change can be made during the approval of the consent agenda.

Councilmembers Love and Clark concurred with removing items 14.A., 14.B., 14.C., and 14.D. from the consent agenda.

This portion of the discussion occurred after the discussion on item 17.A.

Councilmember Burnham clarified that the only change she desired was to withhold certificates of occupancy until the completion of the sewer system.

Councilmember Love concurred with Councilmember Burnham's recommendation to change the requirement from building permits to certificates of occupancy.

Mr. Kane explained that Municipal Code requires that the access road be compacted prior to the City issuing building permits, and it must be paved prior to the City issuing certificates of occupancy.

Assistant City Administrator/Community Development Director Steve Mumford explained that State Fire Code also requires pavement prior to occupancy. As such, the requirement does not need to be included in the motion; however, the Council can add the condition to emphasize the requirement if desired. State Code prohibits the City from withholding building permits until a road is paved. The access road can only be required to be improved sufficiently to be able to support the weight of fire apparatus.

14.C. Macey's at Market Place – Site Plan

This item was discussed after item 17.A.

Councilmember Burnham stated that the Planning Commission and City Council had previously expressed concerns regarding the drive throughs and requested a presentation focusing on the drive through plans during work session.

Councilmember Love requested clarification regarding the number of cars that can be accommodated at the drive throughs, and for concerns regarding flagpole height to be included in the work session discussion, although she was unsure if the flagpole height would need to be determined during this stage of the application process.

Mr. Jensen noted that location of the flagpole is not identified on the site plan rendering. The applicant desires feedback from the Council regarding their requested flagpole height of 80 feet. The flagpole at the roundabout on Eagle Mountain Boulevard is approximately 65 to 70 feet. He confirmed that the residential height limit for flagpoles is 35 feet for model homes using flags for advertising purposes.

Councilmember Gray suggested a height of around 50 feet to remain closer to residential flagpole height standards.

Councilmember Love stated that due to issues in other cities, she desires a thorough discussion and evaluation to determine the appropriate and desired commercial flagpole height for the City. She requested staff verify the height of the flagpole in the roundabout on Eagle Mountain Boulevard. She expressed concern that approving one tall flagpole could lead to additional requests for flagpoles of similar or taller heights.

Councilmember Clark requested the length of the drive through queues be included in the work session presentation in addition to the number of cars that can be accommodated. She expressed her support for tall flagpoles and feels they are appropriate for commercial areas.

Councilmember Burnham expressed her support of permitting a tall flagpole and a large flag. She said that the reason for the cap of flagpole heights in residential areas is due to the noise associated with the flags.

Councilmember Love clarified some of her hesitancy regarding flagpole height is due to the proximity to residential areas and noise concerns.

14.D. Request to Amend Condition of Approval – SilverLake South Preliminary Plat

Councilmember Clark stated her desire to remove this item from the consent agenda is to allow a presentation and discussion to be reflected on the record to increase resident understanding of the issue.

SCHEDULED ITEMS

15. THE PINNACLES

15.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as The Pinnacles.

15.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan for The Pinnacles.

Items 15.A. and 15.B. were presented and discussed concurrently.

Mr. Kane presented the items. The subject property is approximately 161 acres of land on the north side of Aviator Avenue and west of Brylee Farms. It is currently zoned Agriculture and identified in the Future Land Use Map as Employment Center/Campus and Neighborhood Residential One. The applicant submitted a rezone and General Plan amendment request last summer, including a mix of single family, multifamily, and business park. The Planning Commission recommended using the CC zone along Aviator Avenue, noting that the zone was in conflict with the General Plan but would provide a buffer to residential uses.

The latest revised plan calls for a rezone to R2, R3, RC, MF1, MF2, CN, and OS-I. The General Plan amendment requests Neighborhood Residential One, Neighborhood Residential Two, Neighborhood Residential Three, and Community Commercial. The northern approximately 65 acres would remain Agriculture with an Employment Center/Campus designation.

The Planning Commission held a public hearing on the applications on February 23, 2021. The City Council reviewed the items and provided feedback during the work session on March 2, 2021. Feedback from that session included the desire to ensure the business campus portion is not reduced or changed in future amendments, a general reduction in residential density more in line with the current Neighborhood Residential One land use designation on the property (such as reducing the amount of MF1 and MF2), and support for the CN zone along Aviator Avenue. The plans presented tonight and included in the staff report are revisions submitted by the applicant based on the Council feedback.

The plan calls for three connections via Aviator Avenue, two connections into the northern Business Campus, a connection from the Business Campus to Brylee North at the northeast, and a potential connection under or over the future freeway to the property to the north.

The plan includes one large park within the single-family portion of the development. The park would be dedicated to the City and meets the two-acre minimum size for dedication. Each of the multifamily areas will be required to provide open space and amenities as part of their site plan and platting process.

The plan presented to the Planning Commission requested a General Plan amendment to Employment Center/Campus on 65.02 acres (40% of the total property), Neighborhood Residential One on 21.16 acres (13%), Neighborhood Residential Two on 31.7 acres (20%), Neighborhood Residential Three on 26.55 acres (17%) and Community Commercial 16.63 (10%). The current proposal requests a General Plan amendment to Employment Center/Campus on 65.02 acres (40% of the property), Neighborhood Residential One on 46.48 acres (29%), Neighborhood Residential Two on 27.03 acres (17%), Neighborhood Residential Three on 5.89 acres (4%) and Community Commercial 16.63 (10%). The proposed amendment would result in 64% of the currently designated Employment Center/Campus remaining unchanged, the remainder would change to Neighborhood Residential One, Neighborhood Residential Two, and Neighborhood Residential Three, as well as Community Commercial. The currently designated Neighborhood Residential One would remain 69% unchanged with the remaining changed to Neighborhood Residential Two and Community Commercial.

The rezone requests zoning for CN on 16.67 acres (10% of the total property), R2 on 11.79 acres (7%), R3 on 28.9 acres (18%), RC on 18.75 acres (12%), MF1 on 8.28 acres (5%), MF2 on 5.57 acres (3%), and OS-I on 4.9 acres (3%). When compared to the rezone request reviewed by the Planning Commission, the applicant has changed the same amount of land from CC to CN, reduced MF2 from 13.85 to 5.6 acres, reduced MF1 from 12.4 to 8.3 acres, reduced RC from 39 to 18.75 acres, increased R3 from 14 to 29 acres and added R2 on 11.5 acres.

The Planning Commission held a public hearing on the requests on February 23, 2021. The Commission unanimously voted to recommend approval of the rezone request with the following conditions:

1. The CC zone shall be changed to the CN zone;
2. The RC zone north of the CN zone and south of the OS-I zone shall be changed to the R3 zone; and
3. The RC zone outlined in the staff presentation shall be changed to the R3 zone with exception of properties adjacent to multifamily properties to the east and west.

The Planning Commission unanimously recommended approval of the General Plan amendments with the following conditions:

1. The areas to be zoned MF1 shall be amended to "Neighborhood Residential Two;"
2. The areas to be zoned R3 shall be amended to "Neighborhood Residential One;" and
3. Any requested changes to the proposed zoning districts shall be reflected in the appropriate request for land use designation.

The Planning Commission unanimously recommended approval of the master development plan request with the following conditions:

1. The concept plan should be updated to indicate proposed road widths;
2. That any conditions approved for rezoning and the General Plan amendment shall be revised within the plans;
3. The approximately one-acre parcel adjacent to the MF2 zone shall be identified for the future freeway be dedicated for the right-of-way; and
4. The northern approximately 65 acres of land shall either be noted as Future Development/Business Campus for a later amendment to the MDP or permitted to be applied for as a separate MDP.

Based on the Planning Commission recommendations and the revised plans, staff recommends approval of the rezone and General Plan amendment requests and approval of the master development plan with the following conditions:

1. The approximately one-acre parcel adjacent to the MF2 zone shall be identified for the future freeway be dedicated for the right-of-way;
2. The northern approximately 65 acres of land shall be noted as Future Development/Business Campus for a later amendment to the MDP; and
3. The future amendment to the MDP for the northern approximately 65 acres must be appropriate for the current Employment Center/Campus land use designation.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Recorded Plat Amendment for the Eagle Mountain Business Campus.

Senior Planner Taylor Jensen presented the item. The current approval for the property occurred in 1999 and was recorded in 2002 for five lots with lot 5 designated for open space only. Of the two lots north of Campus Drive within the currently approved plat (lots 1 and 5), only lot 1 has

access onto Campus Drive. The applicant-proposed amendment creates Parcel A, which includes The Ranches waterfall sign, and two lots with access onto Campus Drive. Eagle Mountain City will retain ownership of Parcel A.

The purpose of this request is to ensure that the improved open space is owned and maintained by Eagle Mountain City while creating two commercial lots of 1.279 acres with access onto Campus Drive. This request would add approximately 0.958 acres of commercial space to the development and would not remove any improved open space.

The future land use designation for the Eagle Mountain Business Campus is Community Commercial. The Eagle Mountain General Plan Framework Map anticipates a Community Node in this location.

The Planning Commission held a public hearing on the request on March 9, 2021, and unanimously voted to recommend approval of the recorded plan amendment with the following conditions: 1. The purchase of the City property must be finalized prior to the recording of the plat; and 2. The City shall be granted an easement through one of the lots to access the City-owned property.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements.

Streets and Storm Water Manager Zac Hilton presented the item. The proposed ordinance adopts EMMC Section 15.60.080 Seal Coat, which requires the City to collect a fee prior to plat recordation to place a seal coat on all new asphalt pavement one year after final acceptance of improvements. Staff is proposing a fee based on the total cost of seal coat application at the time of installation. The City would apply the seal coat one year after installation, at the ideal time for application. Applying the seal coat during ongoing construction activities can result in damage and adherence issues.

The developer has the option to apply the seal coat; however, Mr. Hilton thinks developers are unlikely to request to apply the seal coat themselves as the City has a reduced cost due to the volume of seal coat the City applies. Additionally, developer-applied seal coat requires a two-year warranty.

Mr. Hilton clarified that the City currently carries the burden of applying the seal coat; however, the seal coat should be a requirement for the completion of the final product by the developer. Other cities that require developers to pay for the seal coat but provide the option of developer-applied seal coat have found that most developers prefer to pay the fee. Requiring developers to apply the seal coat would decrease staff burden but could result in less durability and quality due to the seal coat being applied at an inopportune time.

17. RESOLUTION

17.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Street Improvements.

Mr. Hilton explained that this resolution indicates where the fee would be implemented in the consolidated fee schedule.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:15 p.m.

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Councilmember Colby Curtis was excused.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; Angela Valenzuela, Human Resource Manager; Evan Berrett, Assistant to the City Administrator; and Robert Ballif, Engineering Assistant.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:02 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Pony Express Days will be held June 2 to 5. Events will include a carnival, parade, fireworks, and movie in the park. Details to be announced soon. The Pony Express Events Demolition Derby will be held on June 5, 2021, and the Professional Rodeo Cowboys Association rodeo will be held June 10 to 12.
- You may sign up for text or email alerts from the Utah County Health Department regarding COVID-19 vaccine availability by texting UCHEALTH to 888777 to receive notification of when appointments are available and who is eligible. If you have a question or need help registering for your appointment, call the COVID-19 hotline at 1-800-456-7707. The hotline has language and translation services in more than 100 languages, including Spanish.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:05 p.m.

Diana Anderson submitted the following comment:

Esteemed City Council,

This is Diana Anderson, the resident of Oak Hollow that previously expressed concern regarding the safety and privacy of my home and neighborhood with the current grading and inadequate wall separating the O'Reilly's from the residential homes. I have spoken with many of you and am so grateful for your concern and effort on our neighborhood's behalf. Thank you for talking with me and for even visiting my home to assess the severity of the problem. I am also grateful for the developer's cooperation and willingness to find an amicable solution. I truly appreciate the effort that has been taken to ensure the safety and privacy of our residence.

I would just like to reiterate our need for the city code to be upheld in order to properly protect our families and homes as well as to provide the much needed privacy from the upcoming roads, parking lots and store. We are sincerely concerned for the safety of our families with the grading as it currently is and how it currently renders the wall ineffective. We plead with the City Council to uphold code and require the developer to provide the "effective screening" required by the code.

A prior discussion with the developer showed the difficulty involved with raising the wall. I believe that raising the wall would provide the most permanent and effective screening to protect us. That is absolutely still my first preference, but should it prove impossible, I plead with you to require thick enough and mature enough evergreen trees to screen our homes from the adjacent property. The use of immature or deciduous trees would simply not fill the "effective" requirement for city code. Please, I plead with you once more, to protect us and our families and homes from the roads and parking lots that will soon be built facing our homes.

Again, thank you so much for your time and effort on our behalf.

Peggy Hunziker submitted the following comment: "The original agreement at the time White Hills was annexed was that there would be NO building permit issued until all the infrastructure was completed. THE SEWER IS NOT COMPLETE. We have been promised for years that it would be done by the next month and then the next month and now here we are four years later and it is still not hooked up to the subdivision. For all we know it could still be another four years. We are tired of the empty promises from this developer and the city. Perhaps we as citizens should

ban together and sue the city to return the money we have paid in for a service we are not and have not been receiving. Maybe this will get your attention to stop treating us as the cities step child.”

Mayor Westmoreland closed public comment at 7:09 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray

Councilmember Gray welcomed the meeting participants. He said he is excited for all the new businesses and ribbon cuttings in the City including the Overland clubhouse, Six Sisters Grill, and Jo'Land Fun and Games. He wished everyone a Happy Easter and thanked Planning Manager Pete Kane and other staff members for the thoroughness of their presentations.

Councilmember Burnham

Councilmember Burnham thanked the meeting participants. She thanked the residents for their public comments and said the Council takes their concerns seriously and will do their best to adequately address the headlight screening and sewer concerns.

Mayor Westmoreland clarified that millions of dollars are being invested in the sewer system for the benefit of and at no additional cost to the residents of White Hills.

Councilmember Love

Councilmember Love echoed Councilmember Burnham's commitment to rectify resident concerns. She is excited that the Overland clubhouse will be open to all residents. She noted that Eagle Mountain Counseling also had a ribbon cutting.

Councilmember Clark

Councilmember Clark expressed her support of the comments of the other Councilmembers and thanked residents for identifying problems and bringing the items to the awareness of the Council. April 15, 2021 is the Great Shake Out in Utah earthquake preparedness drill. Be Ready Eagle Mountain will be holding an earthquake Community Emergency Response Team drill and scavenger hunt on Saturday, April 17 from 10 a.m. to 2 p.m. She appreciates the City's efforts to prepare volunteers to assist during the cases of an emergency. She encouraged residents to discuss plans for an earthquake with their families and neighbors.

Recognition

Mayor Westmoreland recognized Tiffany Walden for her critical contributions and passionate concern for the City of Eagle Mountain's economic development, including efforts with the Facebook datacenter. He stated her father was instrumental in establishing the roots of the City, and Ms. Walden is passionate about the City and its future. He appreciates her efforts to balance personal and City interests.

Ms. Walden thanked the Mayor and said that her efforts in the City come from the heart. Her goal and purpose are to finish what her father started. She said that many exciting projects are in the works.

The Councilmembers thanked Ms. Walden for her vision of service, heart, impact on the heritage of the City, and concern for the future of the City and future generations.

CONSENT AGENDA

9. AGREEMENTS

9.B. AGREEMENT – City Council Chambers Lectern and On-screen Timer

9.A. AGREEMENT – City Hall Lobby Display

10. BID AWARDS

10.A. Construction Management and Inspection Services for Pony Express Phase 5 Widening Project – PEPG Consulting

11. BOND RELEASES

11.A. Glenmar Ranches Phase B, Plat 4 – Into Warranty

12. CHANGE ORDERS

12.A. Facebook Water Tank Change Order #2 – Probuild

12.B. Water Model Rebuild Change Order #2 – Psomas

12.C. Software Agreement Change Order #1 – Accela

13. MINUTES

13.A. March 16, 2021 – Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

14.A. Pole Canyon NPA-11 Preliminary Plat

14.B. O'Reilly Auto Parts – Site Plan

14.C. Macey's at Market Place – Site Plan

14.D. Request to Amend Condition of Approval – SilverLake South Preliminary Plat

MOTION: *Councilmember Burnham moved to approve the consent agenda, amending item 14.A. condition #4 to, “that no certificates of occupancy shall be granted until the sewer is completed,” and removing items 14.B., 14.C., and 14.D. from the consent agenda and placing them as scheduled items.*

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

SCHEDULED ITEMS

14.B. O'Reilly Auto Parts – Site Plan

Planning Manager Tayler Jensen presented the item. The site plan proposes an O'Reilly Auto Parts to be located at 4266 E Pony Express Parkway, southeast of Porters Crossing Parkway and Pony Express Parkway, located adjacent to the recently approved Dollar Tree. The property backs onto homes in the Oak Hollow subdivision.

Per EMMC 17.100.050(B), any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. EMMC 17.35.050(F) requires buffering or transitioning when building adjacent to residential uses, and EMMC 17.60.110(D) requires applicants to provide a headlight screen. While an existing wall exists, due to following the natural grade, additional buffering is required roughly adjacent to where the O'Reilly access aisle enters the project.

Per EMMC 17.72.030(A)(1), the primary entrance to the building should orient toward the street, and if not, the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. While the front entry does not face Pony Express Parkway, a pedestrian path is included that ties into the existing trail, and the Pony Express Parkway-facing façade includes additional features.

Per 17.72.040(A), buildings shall be similar in style to adjacent buildings. The proposed building is similar in appearance to the Dollar Tree, but the color palette is much lighter than both the Dollar Tree and Eagle Vision. Mr. Jensen clarified that the colors are a lighter sand color compared to the charcoal used on other buildings; the color palette does not include white. Per 17.72.040(C), the primary roof form of a structure should help reduce the perceived scale of a building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Per 17.72.040(E), buildings shall incorporate a majority of the following details: reveals, canopies, awnings, pop-outs, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis. All sides of a building shall include the chosen details. Per 17.72.040(G), a building's color palette should be similar to that of significant neighboring structures.

Municipal Code requires 25 to 37 parking stalls, and 28 stalls are provided. EMMC 17.35.050(K) requires bicycle parking with all commercial locations; bicycle parking is not provided in the applicant's plan. Signage must follow standards found in EMMC 17.80.

The Planning Commission held a public hearing on the request on March 9, 2021 and voted 3 to 2 to recommend approval of the site plan with the following conditions:

1. The applicant shall increase the height of the wall anywhere necessary to provide effective screening;
2. All parking lot lighting shall be no more than 17 feet above the pavement;
3. The dumpster enclosure shall be similar in material and colors to the building;
4. Bicycle parking shall be provided in compliance with EMMC 17.35.050 K; and
5. At least three additional design elements designated in EMMC 17.72.040(E)(1) shall be added to all four elevations.

Commissioner Wells' dissenting vote was because she felt additional staff recommendation should have been included in the conditions of approval.

Commissioner Wright's dissenting vote was due to his opinion that other Municipal Code elements identified by staff should be encouraged of the developer, such as adjusting the roof line.

The staff recommendations excluded from the Planning Commission's recommendation of approval included the following conditions:

1. Elevations shall be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision;
2. Elevations shall be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights.; and
3. The primary color of the building shall be similar to that used on Eagle Vision and Dollar Tree.

Mr. Jensen clarified that Municipal Code requires a 3.5-foot headlight screen and a six-foot wall between residential and commercial uses. The wall is six feet high; however, it does not provide six feet of buffering and whether the wall complies with Municipal Code standards is open to interpretation.

Councilmember Love said that headlights are 24 to 54 inches from the ground to the center of the headlight and a foot difference between the drive aisle and the top of the wall between the homes and the commercial property would not provide headlight screening for the residential properties. She said she feels the applicant should determine an adequate a solution.

Applicant representative Ryan Forsythe stated that his height calculations result with the wall providing 3.5 feet of screening at the lowest point on the fence, which is farther west than the drive aisle. He said the grading plan from the residential developer indicated a grade three feet higher than the final homes. He expressed sympathy to the impacted homes, but stated he feels they have met the headlight screening requirement and the six-foot wall requirement for the property. He said that he has discussed a greenery wall as a potential solution with the impacted homeowners. He does not desire to shirk his responsibility but expressed frustration with the situation caused by the residential developer not building the development in accordance with the approved plans.

Discussion ensued debating the measurement method and accuracy of the grade calculation differences between the staff report and the applicant's calculations.

City Attorney Jeremy Cook confirmed that applicant's grievances with the residential developer would be a civil issue. He noted that the property had been originally owned by one individual that sold the land to two different developers. Municipal Code places the responsibility on the commercial developer. It is the responsibility of the commercial developer to address his concerns with the adjacent developer.

Councilmember Gray stated that the screening concerns also include the privacy of the residential property as the lack of a six-foot privacy screen is invasive and intrusive to the residents.

Councilmember Clark agreed that the screening requirement is the obligation of the commercial development and that pursuing a civil complaint with the residential developer is the prerogative of the applicant. She feels the application is not ready for an approval without an adequate resolution to the screening requirement.

Councilmember Burnham concurred with the previous Councilmember's comments, especially considering the privacy concerns. The earthwork to reinstall the fence would negatively impact some properties and she agrees it is not the Council's responsibility to provide a solution.

City Engineer Chris Trusty recommended a topographical survey to better assess the grade difference of the final project. He is unsure if the residential grades on the approved Oak Hollow plans conflict with the final grade as alleged. He agrees it is the applicant's responsibility to demonstrate a solution.

Mr. Forsythe stated that he is also a real-estate attorney and desires to discuss options to determine an agreeable solution prior to preparing plans. He expressed concern with the screening solution retroactively impacting the June 1, 2021 deadline for the approved Dollar Tree project. He explained that retaining requirements to raise the height of the existing masonry wall would reduce the resident's yards and impact the drainage system for the Dollar Tree project. He proposed mounting decorative, ivy walls to the top of the residents' side of the existing fence. It would beautify their yards and increase the privacy more than installing landscaping or fencing on the commercial property. He said the homeowner seemed open to an ivy wall or landscaping on their side of the wall. Another solution would be a vinyl addition to the top of the existing wall. He beseeched the Council to consider his time constraints in their decision and the Municipal Code allowance for landscaping to be implemented as a screening material.

Mayor Westmoreland expressed sympathy and noted the City is aware that the applicant is burdened with providing a solution to a problem he was not responsible for creating.

Councilmember Burnham expressed concern with the recommendation to add something to the top of the wall due to wind durability concerns.

Mr. Forsythe said he would consult with an engineer to provide a durable solution such greenery or a chain link wall with privacy slats. He said he desires to work with the homeowners to determine an aesthetically appealing solution.

Councilmember Clark concurred with concerns regarding the strong winds in the City and the durability of the screening solution especially due to damage liability caused by wind forces breaking windows with fencing in other areas in the City.

Mr. Forsythe inquired if the Council decision would impact the Dollar Tree project and requested Council feedback regarding the proposed elevations in order to remedy concerns prior to the application's return with a solution to the screening issues.

Mr. Cook verified that the Dollar Tree development is required to meet the Municipal Code screening standards independent of the site plan approval.

Councilmember Gray said that the Council could move the project forward but withhold the certificate of occupancy until the screening concerns are rectified in order to not delay the project while ensuring the concerns are properly addressed.

Councilmember Love agreed with allowing the project to move forward but withholding the certificate of occupancy; however, she desires to review the screening solution to verify it adequately addresses the concerns.

Councilmember Clark said she is uncomfortable in moving the application forward. She expressed her preference to provide the applicant the requested feedback regarding the elevations to be sensitive to the time constraints and increase the likelihood of an approval when the application returns with a screening solution.

Mr. Forsythe clarified his concern was with being required to raise the existing masonry fence. He expressed his willingness to provide an appropriate, durable, aesthetically-beneficial screening solution. He said he raised the parapet walls and colors and added additional lighting elements at the request of the Planning Commission and will add a bike rack. He noted the architectural similarities between the approved Dollar Tree and O'Reilly's buildings. He explained that O'Reilly has requested the use of their prototypical colors for branding purposes.

Councilmember Burnham stated that as having an attractive building is in the applicant's best interest, she has no concerns with the proposed palette as long as the colors do not clash with the neighboring properties. She expressed her willingness to approve the project once the applicant provides an adequate screening solution.

Councilmember Gray concurred with Councilmember Burnham regarding the elevations, color palette, and the applicant's rights. Due to varying opinions on preferred aesthetics, he believes the purview of the Council is to ensure the appearance of buildings do not have a negative impact on surrounding properties while respecting the property owner's rights. He disagrees with requiring new construction to exactly match existing buildings in the area.

Councilmember Love concurred with the approval of the presented color palette and thanked the applicant for making the requested roof line adjustments. She asked the applicant to also include the other design elements in the Planning Commission's recommended conditions of approval.

Councilmember Clark commended the applicant for working with the homeowners to determine an amenable solution and requested he continue to involve the homeowners in the decision.

MOTION: *Councilmember Burnham moved to table the site plan for O'Reilly Auto Parts until the next meeting. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

14.C. Macey's at Market Place – Site Plan

Mr. Jensen presented the item. The proposal is for a site plan for a Macey's grocery store located on 6.7 acres at the intersection of Pony Express Parkway and Eagle Mountain Boulevard within the Marketplace at Eagle Mountain Town Center Master Development Plan.

The Marketplace at Eagle Mountain Town Center master site plan and preliminary plat were approved on August 18, 2020. The Development Agreement was approved on December 1, 2020. The property is zoned CC, which allows grocery stores over 30,000 square feet. The proposed store is 58,854 square feet.

EMMC 17.56.060(A) requires parking lot lights to be no taller than 17 feet. The applicant will confirm compliance with the requirement. EMMC 17.100.040 requires all site plans of five acres or larger to complete a master site plan. A master site plan has been completed for this site. EMMC 17.100.050 requires building or landscaping on the entire lot and the application is in compliance with the standard.

The applicant has provided 10-foot pedestrian walkways as required per EMMC 17.55.090. The application proposes parking islands every 12 stalls as required per EMMC 17.55.080(C). EMMC 17.55.120(C) requires one parking stall per 200 square feet of building area. The proposed 58,854 square-foot building requires 295 stalls, and the application provides 301 stalls. EMMC 17.55.120(B) requires 8 ADA stalls; the applicant has provided 9 ADA stalls.

Paragraph 10 of the Marketplace at Eagle Mountain Development Agreement states, "building layout, and architecture (materials, colors, detailing, style) of commercial buildings shall be consistent throughout the project. Developer agrees, as much as possible to locate buildings near the front setback line with pedestrian access leading to the primary entrance and landscaping between the building and the street. Building elevations shall comply with EMMC Chapter 17.72 by adding Hardie board accents, architectural detailing, building material mixtures and additional vertical articulation/modulation."

EMMC 17.72.040(A) states, "Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial structures shall be designed with consistent detail, style and trim as main elevation." The proposed elevations differ significantly in color, appearance, and materials from the businesses located across Eagle Mountain Boulevard. The differences in elevations were discussed during the site plan and elevations were approved for the pad site buildings.

One of the key features of Macey's stores is tall flagpoles. Municipal Code excludes the maximum permitted flagpole heights in commercial zones. The applicant has indicated they would like an 80-foot-tall flagpole or as tall as permitted by the City.

Drive-throughs are required to have a 120-foot stacking lane. The site provides sixty feet of stacking by the window and 100-feet across the drive aisle for a total of 160 feet of stacking. The average car length is approximately 14.7 feet. Trucks can be up to 18 feet. Therefore, the stacking lane would accommodate 10 average vehicles or 8 large trucks.

The Planning Commission held a public hearing on the site plan request on March 23, 2021, and recommended approval with a 4 to 1 vote with the following conditions:

1. All parking lot lights shall be no more than 17-feet in height from grade;
2. Elevations shall be updated to use similar materials, and design elements as the approved pad site elevations and the Shops at City Center;
3. The north and west elevations should be amended to contain varied roof planes;
4. Additional articulation and material variation shall be provided for the north, west, and east elevations;
5. An additional three architectural detail features shall be used on all four sides of the structure; and
6. The drive-through on the east shall be mitigated and conform to EMMC 17.75.069(D).

Commissioner Pengra's dissenting vote was due to feeling too many conditions were required and would have removed conditions 2, 3, 4, and 5.

In response to the Planning Commission conditions, the applicant has ensured all parking lot lights are at 17 feet; added architectural elements to the front, back, and sides to add greater variation; added decorative light fixtures; added variation in masonry from split and honed block, additional roof planes, and extended the decorative lower block all the way around the building; amended the north elevation to have six different roof planes, with columns on the west taller than the rest of the wall; extended the loading dock on the north nearly 30-feet from the main building; added an awning/trellis over the door on the west elevation and over the window feature on the east elevation; and used architectural lighting, decorative windows, awnings/trellis structures, columns, pop-outs, decorative cornices, and reveals. Some features were not included on the north elevation because additional reveals or architectural elements could damage delivery trucks accessing the loading dock. The drive-through on the east has been mitigated as previously presented.

Councilmember Clark expressed concern regarding the split stacking lane impeding traffic, especially due to drive-through queues of 13 to 18 cars in other locations in the City.

Applicant representative Jared Mitchell stated that placing a pharmacy drive-through on the front of the building, although not ideal, has worked well at other store locations. They protect the drive aisle for the safety of the patrons and the ease of accessibility to the store. Other pharmacy locations have not experienced long queues at the pharmacy.

Councilmember Clark noted the long queues at the Saratoga Springs Smith's pharmacies at both the old and new location. The split drive-through at the new Smith's pharmacy has caused traffic

impediments. She expressed concerns regarding safety issues and high usage of the drive-through due to the other grocery store pharmacy in the City not having a drive-through.

Applicant representative and engineer for the project Shaun Young said that the pharmacy drive-through can accommodate three cars, including the car at the window, depending upon the size of the vehicle. He noted that the 120-foot stacking requirement only applies to restaurants. Due to the location of the Ace Hardware and the restaurant, relocating the pharmacy drive-through to a side of the building is not a possibility; the only other option would be to remove the pharmacy drive-through.

Councilmember Love inquired if the window could be relocated to provide more stacking distance.

Councilmember Clark suggested providing a curbside delivery option to reduce queue length.

Mr. Mitchell stated they desire to provide safety and convenience for the patrons and employees, and they will consider the Council's suggestions.

Councilmember Burnham expressed her desire to find amenable solutions without delaying the application and felt the proposal could work well as it is functioning well in other locations. She noted that many people pick up their medications from grocery pharmacies while grocery shopping rather than using the drive-through.

Mr. Mitchell said they are working with Dairy Queen as the potential fast-food franchise restaurant for this location.

Councilmember Love stated that Saratoga Springs and Eagle Mountain experience drive-through issues that do not occur in other cities. She said that if used properly and well signed, the queue could be adequately managed.

Mr. Mitchell said that he had spoken with Mr. Jensen about the flagpole as the flagpole is a staple to the Macey's brand. Their standard flagpole has been reduced from 120-feet to 80-feet high. Even though the flagpole height does not need to be resolved during this phase of the application, they desired Council feedback.

Mr. Jensen requested for the City Council to provide direction regarding flagpole height standards as the flagpole could be a staff-level approval later in the process.

Mr. Mitchell identified the proposed location for the flagpole as the center of the parking lot and said the intention is to fly a 20-by-30-foot flag.

Councilmember Clark reiterated she is open to a tall flagpole in a commercial location to fly the American flag as opposed to residential model homes flying advertisement flags.

Councilmember Gray said although he is patriotic and supports flying the American flag, he is concerned that allowing a tall flagpole will cause issues with other requests. He is adamantly against the drive-through plans due to concerns of the unlikelihood of people utilizing them

appropriately resulting in traffic impediments and safety hazards. He suggested accommodating additional stacking length along the side of the building.

MOTION: *Councilmember Burnham moved to approve the site plan for Macey's at Market Place with the updated plans and elevations presented to the City Council and excluding the approval of the flagpole pending a review of Municipal Code flagpole height standards. Councilmember Love seconded the motion.*

Councilmembers Gray and Love requested that flagpole height standards be included as a discussion item at a future meeting.

The Council authorized staff to approve the future flagpole application in accordance with the flagpole height Municipal Code standards to be determined by the City Council.

Those voting aye: Donna Burnham, Melissa Clark, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 3:1.

14.D. Request to Amend Condition of Approval – SilverLake South Preliminary Plat

Mr. Kane presented the item. On October 1, 2019, the City Council conditionally approved the SilverLake South Preliminary Plat containing 791 units/lots. One of the conditions of approval included that the neighborhood park shall be installed prior to the recording of a plat containing the 300th lot in this project, in addition to the 278 already recorded in SilverLake Plats 16 through 20.

The applicant has recorded plats with 316 units at this time. The applicant has made efforts to construct the neighborhood park, but the park plan reviews by the City have been delayed by a combination of City staffing transitions, COVID-related changes and delays, and seasonal weather. The applicant anticipates the neighborhood park will be completed this summer, and has finished the final plat review and is ready to record three more plats within the project area: Plats 28 (74 units), 29 (77 units), and 30 (65 units).

The applicant is requesting an amendment to the conditions of approval by either removing or amending the condition so they may move forward with recording the next three plats while they also complete work on the neighborhood park.

Staff recommends that the City Council approve an amendment to the conditions of approval for the SilverLake South preliminary plat by replacing condition #8, "The neighborhood park shall be installed prior to the recording of a plat containing the 300th lot in this project, in addition to the 278 already recorded in Silverlake Plats 16 through 20," with, "The neighborhood park shall be installed by August 1, 2021. No building permits or recordings of plats may be granted or take place after this date unless the park has been completed."

Discussion ensued clarifying the number of recorded and remaining lots in the project.

Mr. Mumford stated that they had recommended a date requirement but would also be willing to consider a requirement based upon the number of approved lots, especially due to material delays caused by the pandemic.

Ms. Kofoed said that recording plats is a lengthy process that has been impacted and significantly delayed by the pandemic. Plat 28 is ready to record.

Councilmember Love expressed her support of date rather than a lot number requirement in order to allow the applicant the majority of the summer to work on the project due to weather impacts on construction.

Mr. Kane verified that a bond is in place for the park.

Ms. Kofoed said that the City is holding approximately 1.7 million dollars as cash bond for the park. Some of the money will be returned to the applicant due to the fulfillment of improvement obligations on the project.

Councilmember Clark stated that she desires to have an assurance that the park will be built. The bond alleviates her concerns regarding an extension of the deadline due to the mitigating circumstances. She supports the date deadline option.

Parks and Recreation Director Brad Hickman confirmed that the applicant has been working on the park and is almost finished with the clubhouse and the landscaping which will release some of the escrow funds, but the City will still have enough of a reserve to cover the park should the developer not fulfill the obligation.

Mr. Kane stated that the recording of the three plats will place an additional approximately \$600,000 into the park escrow account.

MOTION: *Councilmember Love moved to approve a request to amend the condition of approval for the preliminary plat for SilverLake South to, "The neighborhood park shall be installed by August 1, 2021. No building permits or recordings of plats may be granted or take place after this date unless the park has been completed." Councilmember Burnham seconded the motion.*

Mr. Kane explained that the application process requires several approvals over the course of several months and makes it unlikely that the applicant could record a large group of plats immediately prior to the deadline.

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

15. THE PINNACLES

15.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as The Pinnacles.

Items 15.A. and 15.B. were presented and discussed concurrently.

Mr. Kane reviewed the item as presented during work session.

Mayor Westmoreland opened the public hearing at 9:40 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Councilmember Gray stated his appreciation for the changes and progress on this project. He asked if the plan could accommodate additional R2 units south of the park which would be permitted by Municipal Code transitioning requirements.

Applicant representative Andy Flamm stated they desire to offer a variety of product and could consider additional R3 product; however, the variance in lots sizes of R2 units across from R3 units creates alignment challenges.

Mr. Kane noted that the rezone sets the zone, but the lot sizes will be approved with the preliminary plat. As the rezone sets the minimum lot size, he advised amending the zoning designation accordingly to ensure the larger lots are included on the preliminary plat if desired by the Council.

Mr. Flamm expressed hesitancy to make the change due to the delay of the project and the cost to redesign the zoning layout.

Councilmember Gray clarified his request is to rezone the three rows of homes south of the park.

Councilmember Clark expressed her appreciation to the applicant for his flexibility in the changes made due to newly implemented City requirements. She stated her support for Councilmember Gray's recommendation and suggested rezoning the proposed area with a condition of approval to allow the project to be approved and move forward without additional delays.

Discussion ensued regarding the feasibility of rezoning a section of the property to R2.

Mr. Flamm stated that due to aesthetical considerations and implementation challenges, altering two rows of homes, rather than three rows, would be the most viable due to the alignment of the lots. They desire to work with the Council especially in consideration of their other projects in the City. He explained that the one-acre parcel of land in the northwest corner of the project requested to be dedicated to the City will become an inaccessible island until the adjacent land is developed or the future freeway is installed. He said they would prefer to retain the land until the northern commercial portion of the project is developed. The one-acre parcel would remain contiguous to and be farmed with the 65 acres of farmland designated for future commercial development.

Discussion ensued regarding the appropriate terms for the motion.

Mr. Kane clarified that the dedication of the one-acre parcel would not occur until the platting process with Phase 8, the final phase of the residential portion of the development.

Mr. Cook stated the requirement of the land dedication and potential compensation could be determined during the plat recordation of the project. The motion could stipulate the one-acre parcel is included with the recording of Phase 8.

Councilmembers Gray and Love recommended including the one-acre parcel with the development of the northern portion of the property with the City leasing the land back to the applicant.

Mr. Flamm and Mr. Cook expressed their support of excluding the one-acre parcel of land from this approval and having the dedication of the parcel determined with the future commercial development of the property to the north of the residential portion of the development.

Councilmembers Burnham and Love confirmed their support of changing two rows of R3 to R2 zoning.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah amending the Future Land Use Map of the General Plan and rezoning certain land known as The Pinnacles, changing the two rows of homes fronting the street directly south of the park from the R3 to the R2 zone and all other changes as reflected in the corrected files in the staff report. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

15.B. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan for The Pinnacles.

Mayor Westmoreland opened the public hearing at 10:07 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah approving the master development plan for The Pinnacles with the following conditions:*

- 1. The approximately one-acre parcel adjacent to the MF2 zone identified for dedication for the future freeway right-of-way shall be removed from this approval and included with the future application for the development of the northern portion of the property;*
- 2. The northern approximately 65 acres of land shall be noted as "Future Development/Business Campus" for a later amendment to the master development plan; and*
- 3. A future amendment to the master development plan for the northern approximately 65 acres must be appropriate for the current "Employment Center/Campus" land use designation.*

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

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Recorded Plat Amendment for the Eagle Mountain Business Campus.

Mr. Jensen reviewed the item as presented during work session.

Ms. Kofoed explained that the intent is for lot 5 to retain the current entrance sign. This area is not a proposed location for the installation of future wayfinding signs.

Mr. Hickman said that the wayfinding signs will fit in the right-of-way and should not infringe upon these lots.

Mr. Cook said the sale of this property was approved several years ago and the agreement has had several extensions. The contract price has been adjusted and amended throughout the process.

Applicant representative Dan Ford stated an appraisal of the property was conducted a year ago and the current agreement is through June or July of 2021.

Councilmember Gray requested a condition in the agreement to ensure the price of the property reflects current market value.

Mr. Cook explained that the price has been slightly adjusted during the process. The agreement is a large benefit to the City to be able to attract development of the land and create a tax base for the City.

Councilmember Gray stated although he approves of the project as a benefit to the City, he expressed concern with selling the land below market value as a negotiating tactic.

Mr. Cook stated that due to the terms and extension of the current contract the City is bound to the agreed-upon price.

Mayor Westmoreland opened the public hearing at 10:17 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah approving the recorded plan amendment for the Eagle Mountain Business Campus with the following conditions:***

- 1. The purchase of the City property must be finalized prior to recording the plat; and***

2. *The City shall be granted an easement through one of the lots to access the City-owned property.*

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

Mr. Cook explained that should the applicant desire another extension, the price could be renegotiated at that time. A staff evaluation of the project determined a new appraisal was not warranted due to an insufficient change in the value of the property.

Mr. Ford stated he believes the initial appraisal of the land was overvalued and the agreed-upon price is fair.

Mr. Cook said he feels the deal is beneficial to all involved parties.

Ms. Kofoed verified that an addendum had been approved by the Council in January 2021 to extend the agreement for six months.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements.

Streets and Storm Drain Manager Zac Hilton reviewed the item as presented during work session. If approved, fee collection will be implemented on July 6, 2021.

Mayor Westmoreland opened the public hearing at 10:24 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 15.60 Street Improvements. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

17. RESOLUTION

17.A. RESOLUTION -- A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for Street Improvements.

Mr. Hilton reviewed the item as presented during work session.

MOTION: ***Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, amending the consolidated fee schedule for street improvements. Councilmember Gray seconded the motion. Those voting aye: Donna***

Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Burnham

Councilmember Burnham requested the Council provide their input to her regarding the transit study results prior to her follow-up meeting on Thursday morning. She said she has mixed feelings about the study because the group that performed the study was unfamiliar with Eagle Mountain City. Their projections for 2030 will likely be reached by next year. She felt the recommendations were not justified as the data was based upon population numbers, which she felt were inaccurate for Eagle Mountain and Saratoga Springs and did not include Cedar Valley residents. The study will likely result in bus services from the City to the Lehi Trax Station. She recommended Councilmembers focus their review on the recommendations section of the report.

Councilmember Gray

Councilmember Gray stated that the previous consolidated fee schedule included renting City Hall although the City no longer rents the Council Chambers. He expressed concern the inclusion places staff in an uncomfortable position in turning down requests. He inquired why the language had not been removed.

Ms. Kofoed said allowing residents to rent the Council Chambers was codified and included in the consolidated fee schedule. Several years ago, concerns arose regarding renting the space for political events. It was determined not to rent the building but to retain the language in Municipal Code. Groups that are sponsored by the City are allowed to use the facilities. She recommended removing the language to prevent confusion by staff and residents regarding the rental policies. Councilmember Burnham stated that it would be clearer to disallow the renting of the space for all groups.

Ms. Kofoed said that under normal circumstances, rooms and the Council Chambers are not available due to frequent City and board usage.

Councilmember Gray noted that the partnering groups are allowed to use the facilities without a fee and the removal of the rental language would not prevent use by City-sponsored groups.

Ms. Kofoed confirmed that a Municipal Code amendment to remove the language regarding the rental of the Council Chambers will be placed on an agenda due to the request of multiple Councilmembers. The fee schedule could also be amended as time permits.

Councilmember Love made a formal request for an amendment to determine a commercial flagpole height standard for the City.

Mayor Westmoreland directed staff to prepare an amendment for commercial flagpole height standards. He noted that of the 170 new residential building permits in March 2021, 148 were single-family homes and 22 were multifamily. He said that the City continues on a good trend balancing single-family and multifamily development. Mountainland Association of Governments expects the Utah Department of Transportation to move forward with the Mountain View Corridor

funding this year. Once the Mountain View Corridor is approved, the City will be able to lobby for Wride Memorial Highway funding.

Councilmember Clark

Councilmember Clark requested the City invite a State representative and senator to a City Council work session to report on items that impact the City. She reiterated her request to meet with neighboring cities.

Mayor Westmoreland said that neighboring city officials are amenable to a joint meeting. He will discuss and schedule meeting dates with city and state officials.

Mr. Mumford stated that the requested statistics of vested residential units within the City will hopefully be available within the next month or so; however, the data will not be as specific as desired due to flexibility in lot sizes and unit types permitted in master development plan approvals.

Ms. Kofoed said staff sent a link to a document with the Council approvals from 2019 on to enable to Council to research approvals from previous meetings. She verified the City Council meeting with the Alpine School District is scheduled at 7:30 a.m. on April 29, 2021.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham met with the Senior Citizen Advisory Council. They desire to meet in person as soon it is possible to meet safely. They have an activity scheduled for April and they provide meals to seniors with a single-meal pick-up on Wednesdays from 11:30 a.m. to 12:30 p.m. Two meals per person are available at the Thursday pick-up between 11:30 a.m. and 12:30 p.m. The Senior Citizen Advisory Council has a board member position open for a resident over 55 years of age.

Councilmember Love

Councilmember Love met with the Cemetery Advisory Board and said more details will be forthcoming regarding the Memorial Day commemoration.

Councilmember Clark

Councilmember Clark said a repeater station will be installed to increase the transmission capability of the Ham radios within the City. The City has over 200 licensed Ham radio operators. She is inspired by the passion and zeal of the Parks and Recreation Advisory Board and is excited about their plans and efforts.

Councilmember Gray

Councilmember Gray stated the Youth Council is doing well and participated in the City Easter Egg Drive-Up. He encouraged youth participation in Youth Council and their activities.

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 10:49 p.m. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:49 p.m.

Approved by the City Council on April 20, 2021.


Fionnuala B. Kofoed, MMC
City Recorder



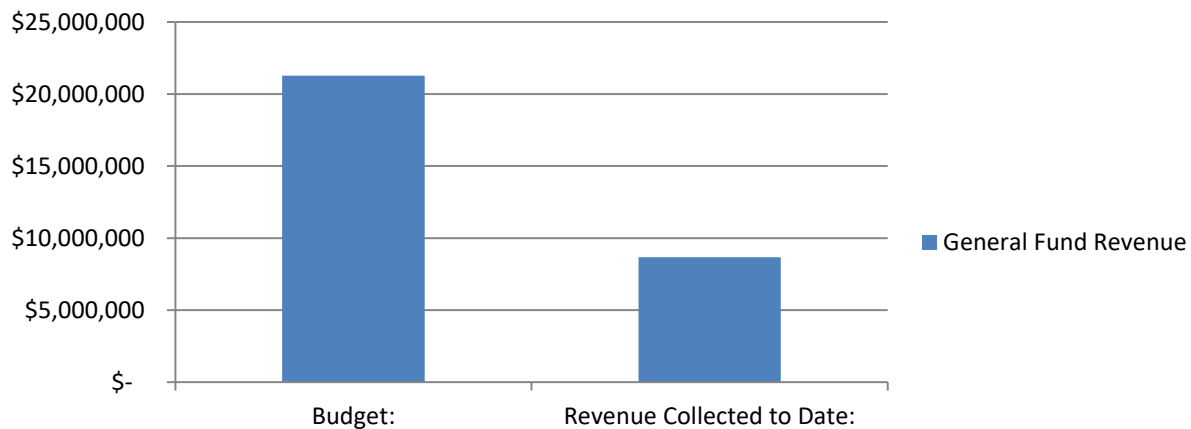
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through October 2022

GENERAL FUND

General Fund Revenues

Budget:	\$ 21,269,610
Revenue Collected to Date:	\$ 8,666,044
Percent of Total Budget Collected:	41%
Percent of Year Completed:	33%



Revenue Analysis

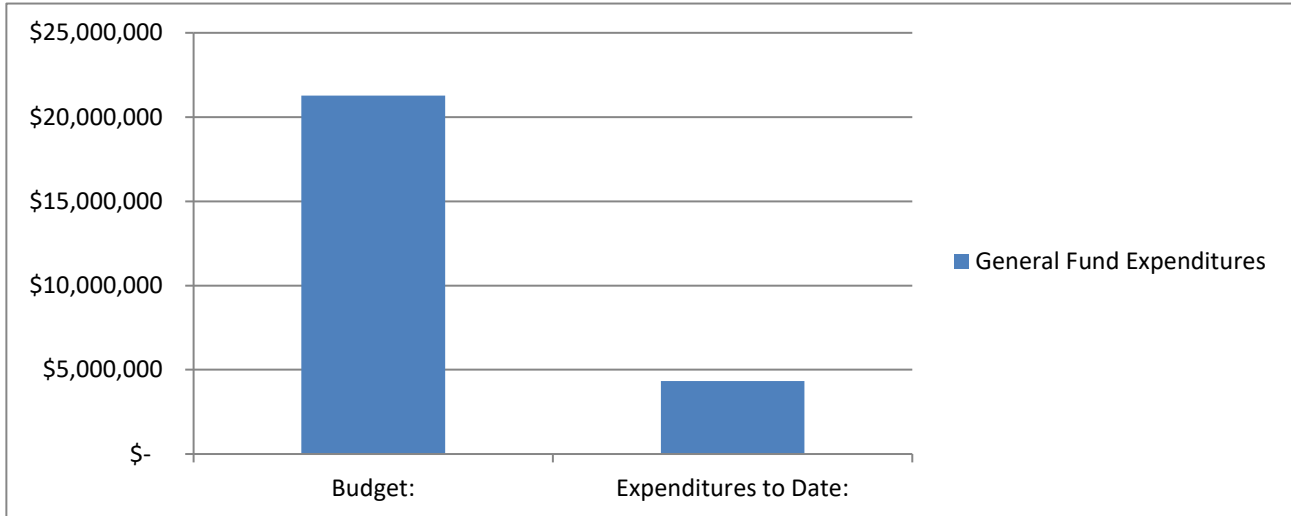
Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	\$ 2,160,000	\$ 105,871	4.90%
Sales and Use Tax:	\$ 7,454,969	\$ 2,084,315	27.96%
Energy Tax:	\$ 1,905,500	\$ 714,822	37.51%
Class B&C Road Fund Allotment	\$ 1,450,000	\$ 662,155	45.67%
Development:	\$ 5,648,760.00	\$ 1,724,427	30.53%

Note:

American Rescue Plan Act (ARPA) \$2,271,799.50

General Fund Expenditures

Budget: \$ 21,269,610
Expenditures to Date: \$ 4,340,910
Percent of Total Budget Expended: 20%
Percent of Year Completed: 33%



Expense Analysis

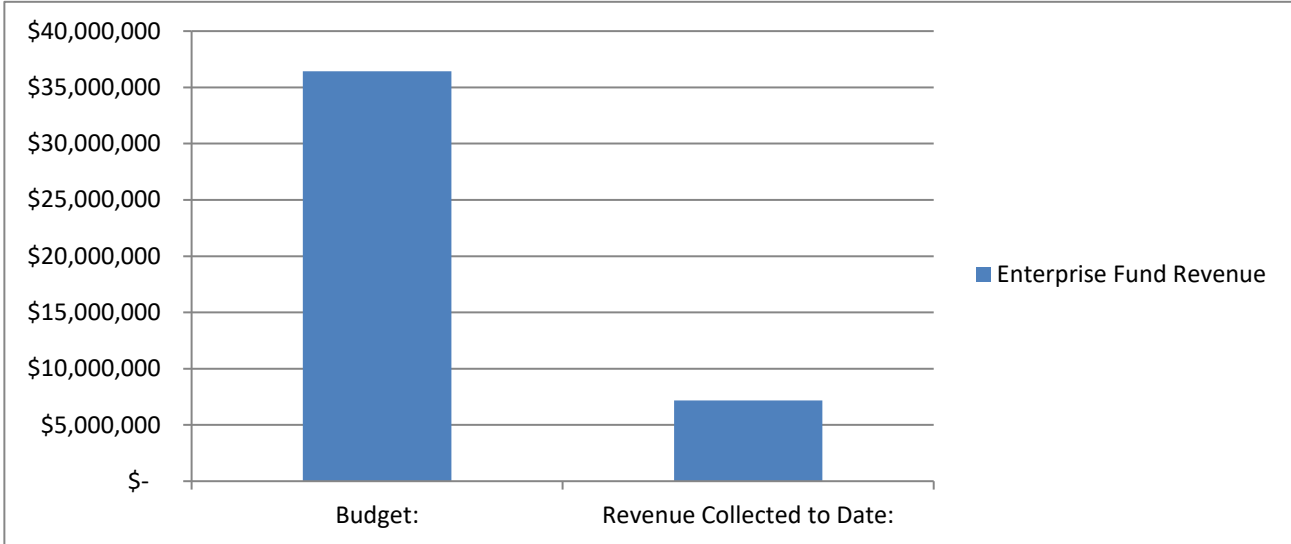
					% Yr.	
	Budget		To Date		% Expended	Completed
Sub 11 - General Administration	\$ 2,588,353	\$	597,957		23%	33%
Sub 18 - Community Services	\$ 1,402,137	\$	311,757		22%	33%
Sub 19 - Non-Departmental	\$ 1,814,645	\$	496,475		27%	33%
Sub 21 - Public Safety	\$ 4,318,534	\$	784,560		18%	33%
Sub 32 - Planning/Zoning	\$ 935,811	\$	120,949		13%	33%
Sub 33 - Building	\$ 1,258,368	\$	253,585		20%	33%
Sub 41 - Public Works	\$ 5,560,579	\$	1,775,628		32%	33%

Note:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 36,418,458
Revenue Collected to Date: \$ 7,170,165
Percent of Total Budget Collected: 20%
Percent of Year Completed: 33%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 12,441,236	\$ 4,377,430	35%	33%
Fund 52 - Wastewater Fund	\$ 21,083,032	\$ 2,077,047	10%	33%
Fund 57 - Solid Waste Fund	\$ 2,128,175	\$ 527,086	25%	33%
Fund 59 - Storm Water Fund	\$ 766,015	\$ 188,603	25%	33%

Fund 51 - Water Fund:

Fund 52 - Wastewater Fund:

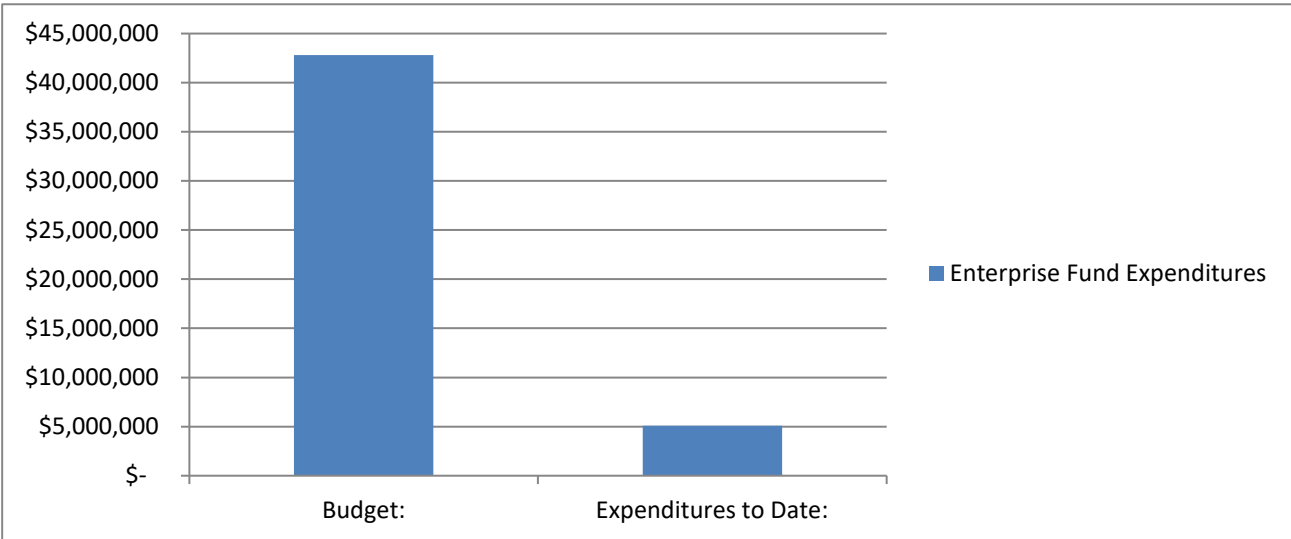
Budgeted revenue was anticipated to include \$14,000,000 in bond proceeds. Bonding is not likely going to be required in the current year.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 42,801,337
Expenditures to Date: \$ 5,072,416
Percent of Total Budget Expended: 12%
Percent of Year Completed: 33%



Expense Analysis

					% Yr.
	Budget	To Date	% Expended	Completed	
Fund 51 - Water Fund	\$ 18,679,818	\$ 2,357,270	13%	33%	
Fund 52 - Wastewater Fund	\$ 20,479,993	\$ 2,053,001	10%	33%	
Fund 57 - Solid Waste Fund	\$ 2,500,798	\$ 484,935	19%	33%	
Fund 59 - Storm Water Fund	\$ 1,140,728	\$ 177,210	16%	33%	

Note:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future 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 10/31/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/22**
11 - Water Impact Fee Fund	\$17,492,513	\$7,982,767	\$9,509,746	\$13,220,971
12 - Wastewater Impact Fee Fund	\$3,940,583	\$4,395,725	(\$455,141)	\$724,129
15 - Parks/Trails Impact Fee Fund	\$1,996,295	\$1,067,477	\$928,818	\$4,591,023
17 -Stormwater Impact Fee Fund	\$2,425,762	\$19,042	\$2,406,720	\$2,959,332
18 -Transportation Impact Fee Fund	\$1,579,716	\$2,000,117	(\$420,401)	\$1,156,384

****Available balance + the average of the future facilities impact fee collected and projected out.**

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Antelope Meadows Pool and Clubhouse
Atlas Tower – Sunset Flats Site Plan
Eagle Crest Phase A (Sage Park Business Park) Preliminary Plat and Master Site Plan
Eagle Quest Rezone, Master Development Plan, and Preliminary Plat
Eagle Ridge General Plan Amendment, Rezone, Preliminary Plat
Lone Tree 3 Concept Plan
Ranches Crossing
Rezone of Properties in Expired MDAs
Salt City Fitness Site Plan
Tagg N Go Site Plan and Rezone
Transportation Master Plan
Triumph General Plan Amendment, Rezone, MDP, and Preliminary Plat
Wildlife Corridor Rezone

Code Amendments

Animal Code
Commercial Vehicle Parking
Community District Node Overlay
Driveway Width Restriction
Expiration of Applications
Flags and Flagpoles
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Rezone Redesignations
Shooting Range Ordinance
Wash Protection Overlay Zone