



EAGLE MOUNTAIN CITY COUNCIL MEETING

NOVEMBER 18, 2025, 3:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

3:30 PM 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 2025 Eagle Mountain General Election.

2. MOTION

- 2.A. RESOLUTION - A Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 4, 2025 General Municipal Election for Eagle Mountain City, Utah

BACKGROUND: *(Presented by City Recorder Gina L. Olsen)* The Board of Canvassers will review the report of the Eagle Mountain City General Election of November 4, 2025, verifying the results of the election by ratifying the results of the canvass; accepting the report of the Election Official and certifying the election results; and declaring the persons reported by the Election Official as receiving the highest number of votes elected to the Office of Mayor and City Council.

3. ADJOURNMENT

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

4. DISCUSSION AND INFORMATION ITEMS

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

- 4.A. PRESENTATION - Annual Resident Survey - OnPointe Insights, Ron Gailey
(anticipated time 15 minutes)

- 4.B. PRESENTATION - Mid Valley Road Feasibility Study Report - Avenue Consultants
(anticipated time 20 minutes)

- 4.C. DISCUSSION - Proposed Annexation Policy Plan
(anticipated time 30 minutes)

5. ADJOURN TO A CLOSED SESSION

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

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

6. CALL TO ORDER

7. PLEDGE OF ALLEGIANCE

8. INFORMATION ITEMS/UPCOMING EVENTS

9. 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.)

10. RECOGNITION

10.A. RECOGNITION - Food Pantry Services Coordination

11. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

12. BOND RELEASES

12.A. Rose Ranch Phase A, Plat 1 - Into Warranty

13. ORDINANCES

13.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Eagle Mountain Municipal Code Section 15.10.280 Regarding Traffic Control and Road Closures

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule Section 11, Regarding Traffic Control and Road Closure Permits and Penalties

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing and Replacing Section 22.00 (Privacy Program Policy) and Amending Section 5.75 (Artificial Intelligence Employee Policy) of the Eagle Mountain City Employee Policies and Procedures Manual

14.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reimbursement Agreement for Desert Willow Drive with Patterson Construction, Inc.

14.D. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending Various Sections of the Eagle Mountain Policies and Procedures Manual

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Lower Hidden Valley Master Development Plan Amendment

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Perry Homes for Master Development Plan Amendment approval to amend the Lower Hidden Valley Master Development Plan and Agreement pertaining to approximately 244.60 acres of property located in Section 30, T5S, R1W, (County Assessor Parcels/Serial #s 58:040:0149 & 58:040:0010) located west of the southwest corner of Hidden Valley Parkway and Pony Express Parkway on the east side of Pony Express Parkway in Eagle Mountain City; application identified as the “Lower Hidden Valley” (aka The Trails at Hidden Valley) project.

15.B. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, adding the Water Use and Preservation Plan, an Appendix to the 2018 Eagle Mountain General Plan

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* Required by Utah Code 10-20-404, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

15.C. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending EMMC 16.30.090.C.5.b.iii, Connectivity Standards, and EMMC 17.100.050.C.3, Site Plan Development Standards

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Staff identified conflicting code sections regarding non-residential lot interconnection and recommends clarifying that interconnection is required only in the CN, CC, CR, MEC, and OP zones, where it supports commercial circulation, and not in Industrial, LMD, or Commercial Storage zones.

15.D. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and
Sign Permits

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* This proposal amends
EMMC 17.80 to clarify which type of permit will be required for certain signs.
Additionally, several other minor text changes are being proposed along with
updates to some of the figures and schematics.

16. LEGISLATIVE ITEMS

16.A. UPDATE - Legislative Priorities List

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

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

18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items

19. ADJOURNMENT

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

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on November 13, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.eaglemountain.gov, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	RESOLUTION - A Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 4, 2025 General Municipal Election for Eagle Mountain City, Utah.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated, Required by UCA 20A-4-301(2)

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Gina Olsen, City Recorder

PRESENTED BY

Gina Olsen

RECOMMENDATION:

The City Recorder recommends that the City Council, acting as the Board of Canvassers, adopt a Resolution Certifying the Official Canvassers' Report of the November 4, 2025 Municipal General Election for Eagle Mountain City, Utah, Accept the Report of the Election Official and Certify the Election Results, and Declare the Four-year Mayoral Candidate Jared R. Gray and Four-year City Council Candidates Craig Whiting and Brett L. Wright as duly elected to their respective offices.

BACKGROUND:

Pursuant to Utah Code Ann. § 20A-4-301(2), the City Council is required to meet to canvass the returns of the November 4, 2025 General Municipal Election. The canvass involves reviewing the election results provided by the Utah County Clerk/Auditor and formally certifying the official totals.

Utah County will be holding their Canvass at noon, the same day as the City Council meeting, and will send official results after that meeting between 1 and 2pm. The Recorder's Office will bring updated tallies to the Board of Canvassers meeting. However, preliminary totals are included with this packet.

Adoption of the resolution affirms the accuracy of the canvass and declares the official results of the election for Eagle Mountain City.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. County Ballot Stats
3. EMC Summary
4. Countywide Summary

RESOLUTION NO. R- -2025

A RESOLUTION OF THE BOARD OF CANVASSERS OF EAGLE MOUNTAIN CITY, UTAH, CERTIFYING THE OFFICIAL CANVASS OF THE NOVEMBER 4, 2025 MUNICIPAL GENERAL ELECTION

PREAMBLE

WHEREAS, the Board of Canvassers of Eagle Mountain City, Utah (the “Board”) met on November 18, 2025, to review and certify the results of the Eagle Mountain City Municipal General Election held on November 4, 2025; and

WHEREAS, the Eagle Mountain City Recorder, acting as the Election Official, has prepared the Official Canvass Report in accordance with Utah Code §20A-4-301 and submitted said report to the Board for review and certification; and

WHEREAS, the Board has reviewed the returns, examined the summary of ballots cast, verified ballot reconciliation, and ensured that all votes were properly counted and recorded; and

WHEREAS, the Board desires to accept the Election Official’s report and certify the individuals elected to office for the terms specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CANVASSERS OF EAGLE MOUNTAIN CITY, UTAH:

1. The Board hereby ratifies the results of the Official Canvass of the November 4, 2025 Municipal General Election as presented by the Election Official and accepts the Official Canvass Report, attached hereto as Exhibit A.
2. The Board hereby certifies the following individuals as duly elected to their respective offices in the 2025 Municipal General Election:
 - **Four-Year Mayoral Office:**
 - Jared R. Gray
 - **Four-Year City Council Offices:**
 - Brett L. Wright
 - Craig Whiting

3. The City Recorder is directed to record this Resolution in the official minutes of the Board of Canvassers and provide notice to the Lieutenant Governor's Office as required by law.

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

ADOPTED by the Board of Canvassers of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of November, 2025.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

Exhibit A

UTAH COUNTY CLERK
ELECTIONS DIVISION

as of 11-7-2025

Active Voters	346,980
Estimate of Ballots Received	121,918
Ballots Counted	120,163
Ballots In Process	99
Ballots Rejected but Curable	1,638
Ballots Rejected and Not Curable	18
Provisionals Not Counted	32
Ballots Returned Too Late	1,668
Ballots Returned Undeliverable	4,742

2025 Municipal/Local School Board Ballot Statistics

Municipality	Active Voters	Ballots Counted	Participation Rate
Alpine	7,037	2,885	41.0%
American Fork	21,694	6,294	29.0%
Cedar Fort	282	123	43.6%
Cedar Hills	6,152	1,617	26.3%
Eagle Mountain	27,218	8,790	32.3%
Elk Ridge	3,038	1,139	37.5%
Fairfield	121	48	39.7%
Genola	1,034	449	43.4%
Goshen	433	177	40.9%
Highland	13,451	4,477	33.3%
Lehi	44,226	14,856	33.6%
Lindon	7,478	2,573	34.4%
Mapleton	9,892	5,220	52.8%
Orem	45,694	18,766	41.1%
Payson	11,415	3,149	27.6%
Pleasant Grove	20,022	7,859	39.3%
Provo	44,203	17,036	38.5%
Salem	7,074	2,655	37.5%
Saratoga Springs	26,177	5,828	22.3%
Spanish Fork	23,825	6,969	29.3%
Spring Lake	391	222	56.8%
Springville	18,230	5,758	31.6%
Vineyard	6,627	2,626	39.6%
Woodland Hills	1,180	639	54.2%
Unincorp. County	590	107	18.1%
Totals	347,484	120,262	34.6%

Eagle Mountain Mayor

Vote For 1

	TOTAL	VOTE %
JARED R. GRAY	4,478	51.77%
MELISSA CLARK	4,172	48.23%
Total Votes Cast	8,650	100.00%

Eagle Mountain City Council

Vote For 2

	TOTAL	VOTE %
CRAIG WHITING	4,193	26.77%
BRETT L WRIGHT	3,992	25.49%
EMILY BUSS	3,815	24.36%
CHARLOTTE DUCOS	3,662	23.38%
Total Votes Cast	15,662	100.00%

Proposition #8 Eagle Mountain

Vote For 1

	TOTAL	VOTE %
YES	4,969	57.37%
NO	3,692	42.63%
Total Votes Cast	8,661	100.00%

STATISTICS

	TOTAL
Registered Voters - Total	346,980
Ballots Cast - Total	120,163
Ballots Cast - Blank	37
Voter Turnout - Total	34.63%

School Board Aspen Peaks 1

Vote For 1

	TOTAL	VOTE %
DIANE KNIGHT	1,368	52.68%
MEGAN MULLINS	1,229	47.32%
Total Votes Cast	2,597	100.00%

School Board Aspen Peaks 2

Vote For 1

	TOTAL	VOTE %
STEVE SPARTI	2,643	52.00%
STACY BATEMAN	2,440	48.00%
Total Votes Cast	5,083	100.00%

School Board Aspen Peaks 3

Vote For 1

	TOTAL	VOTE %
NICKI BRAMMER	2,614	55.44%
MARY THOMAS	2,101	44.56%
Total Votes Cast	4,715	100.00%

School Board Aspen Peaks 4

Vote For 1

	TOTAL	VOTE %
AMBER BONNER	2,452	58.86%
WENDI JENSEN	1,714	41.14%
Total Votes Cast	4,166	100.00%

School Board Aspen Peaks 5

Vote For 1

	TOTAL	VOTE %
JASON HART	2,105	51.59%
MINDY QUIST	1,975	48.41%
Total Votes Cast	4,080	100.00%

School Board Aspen Peaks 6

Vote For 1

	TOTAL	VOTE %
JEANNE-MARIE BURROWS	1,705	51.46%
TYLER D. BAHR	1,608	48.54%
Total Votes Cast	3,313	100.00%

School Board Aspen Peaks 7

Vote For 1

	TOTAL	VOTE %
JASON THELER	2,869	58.61%
STEPHANIE JONES	2,026	41.39%
Total Votes Cast	4,895	100.00%

School Board Lake Mountain 1

Vote For 1

	TOTAL	VOTE %
JULIE MYERS	1,524	59.44%
ASHLEY LOTT	1,040	40.56%
Total Votes Cast	2,564	100.00%

School Board Lake Mountain 2

Vote For 1

	TOTAL	VOTE %
JULIE KING	1,228	100.00%
Total Votes Cast	1,228	100.00%

School Board Lake Mountain 3

Vote For 1

	TOTAL	VOTE %
CHARITY JUDKINS	1,421	59.96%
MICHAEL O'CONNOR	949	40.04%
Total Votes Cast	2,370	100.00%

School Board Lake Mountain 4

Vote For 1

	TOTAL	VOTE %
ILENE STRONG	872	50.26%
HOLLAND RYMER	863	49.74%
Total Votes Cast	1,735	100.00%

School Board Lake Mountain 5

Vote For 1

	TOTAL	VOTE %
MATT ISAACSON	829	51.75%
AMANDA CLAWSON	773	48.25%
Total Votes Cast	1,602	100.00%

School Board Lake Mountain 6

Vote For 1

	TOTAL	VOTE %
MELISSA SAUSER	1,328	60.97%
MARION AH YOU CLINE	850	39.03%
Total Votes Cast	2,178	100.00%

School Board Lake Mountain 7

Vote For 1

	TOTAL	VOTE %
JOYLIN LINCOLN	1,255	56.97%
EDON DAVENPORT	948	43.03%
Total Votes Cast	2,203	100.00%

School Board Timpanogos 1

Vote For 1

	TOTAL	VOTE %
GUY FUGAL	2,985	51.40%
LORI BULLOCK	2,822	48.60%
Total Votes Cast	5,807	100.00%

School Board Timpanogos 2

Vote For 1

	TOTAL	VOTE %
JENNIFER LYMAN	3,129	70.68%
JOHN T. GADD	1,298	29.32%
Total Votes Cast	4,427	100.00%

School Board Timpanogos 3

Vote For 1

	TOTAL	VOTE %
DAVID H. SMITH	1,474	51.16%
NIKKI BRISTOW	1,407	48.84%
Total Votes Cast	2,881	100.00%

School Board Timpanogos 4

Vote For 1

	TOTAL	VOTE %
ADA WILSON	1,926	51.26%
JULIE WALKER	1,831	48.74%
Total Votes Cast	3,757	100.00%

School Board Timpanogos 5

Vote For 1

	TOTAL	VOTE %
MICHELE SORENSEN	3,249	58.73%
EMILY PETERSON	2,283	41.27%
Total Votes Cast	5,532	100.00%

School Board Timpanogos 6

Vote For 1

	TOTAL	VOTE %
GRACE REX	2,573	50.12%
AERWYN WHITLOCK	2,561	49.88%
Total Votes Cast	5,134	100.00%

School Board Timpanogos 7

Vote For 1

	TOTAL	VOTE %
STERLING HILTON	1,826	61.09%
CARA KRETSCHMER	1,163	38.91%
Total Votes Cast	2,989	100.00%

Alpine Mayor

Vote For 1

	TOTAL	VOTE %
CARLA MERRILL	2,242	100.00%
Total Votes Cast	2,242	100.00%

Alpine City Council

Vote For 2

	TOTAL	VOTE %
ANDREW YOUNG	1,669	31.16%
SARAH BLACKWELL	1,522	28.42%
TROY SLADE	1,102	20.58%
JENNIFER WADSWORTH	1,063	19.85%
Total Votes Cast	5,356	100.00%

American Fork Mayor

Vote For 1

	TOTAL	VOTE %
BRAD FROST	4,839	78.04%
GEORGE BROWN	1,362	21.96%
Total Votes Cast	6,201	100.00%

American Fork City Council
Vote For 2

	TOTAL	VOTE %
RYAN HUNTER	3,858	33.70%
STACI CARROLL	3,824	33.41%
DEB ANDERSON	2,978	26.02%
SETH STEWART	787	6.88%
Total Votes Cast	11,447	100.00%

Cedar Fort Mayor
Vote For 1

	TOTAL	VOTE %
WYATT COOK	109	100.00%
Total Votes Cast	109	100.00%

Cedar Fort Town Council Seat A
Vote For 1

	TOTAL	VOTE %
ALEXANDER CARTER	105	100.00%
Total Votes Cast	105	100.00%

Cedar Fort Town Council Seat B
Vote For 1

	TOTAL	VOTE %
ERIC BOUD	84	100.00%
Total Votes Cast	84	100.00%

Eagle Mountain Mayor

Vote For 1

	TOTAL	VOTE %
JARED R. GRAY	4,478	51.77%
MELISSA CLARK	4,172	48.23%
Total Votes Cast	8,650	100.00%

Eagle Mountain City Council

Vote For 2

	TOTAL	VOTE %
CRAIG WHITING	4,193	26.77%
BRETT L WRIGHT	3,992	25.49%
EMILY BUSS	3,815	24.36%
CHARLOTTE DUCOS	3,662	23.38%
Total Votes Cast	15,662	100.00%

Proposition #8 Eagle Mountain

Vote For 1

	TOTAL	VOTE %
YES	4,969	57.37%
NO	3,692	42.63%
Total Votes Cast	8,661	100.00%

Elk Ridge Mayor

Vote For 1

	TOTAL	VOTE %
ROBERT HADDOCK	704	62.19%
TERI LEE SHELLEY	428	37.81%
Total Votes Cast	1,132	100.00%

Elk Ridge City Council

Vote For 2

	TOTAL	VOTE %
TANYA WILLIS	857	50.80%
JARED PETERSON	830	49.20%
Total Votes Cast	1,687	100.00%

Genola Mayor

Vote For 1

	TOTAL	VOTE %
NEIL BROWN	361	81.67%
CHRIS D. GREENWOOD	81	18.33%
Total Votes Cast	442	100.00%

Genola Town Council (4 Year)

Vote For 2

	TOTAL	VOTE %
CHAD COBURN	302	41.14%
GRANT LUNDBERG	300	40.87%
CORINNE AAGARD	132	17.98%
Total Votes Cast	734	100.00%

Genola Town Council (2 Year)

Vote For 1

	TOTAL	VOTE %
BRENAN JACKSON	383	91.41%
TROY ROBERT GUSTAFSON	36	8.59%
Total Votes Cast	419	100.00%

Goshen Mayor

Vote For 1

	TOTAL	VOTE %
STEVEN R STAHELI	137	77.84%
DAVID PETER OKELBERRY	39	22.16%
Total Votes Cast	176	100.00%

Goshen Town Council

Vote For 2

	TOTAL	VOTE %
ALISHA DANIELLE WILLIAMS	146	63.20%
CHARLES PIPKIN	85	36.80%
Total Votes Cast	231	100.00%

Highland City Mayor

Vote For 1

	TOTAL	VOTE %
BRITTNEY P. BILLS	3,456	100.00%
Total Votes Cast	3,456	100.00%

Highland City Council

Vote For 2

	TOTAL	VOTE %
SCOTT L. SMITH	2,439	29.90%
LIZ RICE	2,328	28.54%
RON CAMPBELL	1,824	22.36%
WES WARREN	1,567	19.21%
Total Votes Cast	8,158	100.00%

Lehi Mayor
Vote For 1

	TOTAL	VOTE %
PAUL BINNS	7,871	53.50%
PAIGE ALBRECHT	6,840	46.50%
Total Votes Cast	14,711	100.00%

Lehi City Council
Vote For 2

	TOTAL	VOTE %
JAMES HARRISON	7,573	27.45%
RACHEL FREEMAN	7,124	25.82%
EMILY LOCKHART	6,942	25.16%
JARED V. PETERSON	5,953	21.58%
Total Votes Cast	27,592	100.00%

Lindon Mayor
Vote For 1

	TOTAL	VOTE %
CAROLYN LUNDBERG	2,197	100.00%
Total Votes Cast	2,197	100.00%

Lindon City Council
Vote For 2

	TOTAL	VOTE %
VAN BRODERICK	1,871	42.12%
JACOB HOYT	1,840	41.42%
DESIREE GREEN	731	16.46%
Total Votes Cast	4,442	100.00%

Mapleton Mayor

Vote For 1

	TOTAL	VOTE %
THERIN GARRETT	3,156	60.58%
DALLAS HAKES	2,054	39.42%
Total Votes Cast	5,210	100.00%

Mapleton City Council

Vote For 2

	TOTAL	VOTE %
KASEY BECK	2,919	31.04%
JAKE LAKE	2,226	23.67%
FRANCIS GIBSON	2,159	22.96%
MELANIE BOTT	2,100	22.33%
Total Votes Cast	9,404	100.00%

Orem Mayor

Vote For 1

	TOTAL	VOTE %
KAREN MCCANDLESS	9,523	51.32%
DAVE YOUNG	9,034	48.68%
Total Votes Cast	18,557	100.00%

Orem City Council
Vote For 3

	TOTAL	VOTE %
QUINN MECHAM	9,430	17.59%
CRYSTAL MUHLESTEIN	9,070	16.92%
LANAE MILLETT	9,051	16.88%
DAVID M. SPENCER	8,761	16.34%
DOYLE MORTIMER	8,592	16.03%
ANGELA MOULTON	8,519	15.89%
Write-In: TRUMAN VAN COTT	96	0.18%
Write-In: UNCERTIFIED OREM CITY COUNCIL WRITE-IN	95	0.18%
Write-In Totals	191	0.36%
Not Assigned	0	0.00%
Total Votes Cast	53,614	100.00%

Payson Mayor
Vote For 1

	TOTAL	VOTE %
BILL WRIGHT	2,610	100.00%
Total Votes Cast	2,610	100.00%

Payson City Council
Vote For 2

	TOTAL	VOTE %
BOB PROVSTGAARD	1,832	32.51%
LACEE SMITH	1,523	27.03%
KIRK D. BEECHER	1,282	22.75%
EASTON BRADY	998	17.71%
Total Votes Cast	5,635	100.00%

Pleasant Grove Mayor

Vote For 1

	TOTAL	VOTE %
ERIC JENSEN	4,330	55.70%
CYD LEMONE	3,444	44.30%
Total Votes Cast	7,774	100.00%

Pleasant Grove City Council

Vote For 2

	TOTAL	VOTE %
DIANNA N ANDERSEN	5,086	39.12%
TODD N. WILLIAMS	4,347	33.43%
TAMARA NAYLOR	3,569	27.45%
Total Votes Cast	13,002	100.00%

Provo City Mayor

Vote For 1

	TOTAL	VOTE %
MARSHA JUDKINS	8,682	51.26%
MICHELLE KAUFUSI	8,256	48.74%
Total Votes Cast	16,938	100.00%

Provo City Council City Wide I

Vote For 1

	TOTAL	VOTE %
KATRICE MACKAY	9,711	58.48%
ADAM SHIN	6,896	41.52%
Total Votes Cast	16,607	100.00%

Provo City Council District 2

Vote For 1

	TOTAL	VOTE %
JEFF WHITLOCK	2,027	52.65%
HANNAH PETERSEN	1,823	47.35%
Total Votes Cast	3,850	100.00%

Provo City Council District 5

Vote For 1

	TOTAL	VOTE %
RACHEL WHIPPLE	963	66.19%
SAM BLACKBURN	492	33.81%
Total Votes Cast	1,455	100.00%

Proposition #5 Provo

Vote For 1

	TOTAL	VOTE %
FOR the continuation of the RAP Tax for 10 years	14,027	85.66%
AGAINST the continuation of the RAP	2,349	14.34%
Total Votes Cast	16,376	100.00%

Salem Mayor

Vote For 1

	TOTAL	VOTE %
CRISTY SIMONS	1,593	60.32%
MATTHEW DURKOVICH	1,048	39.68%
Total Votes Cast	2,641	100.00%

Salem City Council

Vote For 2

	TOTAL	VOTE %
CRAIG SACCO	1,899	41.50%
DELYS SNYDER	1,568	34.27%
JONATHON WATSON	1,109	24.24%
Total Votes Cast	4,576	100.00%

Saratoga Springs Mayor

Vote For 1

	TOTAL	VOTE %
CHRIS CARN	4,896	100.00%
Total Votes Cast	4,896	100.00%

Saratoga Springs City Council

Vote For 2

	TOTAL	VOTE %
EMMA WILSON	3,706	36.09%
ROB TAYLOR	2,463	23.98%
KEVIN MCMILLAN	2,369	23.07%
TYLER TOLLEY	1,731	16.86%
Total Votes Cast	10,269	100.00%

Spanish Fork Mayor

Vote For 1

	TOTAL	VOTE %
MIKE MENDENHALL	4,045	58.50%
SCOTT NEILSON	2,870	41.50%
Total Votes Cast	6,915	100.00%

Spanish Fork City Council
Vote For 2

	TOTAL	VOTE %
KEVIN OYLER	4,737	36.56%
SHANE MARSHALL	3,835	29.60%
VALERIE MILLS	2,682	20.70%
BRYAN EDMAN	1,701	13.13%
Total Votes Cast	12,955	100.00%

Spring Lake Mayor
Vote For 1

	TOTAL	VOTE %
WADE MENLOVE	192	100.00%
Total Votes Cast	192	100.00%

Spring Lake Town Council (4 Year)
Vote For 2

	TOTAL	VOTE %
ROBERT JUDD	138	31.80%
DAVID CHARLES	135	31.11%
JOY BENSON	117	26.96%
DANISE FARREN	44	10.14%
Total Votes Cast	434	100.00%

Spring Lake Town Council (2 Year)
Vote For 2

	TOTAL	VOTE %
ROBERT C. MARSH	141	32.79%
SHARON BASCOM	118	27.44%
RICHARD BEHLING	98	22.79%
RYAN MOORE	73	16.98%
Total Votes Cast	430	100.00%

Springville Mayor

Vote For 1

	TOTAL	VOTE %
MATT PACKARD	4,793	83.97%
RAY GROVER	915	16.03%
Total Votes Cast	5,708	100.00%

Springville City Council

Vote For 2

	TOTAL	VOTE %
MICHAEL SNELSON	4,283	42.96%
KAREN ELLINGSON	4,203	42.16%
NATHAN CLARK	1,483	14.88%
Total Votes Cast	9,969	100.00%

Vineyard Mayor

Vote For 1

	TOTAL	VOTE %
ZACK STRATTON	1,408	54.07%
MARDI SIFUENTES	1,168	44.85%
Write-In: UNCERTIFIED VINEYARD MAYOR WRITE-IN	28	1.08%
Write-In Totals	28	1.08%
Not Assigned	0	0.00%
Total Votes Cast	2,604	100.00%

Vineyard City Council
Vote For 3

	TOTAL	VOTE %
PARKER MCCUMBER	1,451	20.59%
JACOB WOOD	1,380	19.59%
DAVID LAURET	1,340	19.02%
EZRA NAIR	998	14.16%
BRETT CLAWSON	995	14.12%
CADEN RHOTON	856	12.15%
Write-In: UNCERTIFIED VINEYARD CITY COUNCIL WRITE-IN	26	0.37%
Write-In Totals	26	0.37%
Not Assigned	0	0.00%
Total Votes Cast	7,046	100.00%

Woodland Hills Mayor
Vote For 1

	TOTAL	VOTE %
BEN HILLYARD	453	71.56%
ROGER FULLER	180	28.44%
Total Votes Cast	633	100.00%

Woodland Hills City Council
Vote For 2

	TOTAL	VOTE %
JANET LUNT	435	38.39%
STEVEN LEE JOHNS	356	31.42%
MICHAEL MEYERS	342	30.19%
Total Votes Cast	1,133	100.00%



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	PRESENTATION - Annual Resident Survey - OnPointe Insights, Ron Gailey
ITEM TYPE:	Presentation
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Ron Gailey

PRESENTED BY

Ron Gailey

RECOMMENDATION:

N/A

BACKGROUND:

Every year, Eagle Mountain City conducts a city-wide survey covering a variety of topics to inform the City Council on resident desires, beliefs, and more. This year, the resident survey was conducted by OnPointe Insights, who completed the General Plan survey last year. The survey was conducted a couple months ago and is now ready to be presented to Council.

ITEMS FOR CONSIDERATION:

Review of feedback from the report.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	PRESENTATION - Mid Valley Road Feasibility Study Report - Avenue Consultants
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

David Salazar, Assistant City Engineer

PRESENTED BY

David Salazar

RECOMMENDATION:

Staff recommends that City Council continue supporting this preliminary road analysis and continue pursuing external funding opportunities, as available, for study, design, and construction.

BACKGROUND:

Avenue Consultants has completed the feasibility study for the proposed roadway connection. The study evaluated multiple alignment alternatives, existing and future traffic demand, right-of-way requirements, utility conflicts, environmental considerations, and planning-level construction costs. The purpose of the study was to determine whether the roadway is constructible, cost-effective, and consistent with the City's Transportation Master Plan.

Avenue Consultants will present the study results to City Council, including the recommended alignment and next steps. The report will also be available online:

<https://maps.avenuiconsultants.com/portal/apps/storymaps/stories/9cb91d8345c145c191576732772d6d87>

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Presentation



Mid-Valley Road Feasibility Study

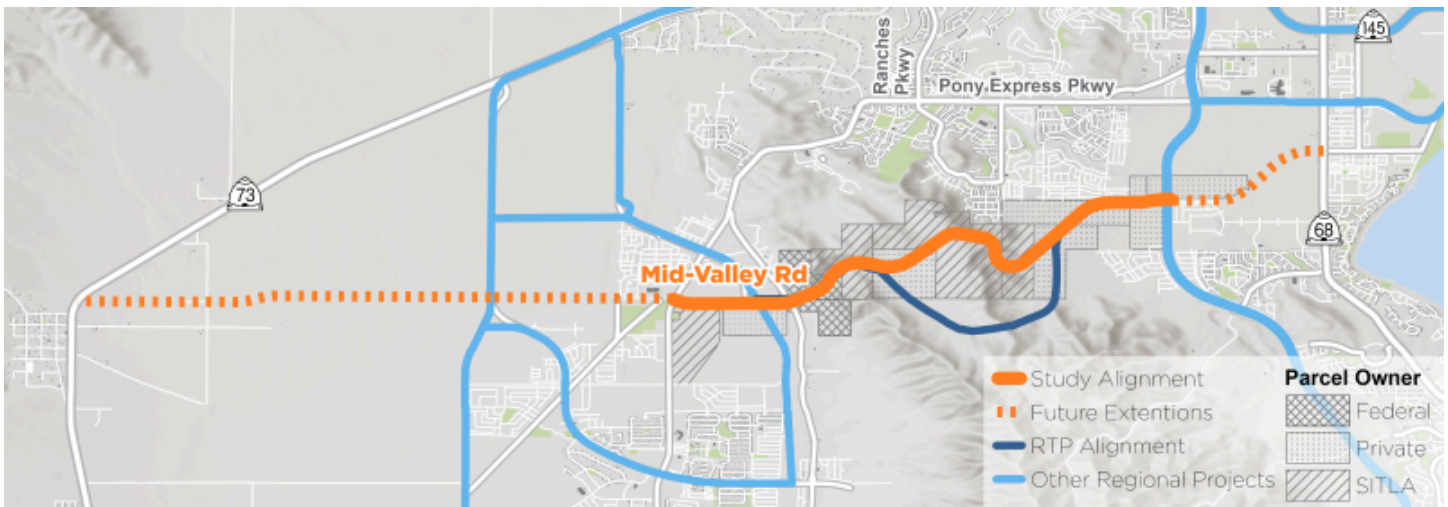
Avenue Consultants
November 18, 2025

Introduction

Mid-Valley Road is proposed as an additional east/west corridor serving the west Utah County area. The future corridor connects SR-73 in Cedar Fort to Redwood Road in Saratoga Springs. The most difficult portion of this roadway traverses through the upper Hidden Valley area. This project has been included in the 2019 and 2023 MAG LRTPs as a 5-lane facility. **West Utah County is growing faster than anticipated and projections indicate this connection is needed by 2036 to mitigate and improve the congestion expected by 2042.** There is an opportunity to preserve the corridor and address traffic challenges early.

In cooperation with the Mountainland Association of Governments (MAG), Eagle Mountain City commissioned a feasibility study to answer the following questions:

- Can a roadway feasibly be constructed between Eagle Mountain and Saratoga Springs? Can it supply the vehicle capacity needed to meet future traffic demand?
- If a road is feasible, what are the construction costs and impacts to the surrounding area?
- What are the next steps to continue moving this corridor towards construction?



Schedule

The following outlines the project schedule. The project began in November 2024 with a site visit to the upper Hidden Valley area and is expected to be completed in December 2025.



Stakeholders

Stakeholders for this project include UDOT, Eagle Mountain City, Saratoga Springs and property owners potentially impacted by the future Mid Valley Road corridor. Although this study does not solidify a final alignment for the corridor, the project team communicated and met with each property owner twice during the project to ensure all questions were answered and comments were incorporated as best as possible. The first round of meetings discussed the scope of the project as well as initial alternatives to identify if there are major concerns or impacts before finalizing a preferred alignment. The second round of meetings provided the preferred alignment to discuss concerns and impacts at this stage of the concept design. All property owners were contacted and provided valuable feedback that is documented so they can be addressed moving forward as more details are designed and identified.



Cedar Valley Growth

Over the next 25 years, new neighborhoods, businesses, and community spaces will reshape the valley's landscape. By 2050, the number of households and jobs is expected to triple, bringing both exciting opportunities and new challenges.

Without improvements, this rapid growth could strain the existing roads and transportation system, making it harder for residents and businesses to move efficiently through the

valley and to access the major urban areas in eastern Utah County and Salt Lake County. This expected growth will require additional solutions beyond improvements to Cory Wride and Pony Express Parkway.

The interactive maps below illustrate where this growth is expected in Cedar Valley between now and 2050. To explore the household and employment growth, use the tab in the bottom-left corner to explore changes in households and employment across the region.

Traffic Analysis

A regional traffic analysis using the MAG Travel Demand Model evaluated how future roadway connection of the Mid-Valley corridor through the Lake Mountains would improve travel conditions in Cedar Valley. The analysis compared existing conditions and future years (2036, 2042, and 2050) under both No-Build and Build (Mid-Valley) scenarios.

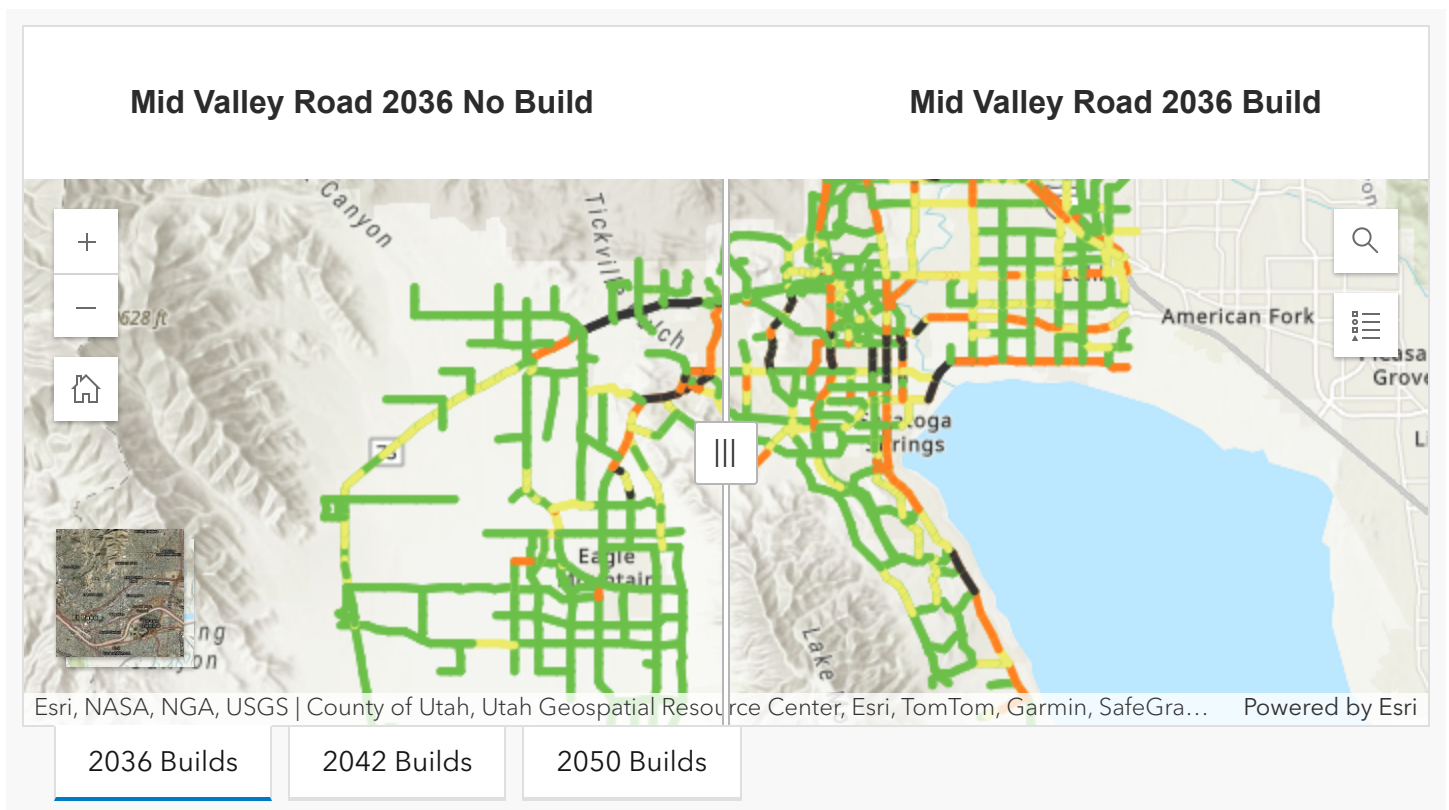
The analysis helps identify how large Mid-valley Highway needs to be and when it will need to be constructed to meet regional mobility needs. The table below shows how daily traffic volumes and roadway performance (measured by Level of Service, or LOS) change over time.

Without the Cedar Valley Highway, Pony Express Parkway is expected to exceed its efficient capacity (LOS D, about 33,000 vehicles per day) well before 2050, leading to congestion and longer travel times.

Roadway & Location	2036				2042				2050			
	No-Build Volume	LOS	Build Volume	LOS	No-Build Volume	LOS	Build Volume	LOS	No-Build Volume	LOS	Build Volume	LOS
Pony Express - East of Ranches Pkwy	26,000	A-C	14,700	A-C	32,700	D	18,600	A-C	23,100	A-C	14,600	A-C
Ranches Pkwy - North of Pony Express	27,100	A-C	23,800	A-C	27,200	A-C	26,600	A-C	22,600	A-C	19,300	A-C

As shown in the maps below, the new corridor would carry significant traffic volumes—about 30,000 vehicles per day in 2036, 38,000 in 2042, and 46,000 in 2050. By providing a parallel route through the valley, the project would:

- Relieve pressure on existing east–west routes
- Improve regional mobility between Eagle Mountain and Saratoga Springs
- Support continued growth and development in Cedar Valley



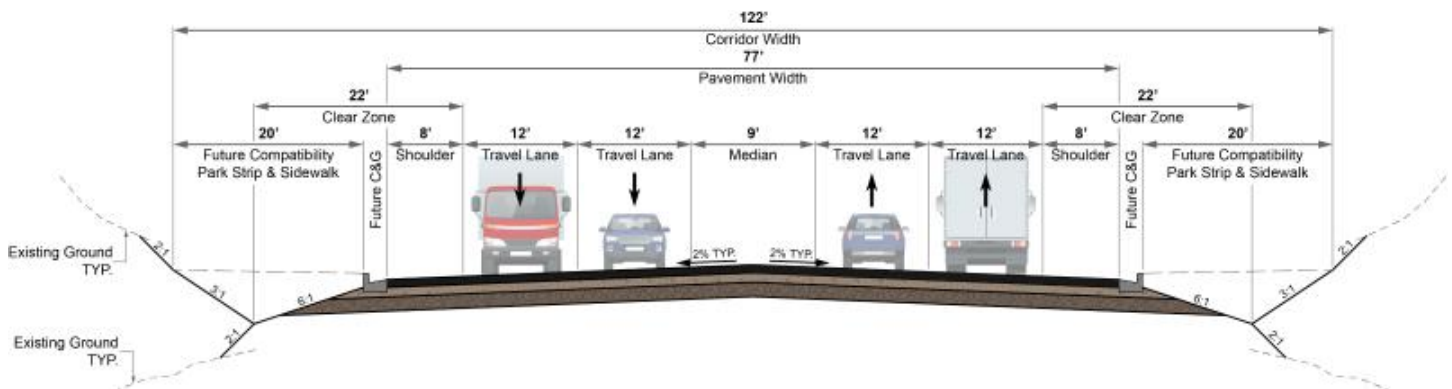
Feasibility Design

Eagle Mountain staff with Avenue Consultants visited the upper Hidden Valley area to identify potential alignments to traverse the steep grades between Eagle Mountain and Saratoga Springs, along with identifying potential locations for a wildlife crossing.



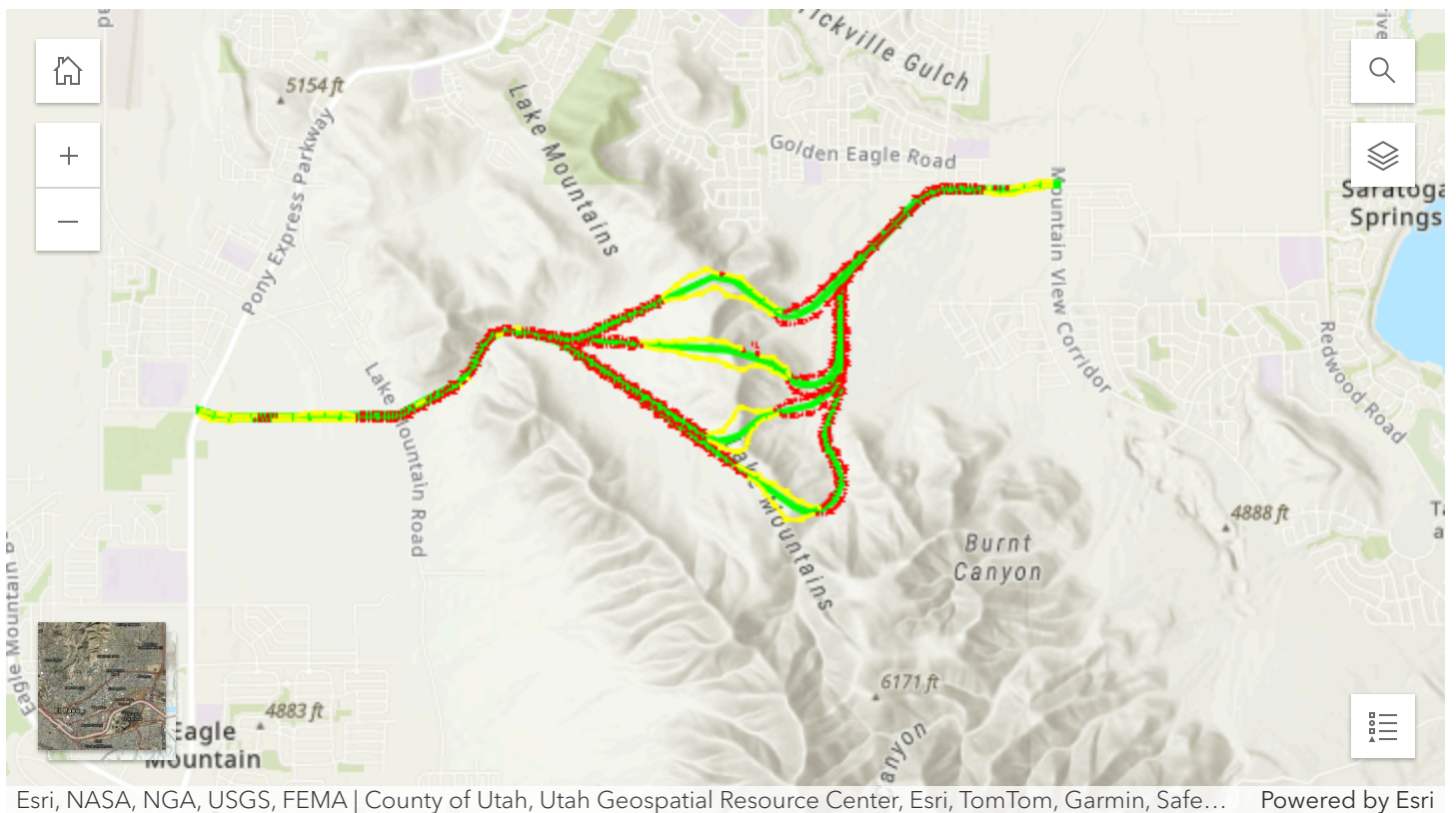
Site visit pictures, December 17, 2024. Left - looking at Kern River pipeline and wildlife crossing. Right - identifying routes going into Saratoga Springs.

During the site visit, four (4) alignments were identified that appeared feasible to move forward into a high-level concept design phase. It was assumed that the Eagle Mountain typical cross-section for a 122' Minor Arterial would be utilized.



High level analysis of each alignment was performed to identify the following items:

- Grading Impacts (cut and fill areas outside the right-of-way)
- Potential off-site drainage impacts (outside the typical roadway drainage)
- Anticipated Travel Time
- High-Level, “Big Ticket” cost items (Earthwork, Roadway, Drainage)



Scoring Criteria

The project team met with the City Council on March 4, 2025 to identify the roadway priorities to help determine the weighting used for scoring each alternative. The following are the categories discussed that include the weighting used for scoring based on the City Council input:

- 28% - **Project Cost** – Financial Impact to the corridor
- 15% - **Property Impact** – Impacts outside the right-of-way
- 5% - **Future Adaptability** – Can the roadway be widened if necessary?
- 25% - **Travel Time** – time to travel from Pony Express Pkwy to Mountain View Corridor
- 11% - **Aesthetics** – Impacts to scenery, specifically on the mountain when viewed from Saratoga Springs
- 16% - **Maintainability** – General maintenance costs (guardrail, barrier, plowing, erosion, etc.)

The Project Team, including technical representatives from Eagle Mountain, MAG, and Avenue Consultants, ranked each

alignment based on the data calculated for each alignment (1 = worst; 4 = best). The following summarizes the data used to complete the scoring for each alignment with more details included in the technical memo that can be downloaded at the end of the report:

Scoring Criteria		Construction Cost		Property Impact		Future Adaptability		Travel Time		Aesthetics		Maintainability		Total Weighted Score
Weight		28%		15%		5%		25%		11%		16%		
Metric		Big Ticket Cost (\$)	Score	Acres Outside ROW	Score	Length of Fill (ft)	Score	Time (min:sec)	Score	Hidden?	Score	Steep Ditches (ft) 2:1 Slope (acre)	Score	
Alignment	A	\$61,750,000	3.0	21	2.2	13,500	4.0	6:38	3.8	No	2.2	4,800 35	1.7	2.83
	B	\$72,300,000	1.0	23	1.0	13,600	3.2	7:05	3.0	No	1.6	3,600 41	1.8	1.8
	C	\$68,960,000	1.9	20	2.6	21,100	2.0	7:23	2.2	No	2.0	3,500 35	2.7	2.22
	D	\$57,070,000	4.0	16	4.0	25,200	1.2	8:16	1.4	Mostly	4.0	4,100 29	3.6	3.15

Preferred Alternative

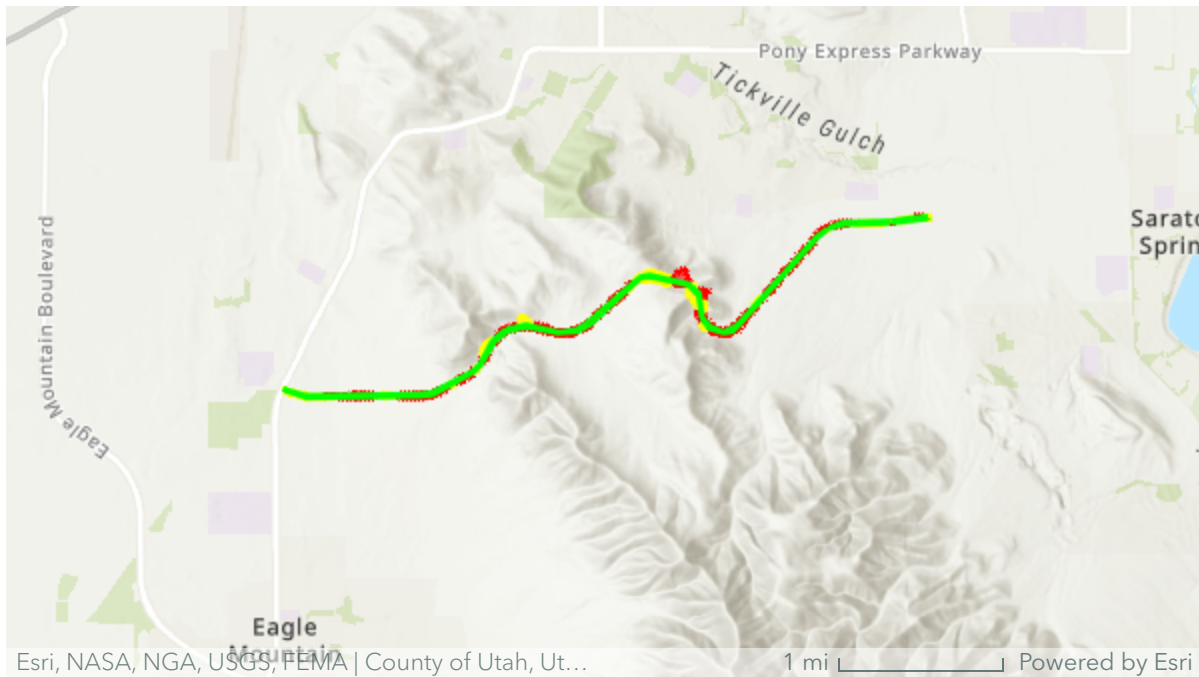
Based on this scoring, the project team and City Council decided to move forward with Alignment A and Alignment D for further analysis to determine a preferred alternative. During review of Alignments A and D, the design team identified an additional alignment that incorporates the stronger characteristics of both Alignment A and Alignment D to create a Hybrid Alignment AD alternative. The project team compared the data collected for the initial scoring analysis to compare this alignment with both Alignment A and Alignment D, with a score of 0.33 points higher on the weighted average at 3.48. See the comparison table below:

Scoring Criteria		Construction Cost		Property Impact		Future Adaptability		Travel Time		Aesthetics		Maintainability		Total Weighted Score
Weight		28%		15%		5%		25%		11%		16%		
Metric		Big Ticket Cost (\$)	Score	Acres Outside ROW	Score	Length of Fill (ft)	Score	Time (min:sec)	Score	Hidden?	Score	Steep Ditches (ft) 2:1 Slope (acre)	Score	
Alignment	A*	\$61,750,000	3.0	21	2.2	13,500	4.0	6:38	3.8	No	2.2	4,800 35	1.7	2.83
	D*	\$57,070,000	4.0	16	4.0	25,200	1.2	8:16	1.4	Mostly	4.0	4,100 29	3.6	3.15
	AD	\$35,510,000	4.0	11	4.0	16,250	3.0	7:01	3.0	No	2.0	3,925 22	4.0	3.48

*Shows conservative score comparison by maintaining original scores for Alignment A & D. Actual scoring difference would be higher since data collected is improved upon both Alignment A & D.

Alignment AD was presented to the City Council and the project team and compared to Alignments A and D to identify

the preferred alternative. Alignment AD was selected as the preferred alternative moving forward since it improves upon the limitations of the original four alignments by providing a better balance of reduced cost and improved travel. The following interactive map shows this alignment.



Mid-Valley Rd Alternatives Map Preferred

Cost Estimate

A concept cost estimate was completed for the preferred alternative. The table to the right summarizes the total estimated cost range, with the roadway cost and right-of-way costs separated.

Cost Estimate Range (Total +/- 5%)

Item	Lower Threshold	Higher Threshold
Roadway Cost	\$92,800,000	\$97,400,000
Right-of-Way Cost	\$3,700,000	\$5,100,000
Total Cost	\$96,500,000	\$102,500,000

Estimates assume a maximum roadway grade of 8% and is subject to change based on final design parameters.

The detailed cost estimate can be found using the link below. Major factors to consider in this initial high-level cost estimate are the following:

- **Assumes an 8% max grade is allowable** – This may change in final design and could increase the cost of construction.
- **Kern River Pipeline** – This estimate includes an anticipated cost to mitigate the crossing of the Kern River gas pipeline.

Costs may fluctuate depending on the ongoing coordination.

- **On-going coordination with property owners** – Eagle Mountain will continue coordination with property owners, which may change the actual ROW costs
- **Excavation** – Assumes 33% of the excavation will require blasting due to the potential for significant quantities of rock present within the corridor, increasing excavation costs. Costs may fluctuate depending on actual excavation requirements.
- **Wildlife Crossing** – Includes either an underpass or overpass for the Wildlife Corridor that crosses the proposed corridor. The location and length of the crossing will impact the project cost.

This alignment and cost estimate have been discussed with representatives at MAG and UDOT to start discussions regarding potential funding for the project. No commitments or allocations have been made at this time, but the recommendation is to continue open communication moving forward to ensure Mid Valley Road is included in future funding opportunities.

6% Max Grade Review

In October 2025, the project team meet with representatives from UDOT and MAG to review the preferred alignment and the roadway characteristics proposed in this study. One significant item that was discussed was the maximum grade allowed on the roadway. It was agreed by all that an 8% maximum grade will be difficult to maintain in winter conditions. Therefore, it is recommended that future analysis on this alignment include design at a 6% maximum grade.

The project team was able to complete high-level concept work for a 6% maximum grade alignment based on the preferred AD alternative in this study. Changing from an 8% to 6% maximum grade will lengthen the corridor based on the

topography in order to minimize the impacts discussed in this report. Based on the high-level cost estimate, changing the maximum grade will increase the total cost by approximately 20%.

Next Steps and Recommendations

Mid Valley Road has proven in concept that it is a feasible, viable option to help with the growing capacity needs for the west Utah County area. The following list provides an actionable plan moving forward to build upon this feasibility study:



Continue Open Communication Between Stakeholders - On-Going

The success of this corridor relies on open communication between stakeholders. This includes Eagle Mountain, Saratoga Springs, MAG, UDOT and the property owners along the corridor. It is recommended to continue collaborating together so decisions are made as one.

Create Corridor Design Guidelines - 2026-2027

The future ownership of this roadway is also unknown. Depending on circumstances in the future, Mid Valley Road may be owned and operated by the respective cities or UDOT. To keep these options viable in the future, it is recommended to create guiding design parameters for the corridor that are reviewed and approved by all stakeholders. Included in this

study is updating the analysis to incorporate the 6% maximum grade throughout the corridor.

Begin any Environmental Process Necessary for Roadway Construction - 2026 - On-Going

As this corridor will pass through federal lands, it is important to begin the environmental process to clear this corridor crossing through the federal lands. This process can take time, and it is recommended to begin as soon as possible to ensure that when this roadway is ready to be constructed, it has been cleared.

Coordination with Utility Owners - On-Going

Existing utility corridors can become an issue when constructing a new roadway. Specifically, the Kern River gas pipeline crosses the proposed alignment. The project team contacted representatives at Kern River as part of this project. It is recommended to continue to work with the representatives at Kern River moving forward to better estimate the requirements for the roadway crossing and the impact it creates. Starting now allows Kern River to schedule the required assets to ensure the pipeline improvements can be completed with the roadway construction.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	DISCUSSION - Proposed Annexation Policy Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

N/A

BACKGROUND:

In conjunction with Eagle Mountain City's General Plan update process, the City is proposing an updated annexation policy plan. This key document identifies areas of unincorporated Utah County from which the City is willing to consider annexation requests.

This document has two (2) main parts: (1) an annexation policy plan map and (2) a set of criteria and considerations for City decision-makers to use to analyze and evaluate annexation requests. §10-2-803, Utah Code Annotated, has a list of required elements for annexation policy plans. Staff has taken care to ensure all required elements have been included in the proposed document. Additionally, the plan highlights Utah Code criteria and statutory limitations to help facilitate compliance with the Utah Code when considering an annexation proposal. The plan also identifies considerations that are especially important to Eagle Mountain, such as water availability and neighborhood compatibility.

The plan identifies six (6) annexation areas, which are described and highlighted in the document. Each description of a given area identifies the benefits and challenges associated therewith.

This proposal was presented at a Planning Commission meeting especially for affected entities on November 12, 2025. Affected entity is defined in the "Items for Consideration" section. This proposal will go back to the Planning Commission on November 25, 2025, for a public hearing and recommendation to the City Council. Prior to the Planning Commission meeting on November 25th, staff are seeking Council feedback on the proposed plan.

ITEMS FOR CONSIDERATION:

Affected entity is defined in §10-2-801, Utah Code Annotated as:

"Affected entity" means:

- (a) a county of the first or second class in whose unincorporated area the area proposed for annexation is located;
- (b) a county of the third, fourth, fifth, or sixth class in whose unincorporated area the area proposed for annexation is located, if the area includes residents or commercial or industrial development;
- (c) a special district under Title 17B, Limited Purpose Local Government Entities - Special Districts, or special service district under Title 17D, Chapter 1, Special Service District Act, whose boundary includes any part of an area proposed for annexation;
- (d) a school district whose boundary includes any part of an area proposed for annexation, if the boundary is proposed to be adjusted as a result of the annexation; and
- (e) a municipality whose boundaries are within 1/2 mile of an area proposed for annexation.

PLANNING COMMISSION ACTION/RECOMMENDATION:

No action will be taken.

ATTACHMENTS:

1. Annexation Policy Plan

Annexation Policy Plan

Purpose

Prior to developing unincorporated land in Eagle Mountain, landowners must petition to annex their property into the City. New annexation proposals will be evaluated carefully and only approved when they advance the City's long-term vision. Each decision will focus on securing assets that align with the General Plan and contribute positively to residents' lives.

Potential Reasons for Annexation

While Eagle Mountain will remain selective in considering annexations, there are circumstances where expanding the City's boundaries may bring important community benefits. Some of the potential reasons for annexation include:

- **Employment and Economic Development:** Attracting technological, light industrial, office, agritourism, and research-oriented uses that provide high-quality jobs close to home.
- **Water and Utility Corridors:** Protecting alignments for water pipelines, power lines, stormwater infrastructure, and potential well sites or other water sources to support the City's long-term growth.
- **Transportation Facilities:** Securing land to accommodate a regional or municipal airport, future transit hubs, or other major transportation facilities that require significant acreage and strategic locations.
- **Energy Infrastructure:** Providing sites for energy facilities such as substations, renewable generation sites, or transmission corridors that are essential for reliable service and long-term sustainability.
- **Prime Commercial Land:** Bringing in strategically located land adjacent to future freeway interchanges or major corridors to create employment centers and expand the City's tax base.
- **Recreational Facilities and Open Space:** Preserving large tracts of land for regional parks, trails, sports complexes, and open space that strengthen Eagle Mountain's identity as an outdoor recreation destination.
- **Environmental Protection:** Managing sensitive lands, wildlife corridors, and natural resources within the City's jurisdiction to ensure consistent stewardship and reduce development pressures in unincorporated areas.

Annexation for these reasons must still meet the requirements of State Code and align with the City's fiscal framework, infrastructure system, and community values.

Process and Framework

Annexations are governed by Utah Code, which establishes the procedures and requirements for reviewing annexation petitions. These laws outline how proposals are initiated, reviewed, protested, and finalized. To help guide local decisions, this plan summarizes the major State requirements, highlights the statutory limitations that must be respected, and adds Eagle Mountain's own priorities. Together, these create a framework of criteria the City can use when evaluating annexations.

State Code Criteria

Utah Code Title 10, Chapter 2, Part 8 requires cities to evaluate annexations based on several key considerations including the following:

- **Community Character:** How does the annexation support the City's existing and future identity?
- **Municipal Services:** What services are needed in the area, and how will they be provided?
- **Service Extension and Financing:** How will utilities, roads, and other infrastructure be extended, and how will the costs be funded?
- **Tax Impacts:** What are the consequences for both existing City residents and those in the annexed area?
- **Impacts to Affected Entities:** How will annexation impact the County, school district, special districts, nearby cities, and other regional partners?
- **Boundaries:** Does the proposal create clear, contiguous boundaries without leaving islands or peninsulas of unincorporated land? How will community resources and obligations be equitably distributed?
- **Landowner Participation:** Have the required landowners consented to the annexation petition in accordance with code? Does the petition meet statutory thresholds for acreage, value, and signatures?
- **Overlapping Local Government Functions:** Are there any overlapping local government functions that can be consolidated?

Statutory Limitations

In addition to the above criteria, Utah Code establishes important limitations. Eagle Mountain must ensure that:

- Annexations are not undertaken solely to generate municipal revenue or to prevent annexation by another city but instead reflect the City's ability and intent to provide municipal services.
- Annexation boundaries are drawn to align with existing special district, school district, or taxing entity boundaries where practicable.

- Annexations near airports, military installations, or School and Institutional Trust Lands Administration (SITLA) project areas comply with additional statutory requirements.
- Annexation exclusions containing urban development within 1/2 mile of the municipality's boundary are justified.

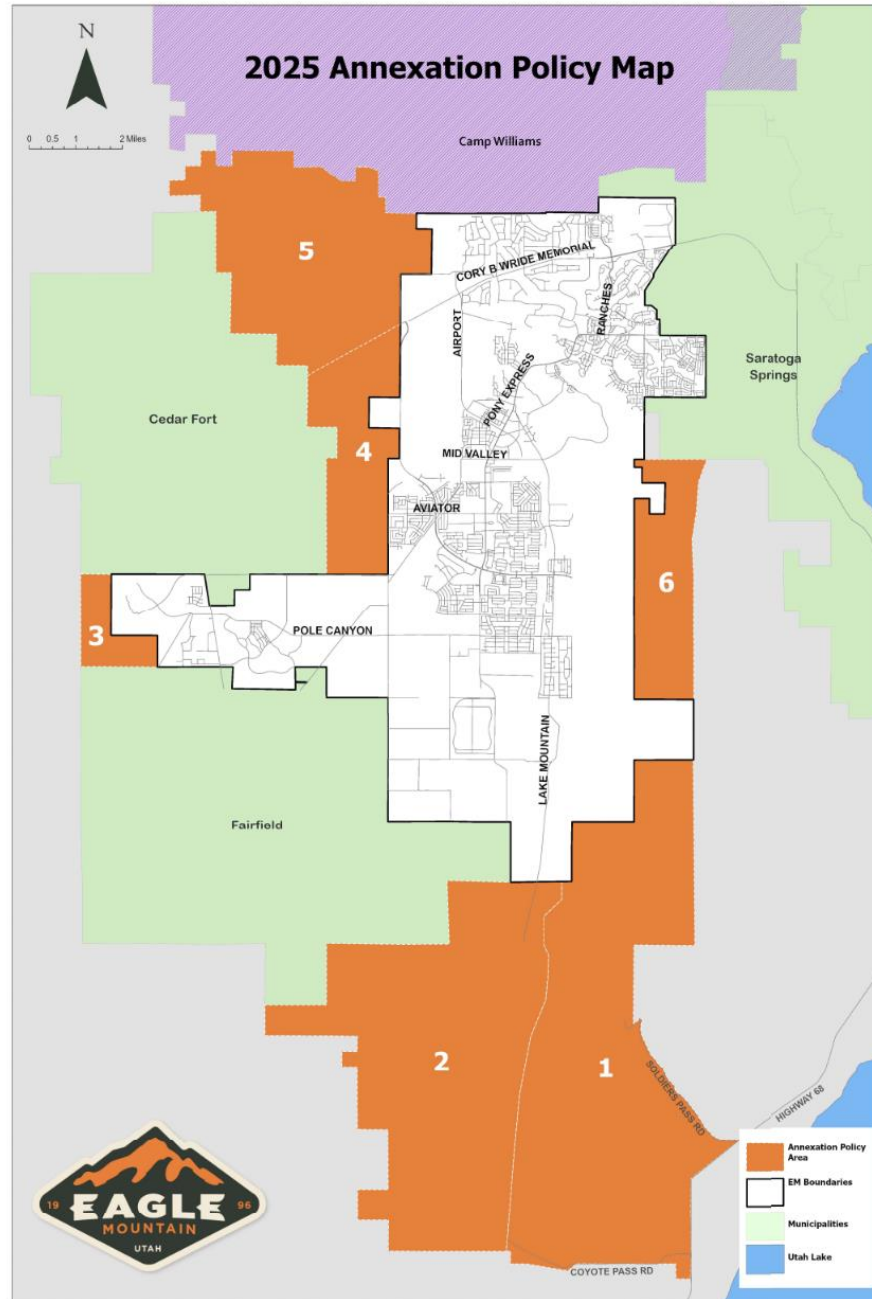
Additional Eagle Mountain Considerations

Beyond the requirements of Utah Code, Eagle Mountain also evaluates annexations through the lens of its community values. Local priorities include:

- **Neighborhood Compatibility:** Ensuring that new areas fit with surrounding neighborhoods and respect the character of nearby communities.
- **Fiscal Balance:** Weighing revenues and costs to make certain that annexations strengthen long-term financial sustainability.
- **Water Availability:** Confirming that sufficient water rights and infrastructure exist to serve new development without compromising current residents.
- **Connectivity:** Extending road, trail, and transit systems in ways that expand access without creating undue maintenance and connectivity challenges.
- **Environmental Stewardship:** Protecting open space, wildlife corridors, and cultural resources within annexed areas.
- **Regional Collaboration:** Coordinating with Utah County, neighboring cities, and other regional partners to ensure annexations support broader regional goals.
- **Developer Commitments:** Ensuring developers provide necessary water rights, participate in infrastructure financing or construction, and submit plans consistent with City standards and the General Plan.
- **Resident Safety:** Assessing the proposed area to avoid or mitigate hazards.

Annexation Map

This map identifies areas that can be considered for potential annexation into Eagle Mountain City, in accordance with the criteria in this document.



Annexation Areas

The 2025 Annexation Policy Map identifies six potential areas where Eagle Mountain may consider future expansion. The map provides a geographic frame of reference, while the following descriptions highlight the opportunities, challenges, and considerations unique to each area. Together, they illustrate how annexation could secure transportation and utility corridors, protect natural and recreational resources, and support regional economic and infrastructure goals in coordination with neighboring communities.

Area 1:

Located southeast of Eagle Mountain near the Utah Lake shoreline and southwest of the Lake Mountains, this area provides a potential connection to Utah Lake and Redwood Road (SR68). It also preserves a possible regional transportation corridor alignment toward Elberta and west Utah County. Annexation could open access to regional recreation opportunities, including trail systems and shoreline amenities, enhancing Eagle Mountain's reputation as an outdoor destination. Benefits include future connectivity to Utah Lake, preservation of a transportation corridor that would strengthen regional mobility and expanded trail and open space opportunities. Challenges include the significant cost of extending infrastructure, potential environmental considerations near the lake, and the need for coordinated planning with Saratoga Springs to prevent conflicts in land use or infrastructure. Careful alignment with State environmental standards and wildlife protection will be critical in this area. Annexation should also preserve future utility corridors, pressure zones, and potential well-sites identified in the City's water planning documents.

Area 2:

This area lies south of the City and to the southeast of nearby Fairfield. Its location provides a strategic opportunity for energy infrastructure, including natural gas, solar generation, or potential small modular nuclear facilities. Annexation would ensure the City retains control over a critical utility corridor and positions Eagle Mountain as a leader in energy development. Benefits include diversifying the City's economy, expanding utility services, providing local employment in advanced energy sectors, and preserving land for a regional transportation corridor to the south. Challenges include significant infrastructure investment, potential visual and environmental impacts, and the need for careful siting to maintain compatibility with surrounding land uses. Coordination with Fairfield will be essential to align infrastructure and land use decisions and to avoid service overlaps. Considerations for this area should include the natural gas transmission line and the electrical corridor.

Area 3:

Situated west of Eagle Mountain and northwest of Fairfield, this area provides continuity in the City's boundaries and helps prevent the creation of unincorporated "islands." It lies along the hillside, west of the Firefly development, and consists mostly of land controlled by the Bureau of Land Management. Annexation would allow Eagle Mountain to guide recreational access and manage open space on the western side of the valley, preserving trailheads and ensuring consistent

land use. Benefits include protection and utilization of natural and recreational lands, and stability of City limits. Challenges are tied primarily to extending infrastructure to undeveloped lands, if needed. Long-term planning should ensure land use aligns with Eagle Mountain's growth framework while preserving recreational opportunities such as trail loops and open space connections. Given the City's projected population growth, annexation here should also be phased to support orderly expansion of services and facilities, as needed.

Area 4:

This area is located in the central Cedar Valley, south of SR73, west of the future Cedar Valley Freeway, and east of Cedar Fort. Annexation in this area should preserve transportation and transit corridors identified in the City's Transportation Master Plan. Annexation could bring economic growth, improved connectivity, and opportunities for transportation and logistics focused uses. Challenges include noise, traffic impacts, and the cost of major infrastructure. Compatibility with residential areas and preservation of open space and wildlife corridors must be carefully planned. Coordination with Cedar Fort will also be important to ensure compatible land use and transportation planning across municipal boundaries.

Area 5:

Bordering Camp Williams on the City's northwestern edge; this area is reached via SR73. Its proximity to Camp Williams makes it suitable for recreation, agritourism, and light industrial uses that diversify the local economy while remaining compatible with military operations. Annexation could provide opportunities for expansion of the City's recreation system, potentially adding new facilities, trailheads, or economic opportunities that highlight the area's rural character. Benefits include diversifying the local economy and protecting open space adjacent to Camp Williams. Challenges include safety, ACUB (Army Compatible Use Buffer) restrictions, extension of utilities, and the need to respect military training operations. Coordination with Cedar Fort and military partners will be necessary, along with careful planning to determine wildlife corridor widths and preserve ecological connectivity. Evaluate opportunities for municipal satellite facilities in this area to improve service response times for the northern region of the City.

Area 6:

Located in the northern Lake Mountains and consisting mainly of land controlled by the Bureau of Land Management, this area offers opportunities for expanded outdoor recreation, including new trailheads, trails, campgrounds, and natural open spaces. Annexation would strengthen Eagle Mountain's position as a recreation destination while preserving scenic views. Considerations include limited infrastructure access, wildfire risk, and the need to safeguard sensitive habitats and wildlife migration routes. Careful planning and adherence to environmental stewardship principles will ensure recreational uses complement ecological health. Coordination with Saratoga Springs will also be necessary, and tourism or vacation-oriented uses should be explored to enhance the area's role as a regional recreation destination. Wildfire risk reduction strategies, including defensible space and fire-resistant land uses, should be emphasized as part of annexation review.

Conclusion

Annexation is not about expanding borders for their own sake, but about making thoughtful, educated decisions that serve the community's future. By following Utah Code requirements while also weighing local priorities, landowner responsibilities, and potential community benefits, Eagle Mountain ensures that annexations are consistent with the City's values, are fiscally responsible, and support the future vision of the community. The annexation areas identified on the 2025 Annexation Policy Map provide a framework for how expansion may occur in ways that protect or enhance natural resources, transportation corridors, and utility rights-of-way; secure recreation and open space; and facilitate economic opportunities. Consideration of the City's adopted master plans and close coordination with neighboring communities such as Saratoga Springs, Cedar Fort, and Fairfield, as well as other regional partners, will be essential to making annexations a positive and sustainable part of Eagle Mountain's long-term vision.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	RECOGNITION - Food Pantry Services Coordination
ITEM TYPE:	Recognition
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Gina Olsen, City Recorder

PRESENTED BY

Tom Westmoreland

RECOMMENDATION:

It is recommended that the Mayor and City Council recognize the following individuals for their help in coordinating a pop-up food pantry;

- Mandy Lane
- Simone Mestanza
- Tamara Brown
- Hannah Wertz
- Rachel and Trieste Smith

BACKGROUND:

During the recent federal government shutdown, several Eagle Mountain residents stepped up in an extraordinary way to ensure that families experiencing financial strain did not go without essential food and household items. With little notice and no formal support structure, these individuals organized a temporary pop-up food pantry to provide immediate relief to affected residents.

Their responsiveness filled a critical gap at a time when many community members were facing unexpected hardships. This work reflects the best values of Eagle Mountain with neighbors caring for neighbors, practical service over publicity, and a willingness to act quickly when circumstances demand it.

Tonight, the City wishes to formally recognize these individuals for their civic leadership, generosity, and compassion, and to express gratitude for the positive impact they made during a challenging period for our community.

The effort was further strengthened through the support of the Eagle Mountain Founders Group, through their generous donation and use of their space.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



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

ENGINEERING

Monday, November 3, 2025

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

SUBJECT: Rose Ranch phase 'A' plat 1 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Gina Olsen, City Recorder



BOND RELEASE REQUEST LETTER
Rose Ranch phase 'A' plat 1

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

2nd Bond Release	
Original Bond Amount:	\$ 1,874,852.28
Previous Release Amount:	\$ 630,226.23
Amount to Release this Period:	\$ 1,074,184.93
Amount Remaining in Bond:	\$ 170,441.12

Bond Releases Summary	
#1	\$ 630,226.23
#2	\$ 1,074,184.93
#3	\$ -
#4	\$ -
TOTAL	\$ 1,704,411.16

11/3/2025

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	MOBILIZATION/MISC.									
a	Mobilization	1	LS	\$15,732.00	\$15,732.00	1	0.5	100%	\$7,866.00	\$15,732.00
b	Clear & grub	469764	SF	\$0.05	\$23,488.20	234,882	234,882	100%	\$11,744.10	\$23,488.20
c	Import	6016	CY	\$12.25	\$73,696.00	3,008	3008	100%	\$36,848.00	\$73,696.00
d	Site cut/fill	7940	CY	\$3.60	\$28,584.00	3,970	3970	100%	\$14,292.00	\$28,584.00
e	Stockpile	2860	CY	\$2.90	\$8,294.00	1,430	1430	100%	\$4,147.00	\$8,294.00
f	SWPPP- Const. entrance	1750	SF	\$2.90	\$5,075.00	875	875	100%	\$2,537.50	\$5,075.00
g	Remove & replace curb & gutter	24	LF	\$21.45	\$514.80	12	12	100%	\$257.40	\$514.80
h	Remove & replace sidewalk	150	SF	\$7.20	\$1,080.00	75	75	100%	\$540.00	\$1,080.00
i	Asphalt sawcuts	1750	SF	\$8.15	\$14,262.50	875	875	100%	\$7,131.25	\$14,262.50
2	ROAD & CONCRETE									
a	Prepare subgrade	162450	SF	\$0.16	\$25,992.00	32,490	129960	100%	\$20,793.60	\$25,992.00
b	Fine grade for asphalt	96956	SF	\$0.11	\$10,665.16	19,391	77564.8	100%	\$8,532.13	\$10,665.16
c	9" subbase	60874	SF	\$0.73	\$44,438.02	12,175	48699.2	100%	\$35,550.42	\$44,438.02
d	12" subbase	36975	SF	\$0.87	\$32,168.25	7,395	29580	100%	\$25,734.60	\$32,168.25
e	Prep & base curb & gutter	4666	LF	\$6.75	\$31,495.50	933	3732.8	100%	\$25,196.40	\$31,495.50
f	Prep & base sidewalk	26787	SF	\$1.85	\$49,555.95	5,357	21429.6	100%	\$39,644.76	\$49,555.95
g	6" road base	60874	SF	\$1.10	\$66,961.40	12,175	48699.2	100%	\$53,569.12	\$66,961.40
h	9" road base	36975	SF	\$1.35	\$49,916.25	7,395	29580	100%	\$39,933.00	\$49,916.25
i	30" high back curb	4666	LF	\$7.74	\$36,114.84	933	3732.8	100%	\$28,891.87	\$36,114.84
j	6" sidewalk	26787	SF	\$1.82	\$48,752.34	5,357	21429.6	100%	\$39,001.87	\$48,752.34
k	ADA ramps	9	EA	\$1,560.00	\$14,040.00	2	7.2	100%	\$11,232.00	\$14,040.00
l	Manhole collars	13	EA	\$675.00	\$8,775.00	3	10.4	100%	\$7,020.00	\$8,775.00
m	ADA ramps	44	EA	\$1,650.00	\$72,600.00	9	35.2	100%	\$58,080.00	\$72,600.00
n	Valve collars	23	EA	\$525.00	\$12,075.00	5	18.4	100%	\$9,660.00	\$12,075.00
o	Catch basin tie in	15	EA	\$565.00	\$8,475.00	3	12	100%	\$6,780.00	\$8,475.00
p	Hydrant/blow off pads	10	EA	\$322.85	\$3,228.50	2	8	100%	\$2,582.80	\$3,228.50
q	3" asphalt	60874	SF	\$2.05	\$124,791.70	12,175	48699.2	100%	\$99,833.36	\$124,791.70
r	4" asphalt	36975	SF	\$2.55	\$94,286.25	7,395	29580	100%	\$75,429.00	\$94,286.25
s	Street signs	4	EA	\$800.00	\$3,200.00	1	3.2	100%	\$2,560.00	\$3,200.00
t	Stop signs	3	EA	\$800.00	\$2,400.00	1	2.4	100%	\$1,920.00	\$2,400.00
3	CULINARY WATER									
a	10" water main	355	LF	\$53.30	\$18,921.50	178	177.5	100%	\$9,460.75	\$18,921.50
b	8" water main	3645	LF	\$39.35	\$143,430.75	1,823	1822.5	100%	\$71,715.38	\$143,430.75
c	10" fittings	5	EA	\$1,563.00	\$7,815.00	3	2.5	100%	\$3,907.50	\$7,815.00
d	8" fittings	10	EA	\$964.40	\$9,644.00	5	5	100%	\$4,822.00	\$9,644.00
e	10" gate valve	5	EA	\$4,294.50	\$21,472.50	3	2.5	100%	\$10,736.25	\$21,472.50
f	8" gate valve	8	EA	\$2,967.50	\$23,740.00	4	4	100%	\$11,870.00	\$23,740.00
g	Fire hydrant	7	EA	\$7,275.00	\$50,925.00	4	3.5	100%	\$25,462.50	\$50,925.00
h	6" gate valve	6	EA	\$1,569.50	\$9,417.00	3	3	100%	\$4,708.50	\$9,417.00
i	2" blow off	3	EA	\$2,607.00	\$7,821.00	2	1.5	100%	\$3,910.50	\$7,821.00
j	Air vac	3	EA	\$6,652.00	\$19,956.00	2	1.5	100%	\$9,978.00	\$19,956.00
k	3/4" service	29	EA	\$1,701.00	\$49,329.00	15	14.5	100%	\$24,664.50	\$49,329.00
l	Testing	4565	LF	\$1.55	\$7,075.75	2,283	2282.5	100%	\$3,537.88	\$7,075.75
m	Import	2205	TON	\$5.60	\$12,348.00	1,103	1102.5	100%	\$6,174.00	\$12,348.00
4	SEWER									
a	Connect to existing	1	EA	\$1,545.50	\$1,545.50	1	0.5	100%	\$772.75	\$1,545.50
b	8" sewer main w/bedding	2435	LF	\$36.55	\$88,999.25	1,218	1217.5	100%	\$44,499.63	\$88,999.25
c	4" SS lateral (off 8" pipe)	32	EA	\$1,172.50	\$37,520.00	16	16	100%	\$18,760.00	\$37,520.00
d	60" SSMH	9	EA	\$5,738.00	\$51,642.00	5	4.5	100%	\$25,821.00	\$51,642.00
e	48" SSMH	2	EA	\$4,635.50	\$9,271.00	1	1	100%	\$4,635.50	\$9,271.00
f	Testing	3940	LF	\$1.55	\$6,107.00	1,970	1970	100%	\$3,053.50	\$6,107.00
g	Import	10075	TON	\$5.60	\$56,420.00	5,038	5037.5	100%	\$28,210.00	\$56,420.00
5	STORM DRAIN									
a	12" storm drainpipe	360	LF	\$33.95	\$12,222.00	180	180	100%	\$6,111.00	\$12,222.00
b	15" storm drainpipe	975	LF	\$51.20	\$49,920.00	488	487.5	100%	\$24,960.00	\$49,920.00
c	60" storm drain manhole	1	EA	\$4,161.00	\$4,161.00	1	0.5	100%	\$2,080.50	\$4,161.00
d	60" CIP SD manhole	1	EA	\$5,771.50	\$5,771.50	1	0.5	100%	\$2,885.75	\$5,771.50
e	Combo box	4	EA	\$6,633.00	\$26,532.00	2	2	100%	\$13,266.00	\$26,532.00
f	Curb inlet	11	EA	\$2,761.50	\$30,376.50	6	5.5	100%	\$15,188.25	\$30,376.50
g	Temp pond	2	EA	\$3,731.50	\$7,463.00	1	1	100%	\$3,731.50	\$7,463.00
h	Flared end section w/rip rap	375	SF	\$16.35	\$6,131.25	188	187.5	100%	\$3,065.63	\$6,131.25
i	Connect to existing	4	EA	\$1,696.50	\$6,786.00	2	2	100%	\$3,393.00	\$6,786.00
j	Testing	1330	LF	\$1.00	\$1,330.00	665	665	100%	\$665.00	\$1,330.00
k	Import	1725	TON	\$5.60	\$9,660.00	863	862.5	100%	\$4,830.00	\$9,660.00
TOTAL CONSTRUCTION COST					\$1,704,411.16					
10% Bond Coverage					\$170,441.12					
TOTAL BOND AMOUNT:					\$1,874,852.28	Released this Period \$1,074,184.93				

APPROVED BY EAGLE MOUNTAIN:

Vince Hogge
Vince Hogge, P.E.
Engineering Director

11-3-2025
Date

Robert Ballif
Robert Ballif
Engineering Tech. II

11/3/25
Date



DATE: Monday, November 3, 2025
TO: Casey Coleman
FROM: Robert Ballif – Engineering Tech. II
SUBJECT: **Rose Ranch phase 'A' plat 1 entering warranty**

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

Robert Ballif-Engineering Tech. II

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

General Notes:

- ~~1. ACAD as build files.~~
2. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
3. ~~Missing sewer and water marker boards & stamps in the curb. Place boards 3 feet out of the ground and painted blue for water and green for sewer. Place brass pin un the curb with s 'W' for water & an 'S' for sewer stamped on it.~~
4. ~~All inlets to be smoothly grouted under the grate.~~
5. ~~All inlets to have BMPs.~~

Willard Peak Dr.:

- ~~1. Intersection of Brandon Park Dr. clean sewer manhole & second manhole add step.~~
- ~~2. Replace grate on existing combo box.~~
3. Clean hydrant valve. Expose the snake pit cover, concrete is covering it.
- ~~4. Pour in place manhole fix the steps.~~
- ~~5. Fire hydrant lid to say water not irrigation~~
- ~~6. Storm drain manhole add step.~~
7. Craner Peak existing road water tie in, patch to be looked at exit. ADA ramp section to be replaced, ADA remove the excess asphalt. Asphalt patch sections are not fixed. Remove plastic off ADA.
- ~~8. Tie in trail section of sidewalk replace.~~
- ~~9. Stop sign at Finnstown.~~

Broadsword Lane:

- ~~1. Blow off add valve tower and plastic cap hand tight.~~
- ~~2. Grey Hawk intersection sewer manhole add step at the bottom.~~

Grey Hawk Dr.:

- ~~1. Lot #127 air vac vent drill a weep hole in the middle side. Turn air vac on.~~
- ~~2. Remove construction debris from park strip.~~
- ~~3. Lot #109 cannot see the water can.~~
- ~~4. Lot #119 storm drain combo clean.~~

Dwarven Dr.:

- ~~1. Intersection of Grey Hawk storm drain manhole add step.~~
- ~~2. Lot #119 air vac vent drill a weep hole in the middle side. Turn air vac on.~~

Wizard Way:

- ~~1. Lot #115 air vac vent drill a weep hole in the middle side. Turn air vac on.~~

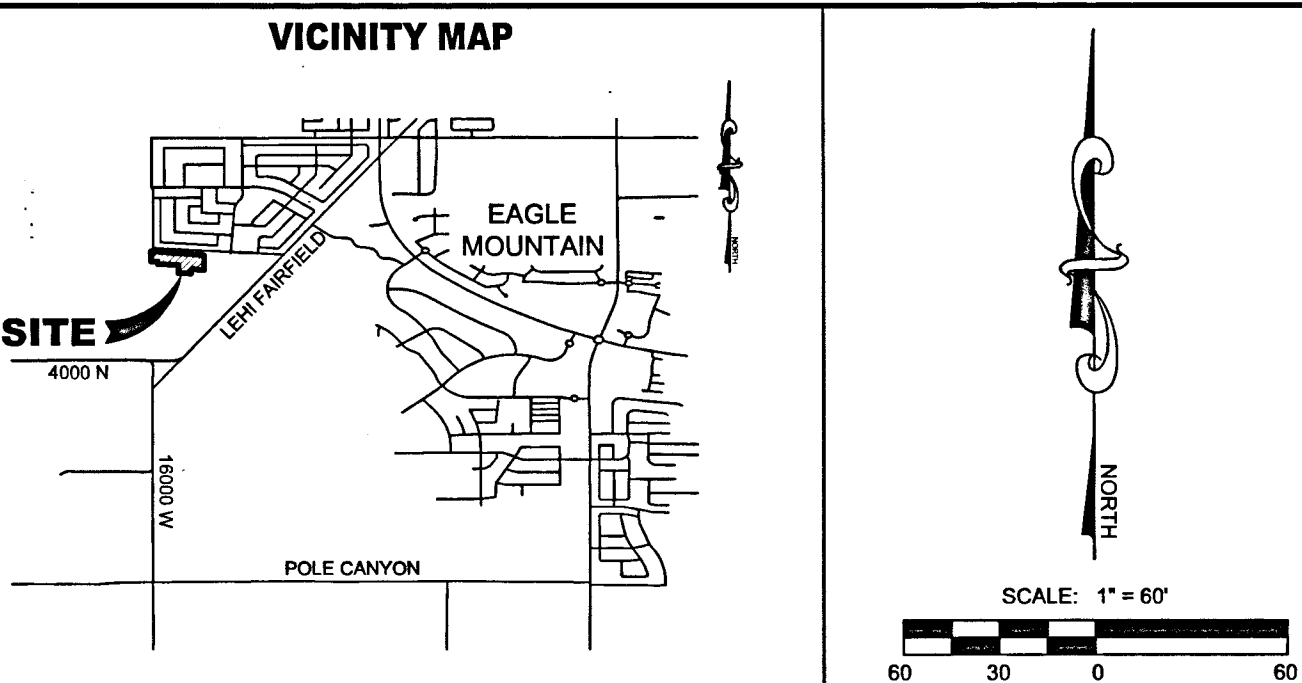


2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

~~2. Blow off place valve box and hand tight plastic cap.~~

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



- LEGEND
- BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - EXISTING LOT LINES
 - PROPOSED LOT LINES
 - EXISTING MONUMENT
 - PROPOSED MONUMENT
 - NO ACCESS

- NOTES:
- #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.
 - ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
 - EAGLE MOUNTAIN CITY TO MAINTAIN THE OUTSIDE PARKSTRIPS ALONG FINNTOWN DRIVE AND WILLARD PEAK DRIVE.
 - CORNER LOTS WITH FRONTAGE ON COLLECTORIAL/ARTERIAL AND LOCAL ROADS WILL BE RESPONSIBLE FOR MAINTAINING THE LOCAL PARKSTRIP ONLY.

ROSE RANCH PLAT A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN, UTAH COUNTY, UTAH

TABULATIONS

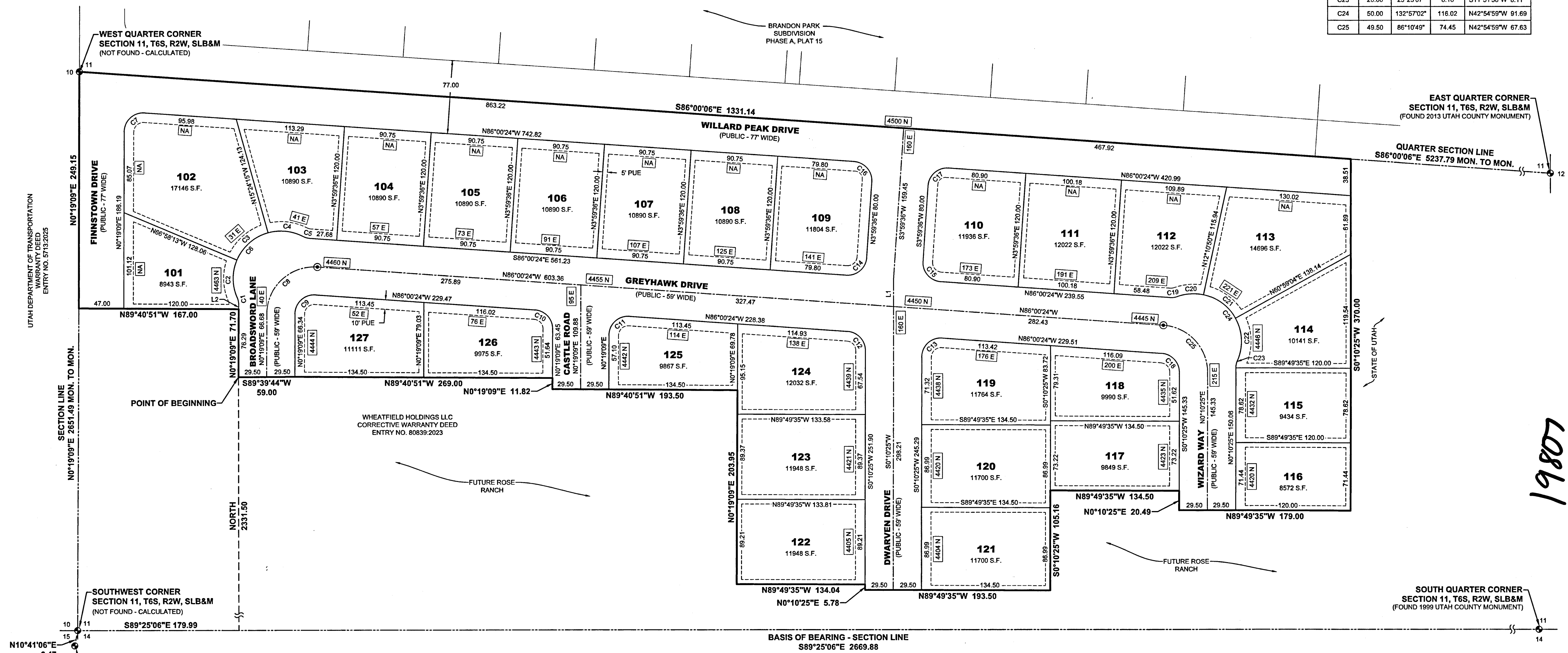
TOTAL ACREAGE:	10.80 ACRES
TOTAL ACREAGE IN LOTS:	6.98 ACRES
TOTAL ACREAGE IN ROW:	3.82 ACRES
TOTAL COMMON AREA:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
OVERALL DENSITY:	2.50 LOTS/ACRE
TOTAL # OF RESIDENTIAL LOTS:	27 LOTS
TOTAL IMPROVED ROAD SURFACE (TBC TO TBC):	109,471 SQ. FT.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	23°23'07"	8.16	N11°22'25"W 8.11
C2	50.00	46°05'45"	40.23	S0°01'06"E 39.15
C3	50.00	51°33'58"	45.00	S48°48'48"W 43.50
C4	50.00	42°46'58"	37.34	N84°00'46"W 36.47
C5	20.00	23°23'07"	8.16	S74°18'50"E 8.11
C6	50.00	140°28'41"	122.56	S47°09'23"W 84.10
C7	20.00	93°40'28"	32.70	S47°09'23"W 29.18
C8	49.50	93°40'28"	80.93	S47°09'23"W 72.21
C9	20.00	93°40'28"	32.70	S47°09'23"W 29.18
C10	20.00	86°19'32"	30.13	N42°50'37"W 27.36
C11	20.00	93°40'28"	32.70	S47°09'23"W 29.18
C12	20.00	86°10'49"	30.08	N42°54'59"W 27.33
C13	20.00	93°49'11"	32.75	S47°09'01"W 29.21
C14	20.00	90°00'00"	31.42	N48°59'36"E 28.28
C15	20.00	90°00'00"	31.42	S41°00'24"E 28.28
C16	20.00	90°00'00"	31.42	N41°00'24"W 28.28
C17	20.00	90°00'00"	31.42	S48°59'36"E 28.28
C18	20.00	86°10'49"	30.08	N42°54'59"W 27.33
C19	20.00	23°23'07"	8.16	N82°18'03"E 8.11
C20	50.00	31°34'21"	27.55	S86°23'40"W 27.20
C21	50.00	48°48'14"	42.59	N53°25'03"W 41.31
C22	50.00	52°34'27"	45.88	N2°43'42"W 44.29
C23	20.00	23°23'07"	8.16	S11°51'58"W 8.11
C24	50.00	132°57'02"	116.02	N42°54'59"W 91.69
C25	49.50	86°10'49"	74.45	N42°54'59"W 67.63

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S0°10'25"W	28.58
L2	S0°19'09"W	4.59



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°25'06"E ALONG THE SECTION LINE 179.99 FEET AND NORTH 2331.50 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°19'09"E 71.70 FEET; THENCE N89°40'51"W 167.00 FEET TO THE WEST LINE OF SECTION 11; THENCE N00°19'09"E ALONG SAID SECTION LINE 249.15 FEET TO THE WEST QUARTER CORNER OF SECTION 11; THENCE S86°00'06"E ALONG THE SECTION LINE 1331.14 FEET; THENCE S00°10'25"W 370.00 FEET; THENCE N89°49'35"W 179.00 FEET; THENCE N00°10'25"E 20.49 FEET; THENCE N89°49'35"W 134.50 FEET; THENCE S00°10'25"W 105.16 FEET; THENCE N89°49'35"W 193.50 FEET; THENCE N00°10'25"E 5.78 FEET; THENCE N89°49'35"W 134.04 FEET; THENCE N00°19'09"E 203.95 FEET; THENCE N89°40'51"W 193.50 FEET; THENCE N00°19'09"E 11.82 FEET; THENCE N89°40'51"W 269.00 FEET; THENCE S89°39'44"W 59.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 110.80 ACRES.
OF LOTS: 27

06-02-25
DATE

RYAN W. HALL
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF June, A.D. 2025

Steven Maddox
Manager of Edge Homes, Utah LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF Utah

ON THIS 4th DAY OF June, A.D. 2025, PERSONALLY APPEARED BEFORE ME Steve Maddox THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Manager OF Edge Homes Utah LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

SHELLEY MAE KING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 719007
COMM. EXP. 07-10-2025

Shelley Mae King
NOTARY PUBLIC FULL NAME
COMMISSION NUMBER: 719007
MY COMMISSION EXPIRES: 7-10-2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 4th DAY OF July, A.D. 2025

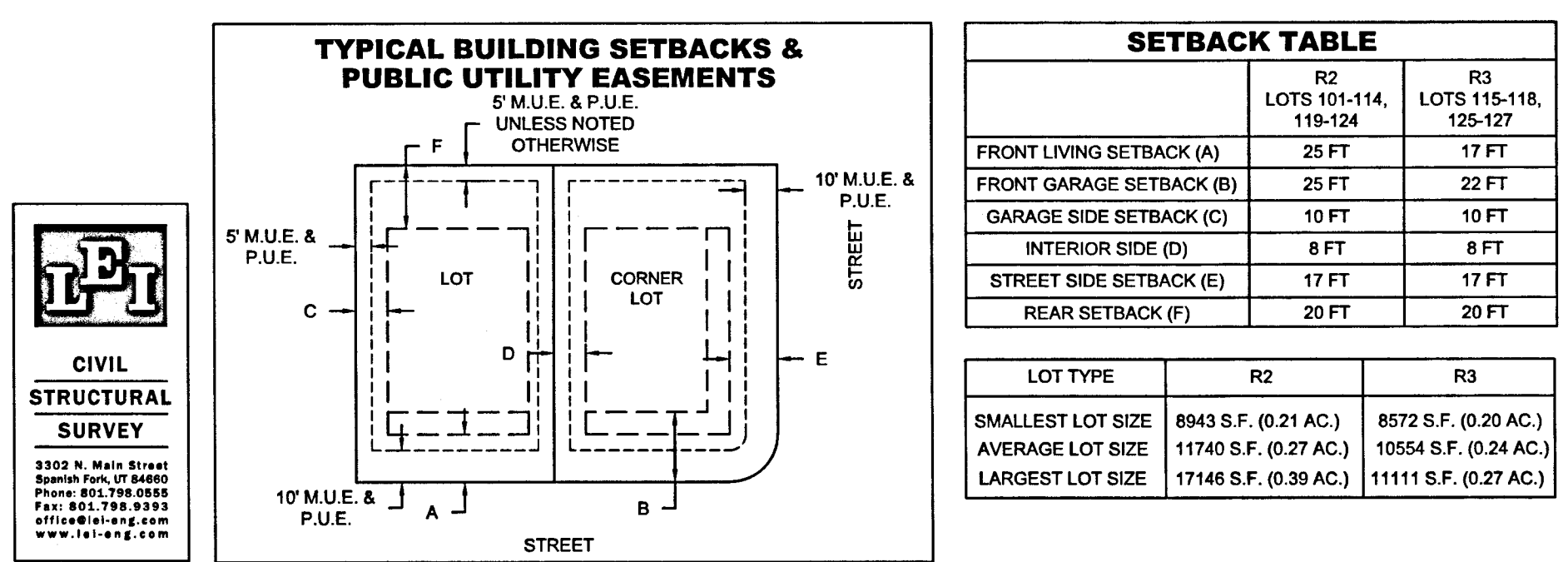
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER (SEE SEAL BELOW): [Signature]
ATTEST: [Signature] CITY RECORDER (SEE SEAL BELOW)

19807

ENT 52092:2025 MAP# 19807
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 JUL 14 12:01 PM FEE 104.00 BY RR
RECORDED FOR EAGLE MOUNTAIN CITY

ROSE RANCH PLAT A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN EAGLE MOUNTAIN, UTAH COUNTY, UTAH



DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DATE: 6/16/2025

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PREScriptive RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS 5 DAY OF June, A.D. 2025 BY: [Signature]
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE: [Signature]

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 10-9A-803 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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PREScriptive RIGHTS
c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

APPROVED THIS 5 DAY OF June, A.D. 2025
[Signature]
ROCKY MOUNTAIN POWER

SCALE: 1" = 60'

SURVEYOR'S SEAL: RYAN W. HALL, No. 6310734

NOTARY PUBLIC SEAL: SHELLEY MAE KING, No. 719007

CITY-ENGINEER SEAL: VINCE R. HOGGE, No. 624205

EAGLE MOUNTAIN CORPORATE SEAL

This form approved by Utah County and the municipalities therein. LEI #24-0012



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Eagle Mountain Municipal Code Section 15.10.280 Regarding Traffic Control and Road Closures.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

David Salazar, Assistant City Engineer

PRESENTED BY

David Salazar, Marcus Draper

RECOMMENDATION:

Staff recommends City Council adopt an Ordinance of Eagle Mountain City, Utah, Repealing and Reenacting Eagle Mountain Municipal Code Section 15.10.280 Regarding Traffic Control and Road Closures.

BACKGROUND:

Over the past year, the City has experienced repeated challenges related to construction traffic control within the public rights-of-way. These issues have included contractors:

- Performing road and lane closures without City approval
- Failing to submit traffic control plans in advance of work
- Not providing required notification to the City within the appropriate time frame
- Improper placement or use of traffic control devices
- Missing, conflicting, or non-standard signage
- Failing to maintain temporary detour or shoulder routes in a safe and drivable condition

These deficiencies have created safety concerns for residents, motorists, pedestrians, and school traffic. They have also impacted City operations and staff time, as Engineering and Public Works personnel have had to repeatedly respond to unplanned closures or correct non-compliant traffic control installations.

To address these recurring issues, staff is proposing an update to City Code Section 15.10.280 to formally establish a Traffic Control and Road Closure Permit. This permit will:

- Require contractors to submit traffic control plans and request approval in advance
- Require notification to the City prior to any closure, lane shift, or sidewalk/trail impact

- Implement a fee structure based on project duration, consistent with other Utah cities
- Clearly assign responsibility to the permittee for maintaining proper traffic control, regardless of subcontractors performing the work

The update also introduces penalties for violations, including written warnings, monetary fines, and the ability for the City to withhold or deduct payments from current or future project reimbursements. These enforcement tools ensure the City can protect public safety and maintain consistent, predictable traffic operations around construction activities.

ITEMS FOR CONSIDERATION:

Several other municipalities in Utah — including Provo, Lehi, Orem, and others — utilize a traffic control or right-of-way permit process that requires an application, review of a traffic control plan, and fees that increase based on project duration.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Ordinance
2. Proposed Permit Application

ORDINANCE NO. O-____-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REPEALING AND REENACTING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 15.10.280 RELATED TO TRAFFIC CONTROL AND ROAD CLOSURE PERMITS

PREAMBLE

WHEREAS, Eagle Mountain City has experienced recurring issues with construction activities in the public right-of-way, including unapproved closures, inadequate traffic control plans, insufficient notification, and improper or unsafe traffic control setups; and

WHEREAS, these issues have created safety concerns for residents, motorists, pedestrians, and school traffic, and have required significant staff time to respond to and correct non-compliant installations; and

WHEREAS, the City Council finds it necessary to update EMMC 15.10.280 to establish a formal Traffic Control and Road Closure Permit process to ensure proper planning, advance approval, notification, and consistent traffic control standards; and

WHEREAS, the proposed amendment assigns responsibility to the permittee for maintaining compliant traffic control, regardless of subcontractor performance, and provides enforcement measures to support compliance and protect public safety.

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

1. **Repeal and Reenactment.** Eagle Mountain Municipal Code Section 15.10.280 is hereby repealed in its entirety and reenacted as set forth in **Exhibit A**, incorporated herein by reference, to establish a Traffic Control and Road Closure Permit and associated requirements.
2. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of November, 2025.

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

Gina L. Olsen
City Recorder

Posted on _____ by _____.

Exhibit A



Section 15.10.280 – Traffic Control and Road Closures

A. Permit Required.

It shall be unlawful to perform any road closure, lane closure, lane shift, lane reduction, sidewalk/trail work, or shoulder work within the public right-of-way without first obtaining a traffic control and road closure permit from the City. A permit is required for any activity impacting public travel, access, or circulation, including temporary or partial closures. Any violation of this section shall be a class B misdemeanor.

B. Traffic Control Plan and Application Submittal.

1. A traffic control plan shall be submitted to the City for review and approval no less than seven (7) calendar days prior to any scheduled work within the public right-of-way.
2. All traffic control plans shall comply with the most recent edition of the Utah MUTCD and applicable City standards.
3. Work shall not commence until the City has reviewed and approved the traffic control plan and issued a permit.
4. Notification of the City Engineer, or designee, shall be provided a minimum of three (3) business days (Monday through Friday) prior to the start of the activity. Example: If work is scheduled to begin on a Monday, notification must be provided no later than the preceding Wednesday.
5. Contractors shall be responsible for maintaining approved traffic control in good working order and in compliance with applicable standards for the duration of the work.

C. Permit Fees.

1. A non-refundable base application fee shall be charged for each permit.
2. The base fee shall cover up to fourteen (14) calendar days of permitted closure activity.
3. A weekly occupancy fee shall be assessed for each additional week, or portion thereof, beyond the initial fourteen (14) calendar days.
4. The base and occupancy fees shall be established by resolution of the City Council and set forth in the City's Consolidated Fee Schedule.
5. Permit fees shall be paid in full prior to permit issuance. Additional occupancy fees for extended durations may be invoiced during or after project completion.
6. Fee Adjustments. The City may, at the sole discretion of the City Engineer or designee, waive or reduce permit fees for projects that are limited in scope, duration, or impact and do not materially affect traffic operations, roadway capacity, or public access. Any such fee adjustment shall be documented in the permit file and shall not set precedent for future projects.
7. Permit Overruns. If the duration of work, road closure, or lane impact will exceed the approved permit duration, the permittee shall be required to file for a permit extension prior to the expiration of the original permit. The original base application fee shall be waived for such extensions; however, the permittee shall be responsible for all applicable additional weekly occupancy fees as set forth in the City's Consolidated Fee Schedule. If work continues beyond the approved permit duration without an approved extension, the permittee shall be subject to:



- a. Assessment of additional weekly occupancy fees for the overrun period; and
- b. A penalty of \$1,000 per location per day, which may be invoiced or deducted in accordance with Section E and F of this code.
- c. Additional overrun fees may be assessed and invoiced after the fact by the City Engineer or designee. Failure to pay such fees or penalties within thirty (30) calendar days shall constitute a violation of this section and may result in stop-work orders or denial of future permits.

D. Notification and Compliance.

1. Any road or lane closure, lane shift, lane reduction, sidewalk/trail work, or shoulder work requires prior approval and payment of applicable fees.
2. The contractor is responsible for timely communication with the City regarding all traffic control activities, including any changes to approved schedules or conditions in the field.
3. In the event that traffic control devices are displaced, damaged, worn, or rendered ineffective due to severe weather conditions, the contractor shall inspect and restore all devices to proper working order within twelve (12) hours. If the displacement creates an immediate hazard, the contractor shall respond as soon as practicable to mitigate the hazard.
4. The permit shall be kept on site and made available for inspection at all times.
5. Detour and Shoulder Traffic Responsibility. When traffic is detoured from the primary travel lane to an alternate route, including shoulders, side streets, or temporary bypasses, the contractor shall be responsible for maintaining the condition of the detour route for the full duration of the closure. The contractor shall furnish all materials, equipment, and labor necessary to ensure the detour remains safe, passable, and drivable for all users, including passenger vehicles, trucks, and emergency vehicles. This includes, but is not limited to, grading, dust control, pothole repair, and temporary surfacing. Failure to maintain the detour route or temporary shoulder traffic surface in a safe and drivable condition shall constitute a violation of this section and shall be subject to penalties as outlined in Section E.

E. Penalties for Non-Compliance.

1. It shall be unlawful to perform any road closure, lane closure, lane shift, lane reduction, sidewalk/trail work, or shoulder work within the public right-of-way in violation of an approved traffic control plan or this section.
2. Written warning. For a first-time or minor violation of this section, the City may, in its discretion, issue a written warning to the contractor in lieu of an immediate penalty or criminal prosecution. The written warning shall identify the nature of the violation, the location, and the corrective action required. The contractor shall correct the violation within twenty-four (24) hours of issuance, or within a timeframe determined by the City based on the severity of the violation. If the violation is not corrected within the required timeframe, or if similar violations occur thereafter, monetary penalties shall be assessed in accordance with this section.
3. Monetary penalties. A penalty of \$1,000 per location per day may be assessed for each violation of traffic control or road closure requirements.
4. Definition of "Location." For purposes of penalty calculation under this section, a 'location' shall mean:



- a. Each intersection impacted by traffic control measures; or
 - b. Each continuous segment of roadway not exceeding five hundred (500) feet in length.
 - c. Multiple impacted intersections or segments shall each constitute a separate location for the purposes of penalty calculation.
5. Clarifying Location Examples. Examples of separate locations may include, but are not limited to:
 - a. Each intersection or approach with a lane closure or shift;
 - b. Each 500-foot segment of roadway under closure or traffic control; and
 - c. Separate shoulders or travel directions impacted along the same corridor.
6. There shall be no maximum penalty limit per project; each location and each day shall constitute a separate and distinct violation.
7. Notification of Penalties. The City shall notify the contractor of each violation within three (3) business days of the violation by email, accompanied by photographic evidence documenting the violation at each location. Each day that the condition persists shall constitute a separate and distinct violation.
8. Penalties may be assessed in addition to any other remedies available to the City, including suspension or revocation of permits, issuance of stop work orders, or recovery of actual costs incurred by the City.
9. Unauthorized Obstruction of the Right-of-Way.

It shall be unlawful to obstruct or block any public road, lane, sidewalk/trail, or shoulder area without prior authorization under a valid traffic control permit. Such obstructions include, but are not limited to, stockpiling of materials, parking or staging of construction vehicles or equipment, delivery vehicles, or any other activity that restricts public travel or access. For a first-time or minor violation of this subsection, the City may issue a written warning in accordance with Section E.2 (Written Warning). If the violation is not corrected within the required timeframe or if subsequent violations occur, monetary penalties shall be imposed in accordance with Section E (Penalties for Non-Compliance). Following the issuance of a written warning, any continued or repeated obstruction shall be subject to a penalty of \$1,000 per location per day. Each day and each location of unauthorized obstruction shall constitute a separate violation, and penalties may be invoiced or deducted in accordance with the provisions of Section E and Section F of this code.

F. Payment of Penalties.

1. All penalties assessed under this section shall be due and payable to the City within thirty (30) calendar days of issuance of notice of violation or penalty invoice.
2. If payment is not received within the required time frame, the City may, at its sole discretion:
 - a. Deduct the penalty amount from any payments, reimbursements, or other funds owed to the contractor;
 - b. Withhold or reduce any future payments on the project; or
 - c. Pursue recovery of the penalty amount through legal action or other lawful means.
3. Deduction or withholding of penalty amounts shall not be considered retainage and shall not relieve the contractor of its obligation to pay all penalties in full.
4. All penalty payments shall be separate and in addition to any retainage, fees, or other contractual obligations related to the project.



G. Additional Enforcement Provisions.

1. **Contractor Responsibility.** For the purposes of this section, “contractor” or “responsible party” shall mean the permittee, contractor, subcontractor, utility company, or any other entity performing work within the public right-of-way. The permittee shall be responsible for compliance with this section by all parties performing work under the authority of the permit.
2. **MUTCD Compliance.** Traffic control devices shall be installed, maintained, and operated in accordance with the latest edition of the Utah MUTCD at all times. Failure to maintain compliance shall constitute a violation under this section.
3. **City Authority to Correct.** If the contractor fails to correct noncompliant or unsafe traffic control within the required time frame, the City may, at its discretion, deploy its own resources or a third party to remedy the condition. All associated costs shall be billed to the contractor and may be deducted from any project funds or pursued through other legal means.
4. **Stop Work Orders.** In addition to any penalties assessed, the City may issue an immediate stop-work order for any project it finds to be in violation of this section when the violation poses a threat to public safety. Work may not resume until all deficiencies have been corrected to the satisfaction of the City.
5. **Coordination with Other Projects.** All work and traffic control activities shall be coordinated with adjacent projects, utilities, and developments to minimize overlapping impacts. Failure to coordinate resulting in unsafe or conflicting traffic control may be considered a violation under this section.
6. **Appeal Process.** Any contractor or permittee who receives a penalty notice may submit a written appeal to the City Engineer or designee within ten (10) business days of the notice. The appeal shall be made in writing and filed with the City Engineer. The appeal shall contain the date(s) of the violation(s), the location(s) of the violation(s), and the signature of the appellant. The appellant shall file a statement of all facts, reasons, and legal authority in support of the appeal. The City Engineer shall issue a written decision granting or denying the appeal and stating the grounds for denial and evidence relied upon.



TRAFFIC CONTROL & ROAD CLOSURE PERMIT APPLICATION

This application must be submitted at least seven (7) calendar days prior to the proposed start date. Incomplete applications may result in delays or denial of permit issuance. All traffic control plans must comply with the latest edition of the Utah MUTCD and City standards.

SECTION 1 – APPLICANT INFORMATION

Company / Contractor Name:	
Contact Person:	
Phone Number:	
Email Address:	
24-Hour Emergency Contact:	
24-Hour Emergency Phone Number:	

SECTION 2 – PROJECT INFORMATION

Project Name / Description:	
Project Location / Limits:	
Type of Work (check all that apply):	☐ Shoulder Work ☐ Lane Closure ☐ Lane Shift ☐ Full Road Closure ☐ Other
Start Date:	
End Date:	
Work Days:	
Work Hours:	

SECTION 3 – NOTIFICATION & TRAFFIC CONTROL PLAN

☐ Traffic control plan attached (required)

☐ Notification to affected parties will be provided a minimum of three (3) business days in advance. For example, if work is scheduled to begin on a Monday, notification must be provided no later than the preceding Wednesday.

SECTION 4 – PERMIT FEES

Base application fee (up to 14 calendar days): \$300

Additional weekly occupancy fee (per week after 14 days): \$100/week

The City may, at the sole discretion of the City Engineer or designee, waive or reduce permit fees for projects that are limited in scope, duration, or impact and do not materially affect traffic operations, roadway capacity, or public access. Fees are non-refundable and must be paid prior to permit issuance. Additional occupancy fees may be invoiced during or after project completion.

SECTION 5 – CONDITIONS OF APPROVAL

- Permittee shall comply with all provisions of Eagle Mountain City Code §15.10.280.
- Traffic control devices shall be installed, maintained, and operated in accordance with the latest edition of the Utah MUTCD.



- Permittee must restore displaced or damaged traffic control devices within eight (8) hours of a weather event.
- Permit must be kept on site and available for inspection.
- Violation of permit conditions may result in penalties, stop-work orders, or revocation of the permit.

SECTION 6 – APPLICANT ACKNOWLEDGEMENT

I hereby certify that I have read and understand all requirements of this permit, and I agree to comply with all applicable city codes, standards, and permit conditions.

Applicant Name (Print):	
Signature & Date:	

SECTION 7 – FOR CITY USE ONLY

Date Received:	
Reviewed By:	
Permit Number:	
Approved Start / End Dates:	
Special Conditions / Notes:	

Issued By: _____ Date: _____

City Engineer / Designee



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule Section 11, Regarding Traffic Control and Road Closure Permits and Penalties.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

David Salazar, Assistant City
Engineer

PRESENTED BY

David Salazar, Marcus Draper

RECOMMENDATION:

Staff recommends City Council adopt a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule Section 11, Regarding Traffic Control and Road Closure Permits and Penalties

BACKGROUND:

With the adoption of the updated Traffic Control and Road Closure Permit requirements in EMMC 15.10.280, a corresponding fee structure is necessary to support the administration and enforcement of the permit. The new permitting process requires City review of traffic control plans, verification of work schedules, and monitoring of compliance in the public right-of-way. Establishing clear fees ensures that the cost of these services is borne by the permittee rather than by the general taxpayer.

In addition to permit fees, staff is proposing penalties for non-compliance, including fines for unapproved closures, improper traffic control setups, or failure to provide advance notification. These penalties are designed to promote consistent adherence to safety standards and to reduce unplanned staff time spent responding to hazardous or non-compliant conditions. The fee and penalty structure is modeled after practices used in other Utah cities and provides a predictable, transparent process for contractors performing work that impacts traffic operations.

This resolution formally adopts the fees and penalties associated with the Traffic Control and Road Closure Permit and incorporates them into the City's Consolidated Fee Schedule.

ITEMS FOR CONSIDERATION:

Several other municipalities in Utah — including Provo, Lehi, Orem, and others — utilize a traffic control or right-of-way permit process that requires an application, review of a traffic control plan, and fees that increase based on project duration. Based on Staff's review of these cities' fee schedules

and discussions with the City Attorney, the fees proposed by Staff are consistent with regional practices and are positioned on the low end when compared to larger municipalities. The proposed structure balances cost recovery for the City while remaining reasonable for contractors.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution w/ Fees

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ESTABLISHING FEES FOR THE TRAFFIC CONTROL AND ROAD CLOSURE PERMIT AUTHORIZED UNDER EMMC 15.10.280

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has adopted an ordinance amending EMMC 15.10.280 to establish a Traffic Control and Road Closure Permit for construction activities occurring within the public right-of-way; and

WHEREAS, a corresponding fee structure is necessary to support the administration of the permit, ensure proper review of traffic control plans, and promote compliance with City standards; and

WHEREAS, the City Council desires to establish permit fees consistent with the duration and impacts of such activities and aligned with practices used by other Utah municipalities.

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

1. The Traffic Control and Road Closure Permit fees are hereby adopted as set forth in Exhibit A, incorporated herein by reference.
2. These fees shall be included in the Eagle Mountain City Consolidated Fee Schedule and shall take effect immediately upon adoption.
3. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.
4. The City Recorder is directed to update the published fee schedule accordingly.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of November, 2025.

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

Gina L. Olsen, CMC
City Recorder

Exhibit A

PUBLIC WORKS

11.1. | CONCRETE INSPECTION PERMITS

Last Revision: --/--/----

Curb and Gutter	\$1.00/Linear Foot
Sidewalk.....	\$0.75/Linear Foot

11.2. | ROAD CUT PERMITS, ASPHALT/CONCRETE CUTS, AND ROAD CLOSURES

Last Revision: 5/17/2022

Minimum Fee for Cuts in a Paved Surface, More than 3 Years Old.....	\$300
Minimum Fee for Cuts in a Paved Surface, 3 Years Old or Less	\$2,000
Road Closure Deposit	\$1,000
Closure of a Collector Road, per lane, per 1,000 feet	\$250 per day
Closure of a Minor Arterial Road, per lane, per 1,000 feet	\$500 per day
Closure of a Major Arterial Road, per lane, per 1,000 feet	\$1,000 per day
Minimum Fine for Non-permitted work in City Right-of-Way	\$2,500 per occurrence

11.3. | GRADING AND EXCAVATION PERMITS

Last Revision: 12/01/2009

101 to 1,000 Cubic Yards	\$27 (1 ½ Hours Staff Time)
1,001 to 10,000 Cubic Yards.....	\$54 (3 Hours Staff Time)
10,001 to 100,000 Cubic Yards.....	\$108 (6 Hours Staff Time)
Over 100,000 Cubic Yards	\$216 (12 Hours Staff Time)

11.4. | BLASTING PERMITS

Last Revision: 09/18/2018

Blasting Permit, not within 1,320 feet of an Existing Structure	\$1,000
Blasting Permit, within 1,320 feet of an Existing Structure, Requires City Council Approval	
Onsite Fee	\$250/Blast

11.5. | TRAFFIC CONTROL AND ROAD CLOSURES

Traffic Control and Road Closure Permit Application Fee (up to 14 calendar days)	\$300
Additional Weekly Occupancy Fee (per week after 14 days)	\$100/week
Traffic Control and Road Closure Non-Compliance Penalty.....	\$1,000/location per day
Traffic Control and Road Closure Permit Overrun Penalty.....	\$1,000/location per day



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Repealing and Replacing Section 22.00 (Privacy Program Policy) and Amending Section 5.75 (Artificial Intelligence Employee Policy) of the Eagle Mountain City Employee Policies and Procedures Manual.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated pursuant to UCA 63A-19-401

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Natalie Winterton, Assistant to
the City Manager

PRESENTED BY

Natalie Winterton

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Repealing and Replacing Section 22.00 (Privacy Program Policy) and Amending Section 5.75 (Artificial Intelligence Employee Policy) of the Eagle Mountain City Employee Policies and Procedures Manual.

BACKGROUND:

In 2024 and 2025, the Utah Legislature passed House Bills 491 and 444, respectively. These policies created a new law that requires public agencies in the State of Utah to have specific data privacy protections, disclaimers, and reporting measures to the State Office of Privacy.

On August 5, 2025, an Eagle Mountain intern presented the basic state requirements to the City Council in a public meeting.

It should be noted that Eagle Mountain City has always treated data privacy with great care. By adopting the state-required standards and reporting guidelines, the City will have the State's support in the development of further privacy protection. The changes indicated in the packet reflect the new state requirements and nothing additional. It has been customized to fit the internal organization of the City's specific roles and departments.

The following is a bullet list of what exactly is to be accomplished in the proposed changes:

- Establishes a Chief Privacy Officer in the City to oversee privacy efforts and compliance.
- Requires regular staff training on privacy practices.
- Establishes an action plan in the event of data breaches.
- Requires disclaimers be placed on any platform that requires data from residents,

- employees, or contractors.
- Aligns AI policy verbiage with policy requirements.

*Please note that there have been very few changes made since the previous discussion in August.

ITEMS FOR CONSIDERATION:

The City is required to adopt privacy policies before the end of the calendar year 2025. If the Council wishes to see details changed before adoption, we have time to accommodate that if feedback is provided in a timely manner.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. EPPM - 22 - REPEAL
3. EMPP - 5.75 - REDLINE

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, REPEALING AND REPLACING SECTION 22.00 (PRIVACY PROGRAM POLICY) AND AMENDING SECTION 5.75 (ARTIFICIAL INTELLIGENCE EMPLOYEE POLICY) OF THE EAGLE MOUNTAIN CITY POLICIES AND PROCEDURES MANUAL

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds it necessary to ensure its Policies and Procedures Manual remains consistent with best practices related to privacy, security, and the responsible use of emerging technologies; and

WHEREAS, Utah Code § 63A-19-401 requires municipalities to adopt and maintain a Privacy Program Policy, including procedures governing the collection, use, access, protection, and disposal of personal data, making it necessary for the City to periodically review and update its policy to remain in compliance; and

WHEREAS, the City Council finds it advisable to repeal the currently outdated Section 22.00 and replace Section 22.00 – Privacy Program Policy in its entirety to ensure compliance with state requirements and to modernize and strengthen the City’s privacy framework; and

WHEREAS, the City Council further finds it appropriate to revise Section 5.75 – Artificial Intelligence Employee Policy to align with the updated Privacy Program Policy and current operational guidance for City employees.

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

1. Section 22.00 of the Eagle Mountain City Policies and Procedures Manual is hereby repealed and replaced in its entirety with the updated Privacy Program Policy, incorporated herein by reference as **Exhibit A**.
2. Section 5.75 – Artificial Intelligence Employee Policy is hereby amended as presented and incorporated herein by reference as **Exhibit B**.
3. These changes shall take effect immediately upon adoption and shall be reflected in the next published version of the Eagle Mountain City Policies and Procedures Manual.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of November, 2025.

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

Gina L. Olsen, CMC
City Recorder

Exhibit A

22. Privacy Program Policy

22.00 | General Policy

Last Revision: 08/14/2025

A. Definitions

1. Classification or classify. Determining whether a record is public, private, controlled, protected, or exempt from disclosure under Utah State Code § 63G-2-201(3)(b).
2. Data breach. The unauthorized access, acquisition, disclosure, loss of access, or destruction of personal data held by a governmental entity. Utah State Code § 63A-19-101.
3. DARS or Archives. Utah's Division of Archives and Records.
4. Designation or designate. Indicating the most likely primary classification that a majority of records—or records typically present—in a record series would receive.
5. Individual or individuals. A human being or human beings.
6. Personal data. Information that is linked or can be reasonably linked to an identified individual or an identifiable individual.
7. Privacy law. Utah Code § 63A-12, 63A-16, 63A-19, and 63G-2.
8. Process or processing activity. Any operation or set of operations performed on personal data, including collection, recording, organization, structuring, storage, adaptation, alteration, access, retrieval, consultation, use, disclosure by transmission, transfer, dissemination, alignment, combination, restriction, erasure, or destruction.
9. Record. The same as that term is defined at Utah Code § 63G-2-103(25).
10. Record series. A group of records that may be treated as a unit for purposes of designation, description, management, or disposition.
11. Records officer. The individual appointed by the chief privacy officer of Eagle Mountain City to care, maintain, schedule, designate, classify, dispose, and preserve records.
12. Schedule or scheduling. The process of specifying the length of time each record series should be retained by a governmental entity for administrative, legal, fiscal, or historical purposes and when each record series should be transferred to the state archives or destroyed.

B. Purpose

1. The policies found herein are intended to ensure compliance with state privacy laws to protect individuals' personal data. The City processes personal data to:
 - a. Provide public services and resources.
 - b. Comply with legal obligations or enforce legal rights.
 - c. Improve the quality and accessibility of our services.

The City only collects and uses personal data for these defined purposes.

C. Scope

1. This policy applies to all Eagle Mountain City employees, contractors, and vendors who process records or have access to personal data as part of their job or contractual duties.

22.05 | Guiding Principles

Last Revision: 08/14/2025

A. The following principles guide the City's data privacy practices as a whole:

1. Only process the minimum amount of personal data to provide City services.
2. Provide clear notice to an individual of how their personal data is processed.
3. Protect an individual's personal data privacy by complying with all privacy laws, including, but not limited to:
 - a. Do not sell or share personal data.
 - b. Do not establish, maintain, or use undisclosed or covert surveillance of individuals unless permitted by law and approved by administration.
4. Enable individuals to access, control, and request corrections to their personal data.
5. Meet the business and service needs of individuals and the City.

22.10 | Chief Privacy Officer

Last Revision: 08/14/2025

A. Eagle Mountain City's Chief Privacy Officer (CPO) fulfills the duties outlined in Utah Code § 63A-12-103 and oversees City compliance to Utah Code § 63A-19-401. The CPO may delegate their duties as they best see fit. Duties include, but are not limited to:

1. Annually report to the state's Chief Privacy Officer on Eagle Mountain City's personal data sharing and selling activities, including types of data shared, the legal basis for sharing, and the entities receiving this data. This report also records all non-compliant processes and the City's strategy for bringing processes into compliance with privacy laws.
2. Regularly review Eagle Mountain City data collection practices to ensure compliance with the data minimization requirement and Guiding Principles.
3. Appoint and oversee training of records officers.
4. Ensure all employees complete required data privacy training.
5. Maintain an updated website privacy policy as outlined in Utah Code § 63A-19-402.5.

Ensure completion of PIAs every 4 years.

Ensure processes exist for fulfilling individual requests regarding personal data privacy.

B. The designation of a new CPO shall be reported to DARS within 30 days of the designation.

C. The designation of, and responsibilities assigned to, a CPO shall be reviewed and confirmed by City Administration on an annual basis.

22.15 | Records Officers

Last Revision: 08/14/2025

-
- A. The CPO appoints records officers and, on an annual basis, shall ensure that all appointed records officers successfully complete online training on the provisions of GRAMA and obtain (or retain) certification from Archives in accordance with Utah Code § 63A-12-110.
 - B. The appointment of new records officers shall be reported to the DARS within 30 days of the appointment.
 - C. If responsibility for the duties of appointed records officers are divided between more than one officer, such specification should be reported to Archives.
 - D. The appointment of, and responsibilities assigned to, a records officer shall be reviewed and confirmed by the CPO on an annual basis.

22.20 | Employee Data Privacy Training

Last Revision: 08/14/2025

-
- A. General Data Privacy Training. All employees that have access to personal data as part of the employee's work duties shall
 - 1. complete the City's data privacy training program within 30 days after beginning employment and annually thereafter.
 - 2. complete the City's cybersecurity and digital data safety training.
 - 3. adhere to the above Guiding Principles and abide by all privacy laws.
 - B. Physical Records Training. All employees that handle physical records shall complete both the General Data Privacy Training and receive Physical Records Training under the direction of the CPO.
 - C. City employees shall follow established business practices with respect to GRAMA.
 - D. Employees maintain, archive, and dispose of records and record series in accordance with the general retention schedule maintained by the state archivist.
 - E. Personal devices used for conducting public business may be subject to GRAMA requests and the Freedom of Information Act (FOIA).

22.25 | Privacy Notice

Last Revision: 08/14/2025

Employees shall only collect personal data from individuals if, on the day the personal data is collected, Eagle Mountain City has provided a privacy notice to the individual asked to furnish personal data in accordance with Utah Code § 63A-19-402(2).

22.30 | Privacy Impact Assessments

Last Revision: 08/14/2025

-
- A. The CPO ensures that a Privacy Impact Assessment (PIA) is completed for all IT systems that may process personal data prior to the initiation of data processing in the IT system. More information can be found in DTS Information Security Policy 5000-0002.
 - B. The IT department head shall use the PIA template provided by the state Office of Data

Privacy.

- C. CPOs must maintain a copy of each completed assessment for a period of four years to provide audit documentation and ensure accountability in privacy practices.

22.35 | Individual Requests

Last Revision: 08/14/2025

- A. The CPO shall ensure that Eagle Mountain City has established appropriate processes and procedures to fulfill the following privacy requests of individuals:
 - 1. Individual's requests to access their personal data;
 - 2. Individual's requests to amend or correct their personal data;
 - 3. Individual's requests for an explanation of the purposes and uses of their personal data; and
 - 4. At-risk governmental employee requests to restrict access to their personal data.
- B. The CPO shall ensure that Eagle Mountain City has established processes for public access requests to inspect or copy City records, which are not requests from an individual to access their personal data.

22.40 | Contractors and Vendors

Last Revision: 08/14/2025

All contracts with vendors or third parties involving personal data must incorporate appropriate privacy protection terms as outlined in Utah State Code § 63A-19-401.4.1 by upholding the same privacy standards as Eagle Mountain City.

22.45 | Data Breach Response Plan

Last Revision: 08/14/2025

- A. Eagle Mountain City adopts and follows the DTS Cybersecurity Incident Response Plan to manage and address all security incidents, including data breaches, and privacy violations.
- B. Employees shall report all suspected security incidents, including non-IT incidents such as unauthorized access to physical records, to the CPO.
- C. The CPO shall ensure compliance with all other applicable laws or regulations related to incident response and breach notification of specific personal data held by the City.

22.50 | Data Breach Notification

Last Revision: 08/14/2025

- A. Eagle Mountain City is required to provide notice to an individual or the legal guardian of an individual, if the individual's personal data is affected by a data breach.
- B. The City is required to notify the Cyber Center and the state attorney general's office of a data breach affecting 500 or more individuals. Any City department that experiences a data breach affecting fewer than 500 individuals must create and report an internal incident report. More information can be found in Utah Code § 63A-19-405.

¹ Utah Code §§ [63A-19-401.4](#).

Exhibit B

This policy applies to all types of Artificial Intelligence: traditional, generative, and others as may arise.

Employees or technology designees are responsible for evaluating the security of any Artificial Intelligence (AI) tool before using it. This includes reviewing the tool's security features, terms of service, and privacy policy. Designees should determine if any tool they will use has integrated AI. The designee should evaluate the security of any integrated AI tools where possible. If the employee does not feel qualified to evaluate the AI tool, they may refer to contracted IT or an IT manager if that position exists.

Employees will not upload or share any data to an AI tool that is confidential, proprietary, or protected by regulation without prior approval from the appropriate department and consultation of Utah Code § 63A-18.

Employees will not give access to AI tools to individuals or organizations outside of Eagle Mountain City without prior approval. This includes sharing AI tool login credentials or other sensitive information with third parties.

If an employee intends to use information produced by an AI tool, that employee should verify that information through a secondary source.

Employees must receive approval from their supervisor before using an AI tool that has not been previously approved. Eagle Mountain City may revoke the permission for employees to use any AI tool(s) based on the City's determination of the risks and benefits of the AI for city purposes.

Employees will not use AI in a way that is contrary to law.

If it is determined that an employee's position can be more effectively carried out by an AI tool, or if a significant portion of the employee's duties can be carried out by an AI tool to give reason for replacement of employee, the city may attempt to place that individual in a different department or assign different duties to that individual and provide appropriate training. See section 18.10 paragraph E of the policy handbook for more details on employee replacement.

Use of AI should comply with the policies for use of IT and Computer Security as defined in section 23.10 of the Employee Handbook and in Utah Code § 63A-18. Violation of these policies will result in disciplinary action as described in section 23.10 Paragraph E (9) of the policy handbook.

22. Website Live Chat Policy

22.00 | General Policy

Last Revision: 08/20/2019

A. Definitions.

1. Agent. Any City employee or elected official representing the City through the Live Chat tools on the City website.
2. Chat. A two-way conversation held between an agent and another individual on a digital platform such as the Live Chat platform used on the City website.
3. Chat Session. The digital conversation between a customer and agent, with its beginning being initiated at the time a customer requests assistance and ending when the customer disengages from the chat tool.
4. Customer. Any individual who initiates a chat session with a City agent.
5. Discrimination. The act of selectively and deliberately altering the normal customer service practices to demean, degrade, or otherwise commit harm to individuals of a race, sex, age, disability, religion, veteran status, or other federally protected classes.
6. Forwarding. The act of one agent orchestrating the disengagement of a chat with a customer following the initiation of a new agent being presented to continue the conversation.
7. Harass or Harassment. Unwelcome conduct that is severe or pervasive enough to create an environment where a reasonable person would feel intimidated, threatened, abused, or annoyed. Conduct can include offensive jokes, slurs, epithets or name calling, threats of physical assault to an individual or members of their family, intimidation, ridicule or mockery, insults or put-downs, and interference with work performance.
8. Live Chat. A chat session happening in real-time on the City website via the Live Chat tool.
9. Script. A prepared text to be used in conversation.
10. Transient Communication. Any record with temporary value and serves to convey information of temporary importance. Transient communications are not retained.

B. Purpose. The policies found herein are intended to ensure proper use of Live Chat functionality found on the Eagle Mountain City website. When followed, the policies aid in the reduction of risk of a poor customer service experience, inadvertently transmitting or

~~retaining sensitive information, or creating improper expectations of the use of the tool. Live Chat is a very powerful capability that can be a significant component in communication with residents or otherwise, but it also requires careful management.~~

22.05 | Personal Information and Payments Last Revision: 08/20/2019

~~A. Agents should at no time share personal information with the customer including their personal contact information, address, age, and so forth. Agents are permitted to share their work phone number and email to improve support, as needed.~~

~~B. Agents should at no time request personal information from the customers, except information necessary for serving the customer such as a service address, account number, name, and basic contact information.~~

~~1. Any personal information collected for the purpose of serving the customer should not be retained or shared by the agent except with other City employees who are providing assistance.~~

~~C. Payment information is not to be shared on the Live Chat tool. If a customer requests to make a utility payment or other payment, they are to be directed to the online means of payment such as Xpress Bill Pay, or the Agent should provide a call-in number for the customer to make a payment over the phone.~~

22.10 | Retention Last Revision: 08/20/2019

~~A. Live Chat sessions shall be treated as transient communications. Any logs of chat sessions with customers shall be removed daily.~~

~~B. Agents shall not keep records on their computers, in print or otherwise, of any chat logs.~~

~~1. Exception when customers are being evaluated for a potential ban from the Live Chat tool and records of conversations become necessary in properly assessing that decision.~~

~~2. Chat transcripts may begin to be preserved beginning with the first transcript that contains harassment as defined herein or any other improper conduct described in this policy.~~

~~3. Chat transcripts to be preserved for evaluation of a ban should be marked for retention within the chat tool.~~

~~4. Individuals that are banned but do not reside within Eagle Mountain City may have records destroyed following the decision.~~

~~5. Records of the decision to ban a customer that resides in Eagle Mountain City including the chat session transcripts that led to the decision must be retained for two years.~~

~~22.15 | Discrimination~~

~~Last Revision: 08/20/2019~~

~~A. Agents should not discriminate by demeaning, ignoring, or otherwise providing substandard service to those of a particular race, sex, age, disability, religion, veteran status, or other federally protected classes.~~

~~B. Agents should not transfer a customer to another agent based on race, sex, age, disability, religion, veteran status, or other federally protected classes.~~

~~22.20 | Communication Practices~~

~~Last Revision: 08/20/2019~~

~~A. Agents shall maintain a behavior of professionalism in conversations with all customers.~~

~~1. Agents shall maintain a high level of professionalism in their communication, avoiding casual speaking.~~

~~2. Agents should refrain from sharing opinions on the City, City staff or elected officials, businesses, policies, and so forth.~~

~~3. Positive attitudes should prevail, ensuring that professionalism also includes a courteous, kind, and respectful interaction.~~

~~B. Agents should always remain honest and transparent. In instances where it is inappropriate to share information, or the agent does not have the full information needed to provide an adequate or accurate response, the agent should refer the customer to a staff member or other entity as required that would have the answers needed.~~

~~C. Agents should not use profanity or other vulgar language at any time.~~

~~D. Agents should respond quickly to Live Chat requests, treating an incoming request the same as an incoming phone call. If an Agent must leave his/her computer for more than five minutes, he/she should change the status on the Live Chat tool to offline to not receive additional Live Chat requests until he/she has returned.~~

~~E. Management of time dedicated to phone calls, Live Chat, and in-person conversations is the responsibility of the supervisor who may elect to dedicate staff to certain communication channels permanently or for periods of time or allow staff to balance all three.~~

~~1. Communication priorities are as follows:~~

~~a. In-person communication;~~

~~b. Phone calls;~~

~~c. Live chats~~

~~2. As with typical phone conversations, a request for a customer to hold can be used. If all staff are occupied and cannot quickly respond to a Live Chat request, an agent should communicate the following or something similar: "We are currently assisting others at this time and cannot immediately respond. If you are able to wait, someone will be with you shortly; otherwise you are welcome to send an email to [department email address]."~~

~~a. Agents should not frequently be offline but instead remain online for most of their workday. Agents who are unable to be online for most of their workday may be removed as an agent.~~

~~F. Agents may engage in up to three Live Chat sessions concurrently after meeting performance requirements.~~

~~1. Agents will start with one Live Chat session at a time. If after 100 chats, their satisfaction score is over 80% and their first response time is under one minute, they may begin to chat with two customers concurrently.~~

~~2. Agents who maintain an 80% satisfaction score and a first response time under one minute after 500 chats will be permitted to chat with up to three customers concurrently.~~

~~3. Agents whose scores fall below the performance levels indicated will need to step down to a lower number of concurrent chats until performance improves.~~

~~G. If a customer becomes unresponsive for more than two minutes, the agent should verify the customer is still present and kindly make them aware that the chat session will be terminated for inactivity after two further minutes. If inactive for four total minutes, the agent may recommend to the customer to reach back out or call at a suggested phone number, and then terminate the chat session.~~

~~H. Agents may forward customers to other agents who may be able to provide greater assistance on a particular topic.~~

~~1. Agents should ensure that the customer was successfully transferred.~~

~~I. Customers requiring service in another language should be transferred to bilingual agents, when available.~~

~~J. Agents should not in any way harass a customer.~~

~~1. Additionally, customers are not permitted to harass agents. If an agent believes they are being harassed, they should contact a supervisor and retain the chat transcript. The supervisor will determine if the harassment warrants further action and address the needs of the harassed agent.~~

~~2. In cases where customers continue to harass after being asked to cease, a supervisor may request the agent transfer the chat to him/her in an attempt to resolve the issue. If the customer continues the harassment, the supervisor may authorize the ban of the customer from the Live Chat tool.~~

~~a. Agents are not permitted to ban customers without first speaking with their supervisor.~~

22.25 | Work Hours and Safeguards Last Revision: 08/20/2019

~~A. Agents are only permitted to accept Live Chat requests during established work hours.~~

~~1. The last chat session should begin no later than 30 minutes prior to closing time.~~

~~B. Agents are not permitted to click on any links shared by a customer.~~

~~C. Supervisors should daily select random Live Chats to examine for improper conduct, customer service quality, and any trends of common questions that might require preparing a response template or using other communications methods to educate the public.~~

22.30 | Handling Improper Conversations Last Revision: 08/20/2019

~~A. Customers may at times request to chat with an agent about a subject in which they have no expertise, familiarity, or is otherwise more appropriate for a different department. In these cases, the Agent should advise the customer of the appropriate department and share a link to the page associated with that department from within the City website.~~

~~B. If customers are requesting to discuss topics that are completely unrelated to City operations, the Agent should ask the customer if they have any question related to City operations. If they have no question, the Agent should kindly inform the customer of the purpose of the Live Chat tool, recommend they request a chat again when they have a question that would benefit from the Live Chat tool, and then terminate the chat.~~

22.35 | Other General Policies Last Revision: 08/20/2019

~~A. Agents are permitted to create and use scripts to expedite the response to frequently asked questions.~~

~~B. Agents are not emergency dispatchers. Customers reporting medical, police, or fire emergencies should be directed to immediately call 911 if there is risk to life or property. If there is no risk to life or property, they should be advised to call the appropriate~~

~~nonemergency line. Customers reporting City emergencies including fallen or ruptured utilities, damaged roads, flooding, or otherwise should be advised to immediately call 801-789-5959.~~

22.40 | Penalties

~~Last Revision: 08/20/2019~~

~~A. Supervisors shall evaluate penalties for actions contrary to policy on a case-by-case basis.~~

~~B. Agents are encouraged to self-report when they have not adhered to policy to receive further training.~~

~~C. Should an Agent violate policy in more than one occasion, a supervisor may elect to suspend the Agent from using the Live Chat tool or permanently prohibit use if deemed appropriate.~~

This policy applies to all types of Artificial Intelligence: traditional, generative, and others as may arise.

Employees or technology designees are responsible for evaluating the security of any Artificial Intelligence (AI) tool before using it. This includes reviewing the tool's security features, terms of service, and privacy policy. Designees should determine if any tool they will use has integrated AI. The designee should evaluate the security of any integrated AI tools where possible. If the employee does not feel qualified to evaluate the AI tool, they may refer to contracted IT or an IT manager if that position exists.

Employees will not upload or share any data to an AI tool that is confidential, proprietary, or protected by regulation without prior approval from the appropriate department and consultation of Utah Code § 63A-18.

Employees will not give access to AI tools to individuals or organizations outside of Eagle Mountain City without prior approval. This includes sharing AI tool login credentials or other sensitive information with third parties.

If an employee intends to use information produced by an AI tool, that employee should verify that information through a secondary source.

Employees must receive approval from their supervisor before using an AI tool that has not been previously approved. Eagle Mountain City may revoke the permission for employees to use any AI tool(s) based on the City's determination of the risks and benefits of the AI for city purposes.

Employees will not use AI in a way that is contrary to law.

If it is determined that an employee's position can be more effectively carried out by an AI tool, or if a significant portion of the employee's duties can be carried out by an AI tool to give reason for replacement of employee, the city may attempt to place that individual in a different department or assign different duties to that individual and provide appropriate training. See section 18.10 paragraph E of the policy handbook for more details on employee replacement.

Use of AI should comply with the policies for use of IT and Computer Security as defined in section 23.10 of the Employee Handbook and in Utah Code § 63A-18. Violation of these policies will result in disciplinary action as described in section 23.10 Paragraph E (9) of the policy handbook.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Reimbursement Agreement for Desert Willow Drive with Patterson Construction, Inc.
ITEM TYPE:	Resolution
FISCAL IMPACT:	\$259,420.52
APPLICANT:	Patterson Construction Inc

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving a Reimbursement Agreement for Desert Willow Drive with Patterson Construction, Inc.

BACKGROUND:

In 2020, the City entered into a development agreement with Patterson Construction Inc. ("Developer") for the Sage Park Business Center and Residential Development Area. Pursuant to that agreement, the Developer was required to construct portions of Desert Willow Drive. Desert Willow Drive is designated as a major collector road under the City's Transportation Master Plan. The Development Agreement requires that the City reimburse the Developer for construction of the road in excess of 65 feet. Since Major Collector roads are 94 feet wide, this reimbursement agreement is brought to the Council for consideration so that the City may fulfill its requirement to reimburse the Developer for the upsized road.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Exh A - Agreement
3. DA - Sage Park Business Center

RESOLUTION NO. R-_____-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH
APPROVING A REIMBURSEMENT AGREEMENT WITH
PATTERSON CONSTRUCTION, INC. FOR DESERT WILLOW DRIVE

PREAMBLE

WHEREAS, Eagle Mountain City entered into a Development Agreement in 2020 with Patterson Construction Inc. (“Developer”) for the Sage Park Business Center and Residential Development Area, which required the Developer to construct portions of Desert Willow Drive; and

WHEREAS, Desert Willow Drive is identified as a Major Collector in the City’s Transportation Master Plan, with a required right-of-way width of 94 feet, exceeding the standard 65-foot local roadway section; and

WHEREAS, the Development Agreement obligates the City to reimburse the Developer for costs associated with constructing the roadway beyond the standard 65-foot section, representing the City’s upsizing responsibility.

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

1. The Reimbursement Agreement for the upsized portion of Desert Willow Drive, as required under the 2020 Development Agreement with Patterson Construction Inc., is hereby approved as outlined in Exhibit A.
2. The Mayor is authorized to execute the agreement and carry out all necessary actions to fulfill the City’s reimbursement obligation.
3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of November, 2025.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Gina L. Olsen, CMC
City Recorder

EXHIBIT A

REIMBURSEMENT AGREEMENT FOR SAGE PARK BUSINESS CENTER AND RESIDENTIAL DEVELOPMENT AREA

(Desert Willow Road Improvements)

This Reimbursement Agreement (this “Agreement”) is entered into as of the date last executed below by and among Eagle Mountain City, a municipal corporation of the State of Utah (the “City”) and Patterson Construction, Inc, a _____ (“Developer”). City and Developer are collectively referred to herein as the “Parties.”

RECITALS

- A. Developer is the developer of the Sage Park Business Center and Residential Development Area located in Eagle Mountain City, Utah (the “Project”).
- B. In connection with the Project, Developer has constructed and dedicated to the City a portion of a new collector road with related improvements including all improvements itemized in the Reimbursement Spreadsheet and Invoices collectively attached hereto as Exhibit “A”. Developer upsized the road within the Project at the request of the City (the “Road Improvements”).
- C. The Parties agree that the Road Improvements are “*System Improvements*,” as defined under Utah law. Accordingly, Developer is entitled to reimbursement from the City for the costs of the Road Improvements.
- D. The City Engineer has reviewed the costs to upsize and construct the Road Improvements and determined that the reasonable cost of the Road Improvements is two hundred fifty-nine thousand four hundred twenty dollars and fifty-two cents (\$259,420.52).
- E. It is the intent of the Parties that the City will reimburse Developer for costs associated with the Road Improvements on the terms and conditions set forth herein.

AGREEMENT

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

- 1. Recitals. The above stated Recitals are incorporated herein as part of this Agreement.
- 2. IFFP Plan. To the extent necessary, the City will amend and update its Impact Fee Facilities Plan to include the Road Improvements.

3. Developer's Obligations. Developer has constructed and installed, or caused to be constructed and installed, all of the Road Improvements at Developer's initial sole cost and expense and in accordance with requirements of the City ordinances, including all warranty requirements. Upon completion of such Road Improvements and the inspection and reasonable acceptance of the same by the City, Developer dedicated or conveyed to the City such Road Improvements and the City now owns such Road Improvements, including the lands and rights-of-way dedicated to the City by Developer, subject to reimbursement of the cost of the Road Improvements as set forth herein.

4. Reimbursable Costs. The Parties agree that the total reimbursable costs to design, construct, bond for, and install the Road Improvements does not exceed the actual out-of-pocket costs incurred by Developer to complete the Road Improvements. Subject to the foregoing, the City has reviewed and approved the Reimbursement Spreadsheet and Invoices for the Road Improvements, which are attached hereto as Exhibit "A." The total cost of the Road Improvements is two hundred fifty-nine thousand four hundred twenty dollars and fifty-two cents (\$259,420.52) (the "Reimbursable Costs"), which are summarized as follows:

13,926.14 square feet to clear and grub roadway with a cost of \$0.09/square foot	\$1,253.35
13,926.14 square feet of subbase to prep with a cost of \$0.15/square foot	\$2,088.92
21,150 square feet of asphalt with a cost of \$1.81/square foot	\$38,281.50
21,152 square feet of 8" roadbase with a cost of \$0.83 per square foot	\$17,556.16
21,152 square feet of 12" subbase with a cost of \$0.93 per square foot	\$19,671.36
37,774.81 square feet of land with a cost of \$3.00 per square foot	\$113,324.43
8,645 square feet of parkstrip landscaping with a cost of \$7.24 per square foot.	\$ 62,589.80
1 set of water and power meters	\$ 4,655.00
TOTAL:	\$259,420.52

All construction is complete and there should not be any increase in the Reimbursable Costs.

5. Representations of Developer. In conjunction with the submission of any and all invoices to the City, Developer represents and warrants to the City the following: (a) all Reimbursable Costs were procured through arms-length transactions; (b) Developer, or its principals or affiliates, do not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the invoice; (c) to the best of Developer's knowledge, the invoices are true and accurate invoices for the actual cost of the Road Improvements; (d) Developer has not requested or been provided any kickbacks or reimbursements in exchange for Developer accepting or agreeing to the invoices; (e) if the contractor(s) or entities providing materials or services reflected in the invoice provide other materials or services to Developer (or its principals or affiliates), Developer has not requested or been provided any discount on other materials or services in exchange for Developer utilizing the contractor or entity for the Road Improvements; and (f) the Reimbursable Costs do not include any administrative fees, construction management fees, insurance costs, licensing fees or attorney fees for Developer or its principals or affiliates.
6. Review of Actual Expenditures. Prior to any reimbursement by the City for the Reimbursable Cost, City may require that Developer submit additional information or detail regarding all material, labor and equipment costs (the "Cost Breakdown"). Developer shall include invoices or receipts from all third-parties providing material, labor or equipment for the Infrastructure. Developer, either directly or through any affiliated company or subsidiary, shall not include or be entitled to any administrative fees, management fees, mark-ups, or profits on any material, labor or equipment. If the City disputes any of the costs or amounts included in the Cost Breakdown, City may either request additional information from Developer or provide to Developer a written response detailing the costs or amounts that City disputes and an explanation for City not accepting such costs or amounts.
7. Reimbursement Payments. The total amount of the Reimbursable Costs will be reimbursed by the City. The City shall collect impact fees from all service areas that benefit from the Road Improvements and make cash reimbursement payments to Developer on a quarterly basis from the available funds so collected by the City. No interest will accrue on the amounts to be reimbursed to Developer. Reimbursement payments will be made by the City to Developer until Developer has been reimbursed in full (without interest). The final reimbursement payment shall be made prior to the complete build out of the service area.

8. Changes in Impact Fee Regulations / Alternative Collection. Developer acknowledges and agrees that the City's obligation to reimburse Developer under this Agreement is based on the City's ability to collect impact fees from developments in the City in accordance with the Utah Impact Fees Act (Utah Code Ann. § 11-36a-101, *et seq.*) (the "Act"), and that changes to the Act or challenges to the City's Impact Fee Facilities Plan or Impact Fee Analysis may limit the ability of the City to collect impact fees to reimburse developer under this Agreement or require the City to amend the collection and reimbursement methodology in this Agreement. Subject to the foregoing, the City shall make all reasonable efforts to impose and collect sewer impact fees to fully reimburse the Developer for the full reimbursement amount in a timely manner.
9. Developers Remedies Upon Default. Developer acknowledges and agrees that Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.
10. Cooperation and Noninterference. In consideration for the City entering into this Agreement, Developer agrees not to challenge, or to participate in any manner to any challenge, to the City's impact fees that relate to the Project, and shall cooperate with the City in the collection of all impact fees required by the applicable ordinances, provided that City does not adopt any future impact fees that designate only the Project as a "service area" pursuant to Utah Code Ann. 11-36a- 102 (20), as amended, or otherwise disproportionately imposes a higher impact fee on the Project than other similar developments.
11. General Provisions. The following provisions are also an integral part of this Agreement:
 - a. Governmental Immunity. The City is a governmental entity under the "Utah Governmental Immunity Act" (Utah Code Ann. § 63G-7-101, *et seq.*) (the "Immunity Act"). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.
 - b. Binding Agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

- c. Counterpart. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.
- d. Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.
- e. Waiver. No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.
- f. Cumulative Remedies. Except as stated in paragraph 9 of this Agreement, the rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of any other right, remedy or priority allowed by law.
- g. Amendment. This Agreement may not be modified or amended except by an instrument in writing signed by both Parties.
- h. Interpretation. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.
- i. Exhibits. All exhibits annexed to this Agreement are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.
- j. No Third-Party Beneficiaries. Enforcement of the terms of this Ordinance is reserved to the parties hereto and their respective successors and assigns, and nothing contained in this Ordinance provides any claim, benefit or right of action for enforcement to any other person or entity not a party hereto.
- k. No Partnership. The Parties do not by this Agreement in any way or for any purpose become partners or joint venturers with each other.

1. Entire Agreement. This Agreement contains the entire agreement between the Parties, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished.
- m. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Developer is appropriately reimbursed for the Road Improvements. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

Dated this ____ day of _____, 2025.

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, City Recorder

APPROVED AS TO FORM:

Marcus Draper, City Attorney

Developer,

By: _____
(Signature)

(Printed Name & Title)

EXHIBIT "A"

Bids/Costs of Road Improvements

DESERT WILLOW DRIVE

Reimbursement Calculations

SOUTH HALF OF ROAD (Sage Park - Patterson Homes)

		<u>Required 65' cross-section</u>	<u>94' Desert Willow Collector</u>	<u>Reimbursable Quantity</u>	<u>Unit</u>	<u>Invoice #s</u>	<u>Reimbursable Unit Rate (based on invoices)</u>	<u>Reimbursable Amount</u>
Road Improvements								
Clear and Grub	56854.86	64868	8013.14	SF	2179, 2184, 2191, 2194, 2201, 2221	\$	0.09	\$ 721.18
Prep Subbase	56854.86	64868	8013.14	SF	same as above	\$	0.15	\$ 1,201.97
Asphalt	34580	45818	11238	SF	same as above	\$	1.81	\$ 20,340.78
8" Roadbase	40631	51870	11239	SF	same as above	\$	0.83	\$ 9,328.37
12" Subbase	40631	51870	11239	SF	same as above	\$	0.93	\$ 10,452.27
Value of Land								
Land	56190	78701.81	22511.81	SF		\$	3.00	\$ 67,535.43
Landscape Improvements								
Parkstrip Landscaping	8645	17290	8645	SF	5882978, 5882977, 5882763, 5882762, 5876170, 5873610, 5872320, 5871161, 5868588, 5867583, 41396, 549	\$	7.24	\$ 62,589.80
Water and Power Meters	0	1	1	Lump	2022-1186, 2022-1187, 423, 8142	\$	4,655.00	\$ 4,655.00

South Half of Desert Willow	\$	176,824.80
-----------------------------	----	------------

NORTH HALF OF ROAD (EAGLE CREST STORAGE)

	Required 65' cross-section	94' Desert Willow Collector	Reimbursable Quantity	Unit	Invoice #s	Reimbursable Unit Rate (based on south half of road)	Reimbursable Amount
Road Improvements							
Clear and Grub	54137	60050	5913	SF		\$ 0.09 \$	532.17
Prep Subbase	54137	60050	5913	SF		\$ 0.15 \$	886.95
Asphalt	30500	40412	9912	SF		\$ 1.81 \$	17,940.72
8" Roadbase	35837	45750	9913	SF		\$ 0.83 \$	8,227.79
12" Subbase	35837	45750	9913	SF		\$ 0.93 \$	9,219.09
Value of Land							
Land	58712	73975	15263	SF		\$ 3.00 \$	45,789.00

North Half of Deser Willow	\$	82,595.72
----------------------------	----	-----------

Grand Total	\$	259,420.52
-------------	----	------------



INVOICE

IRON HEAD EXCAVATION

925 North Mahogany Drive.
Pleasant Grove, UT 84062
801-472-8121
brynironhead@gmail.com

INVOICE NO. 2179
DATE March 29, 2021

TO Patterson Construction
11038 N Highland Blvd.
Highland UT, 84003

CUSTOMER	JOB	DUE DATE
Patterson Construction	Sage Park Phase A Plat 5	

QUANTITY	UNIT	DESCRIPTION	RATE	AMOUNT
SITEWORK				
1	EA	Mobilization	\$5,500.00	\$5,500.00
263700	SF	Clear and Grub Roadway and 20' Into Lots	\$0.09	\$23,733.00
1	LS	Construction Water Meter and water for Project	\$1,500.00	\$1,500.00
1	LS	Track Out Pad, Wash Out, Portable Toilet.	\$2,300.00	\$2,300.00
1	LS	Help Maintain Swppp and Traffic control	\$1,000.00	\$1,000.00
1	LS	Compaction Testing for Project	\$5,000.00	\$5,000.00
SEWER				
2	EA	Tie Into Existing Main	\$1,100.00	\$2,200.00
2658	LF	8" SDR 35 PVC pipe w/ Det. Tape	\$19.62	\$52,149.96
52	EA	4" PVC Pipe, Sewer Laterals	\$1,235.00	\$64,220.00
8	EA	48" Precast Manhole	\$3,375.00	\$27,000.00
2	EA	60" Precast Manhole	\$3,920.00	\$7,840.00
10150	CY	Blow Out Spoils on Lots if not able to use in trench	\$1.75	\$17,762.50
2045	TON	3/4" Drain Rock (pipe bedding, and stabalization.)	\$22.25	\$45,501.25
15000	TON	Import Fill for Sewer trenches.	\$12.65	\$189,750.00
			SUBTOTAL	\$445,456.71
			TOTAL	\$ 445,456.71

* Net 30 Days

* Past due invoices subject to interest charge, 2% per mo., 24% APR

* Invoices past 60 days will be subject to lien.

Make all checks payable to Iron Head Excavation



INVOICE

IRON HEAD EXCAVATION

925 North Mahogany Drive,
Pleasant Grove, UT 84062
801-472-8121
brynironhead@gmail.com

INVOICE NO. 2184
DATE June 7, 2021

TO Patterson Construction
11038 N Highland Blvd.
Highland UT, 84003

CUSTOMER	JOB	DUE DATE
Patterson Construction	Sage Park Phase A Plat 5	

QUANTITY	UNIT	DESCRIPTION	RATE	AMOUNT
SITWORK				
1	LS	Help Maintain Swppp and Traffic control	\$1,330.00	\$1,330.00
1	LS	Compaction Testing for Project	\$5,000.00	\$5,000.00
SEWER				
2644	TON	Import Fill for Sewer trenches.	\$12.65	\$33,446.60
ASPHALT				
115500	SF	Grade Subgrade Prior to installing Base	\$0.15	\$17,325.00
88045	SF	9" Structural Fill Under Roadway	\$0.73	\$64,272.85
88045	SF	6" of State Spec Base Under Asphalt	\$0.76	\$66,914.20
27540	SF	12" Structural Fill Under Roadway	\$0.93	\$25,612.20
1	LS	Cut Asphalt and prep	\$1,500.00	\$1,500.00
CONCRETE				
6539	LF	6" State Spec Road Base 1' Past Curb	\$2.33	\$15,235.87

* Net 30 Days

* Past due invoices subject to interest charge, 2% per mo., 24% APR

* Invoices past 60 days will be subject to lien.

SUBTOTAL	\$230,636.72
TOTAL	\$ 230,636.72

Make all checks payable to Iron Head Excavation
THANK YOU FOR YOUR BUSINESS!



INVOICE

IRON HEAD EXCAVATION

925 North Mahogany Drive.
Pleasant Grove, UT 84062
801-472-8121
brynironhead@gmail.com

INVOICE NO. 2191
DATE September 3, 2021

TO Patterson Construction
11038 N Highland Blvd.
Highland UT, 84003

CUSTOMER	JOB	DUE DATE
Patterson Construction	Sage Park Phase A Plat 5	

QUANTITY	UNIT	DESCRIPTION	RATE	AMOUNT
ASPHALT				
27540	SF	8" of State Spec Base Under Asphalt	\$0.83	\$22,858.20
27540	SF	4" of 1/2" PG 58-28	\$1.81	\$49,847.40
CONCRETE				
819	LF	30" Curb & Gutter Type D	\$15.50	\$12,694.50
6000	SF	6" State Spec Road Base Under Sidewalk	\$0.76	\$4,560.00
6000	SF	4" Thick City Sidewalk	\$3.69	\$22,140.00
3	EA	ADA Ramp	\$950.00	\$2,850.00
EXTRAS				
2010	TON	Extra Fill for Under Sidewalk which the city Required	\$12.65	\$25,426.50
SUBTOTAL				\$140,376.60
TOTAL				\$ 140,376.60

* Net 30 Days

* Past due invoices subject to interest charge, 2% per mo., 24% APR

* Invoices past 60 days will be subject to lien.

Make all checks payable to Iron Head Excavation
THANK YOU FOR YOUR BUSINESS!



INVOICE

IRON HEAD EXCAVATION

925 North Mahogany Drive.
Pleasant Grove, UT 84062
801-472-8121
brynironhead@gmail.com

INVOICE NO. 2194
DATE October 8, 2021

TO Patterson Construction
11038 N Highland Blvd.
Highland UT, 84003

CUSTOMER	JOB	DUE DATE
Patterson Construction	Sage Park Phase A Plat 6	

QUANTITY	UNIT	DESCRIPTION	RATE	AMOUNT
SITEWORK				
2	EA	Tear Out Temporary Turnarounds and Haul off	\$3,650.00	\$7,300.00
1	LS	Help Maintain Swppp and Traffic control	\$3,300.00	\$3,300.00
1	LS	Compaction Testing for Project	\$5,000.00	\$5,000.00
SEWER				
2016	LF	Flush & Clean Main	\$0.75	\$1,512.00
2016	LF	Camera/Video Inspection & Air Test	\$2.60	\$5,241.60
11	EA	Vacuum Test Manholes	\$165.00	\$1,815.00
CULINARY WATER				
4	EA	Remove Blowoff and Tie onto Existing Main	\$950.00	\$3,800.00
820	LF	12" C-900 PVC Pipe	\$43.61	\$35,760.20
1	EA	12" Valve with Valve Box	\$3,160.00	\$3,160.00
1	EA	12" Fittings With Mega Lugs	\$1,133.00	\$1,133.00
2560	LF	8" C-900 PVC Pipe	\$25.12	\$64,307.20
1	EA	8" FLG Cross	\$1,785.00	\$1,785.00
1	EA	8" FLG Tee	\$1,632.00	\$1,632.00
8	EA	8" Bend with Mega Lugs	\$975.00	\$7,800.00
10	EA	8" Gate Valve with Mega Lugs and Valve Box	\$1,731.00	\$17,310.00
80	LF	6" C-900 PVC Pipe (for Hydrants)	\$16.31	\$1,304.80
7	EA	5.5' Bury MJ Fire Hydrant Complete with Tee & Valve	\$5,635.00	\$39,445.00
1	EA	4" Blow-Off	\$3,316.00	\$3,316.00
1	EA	2" Blow-Off	\$1,473.00	\$1,473.00
52	EA	3/4" IPS Poly Water Service	\$1,311.00	\$68,172.00
7418	TON	Import Trench Fill	\$12.65	\$93,837.70
1346	TON	Sand Bedding (City Spec. 3/8" minus) From the Point	\$16.10	\$21,670.60

3675	CY	Blow Out Spoils on Lots	\$1.75	\$6,431.25
1	EA	Pressure Test & Bacteria Test	\$1,500.00	\$1,500.00
		STORM DRAIN		
2	EA	Tie onto Existing Line	\$650.00	\$1,300.00
1275	LF	15" ADS Storm Drain	\$28.31	\$36,095.25
2	EA	3 FT x 6 FT Stock Combo Box	\$3,720.00	\$7,440.00
2	EA	60" Storm Drain Manhole	\$2,670.00	\$5,340.00
4	EA	STORM 2ft x 3ft Catch Basin	\$2,112.00	\$8,448.00
645	TON	3/4" Drain Rock (pipe bedding, and stabalization.)	\$22.25	\$14,351.25
1621	TON	Import Trench Fill and Place	\$12.65	\$20,505.65
1275	LF	Air Test Pipe, Deflection Test	\$1.75	\$2,231.25
12	EA	Water Test Manholes and Inlet Boxes.	\$425.00	\$5,100.00
1175	LF	Flush & Clean Main and TV	\$2.25	\$2,643.75
		ASPHALT		
23570	SF	12" Structural Fill Under Roadway	\$0.93	\$21,920.10

* Net 30 Days

* Past due invoices subject to interest charge, 2% per mo., 24% APR

* Invoices past 60 days will be subject to lien.

SUBTOTAL \$523,381.60

TOTAL \$ 523,381.60

Make all checks payable to Iron Head Excavation

THANK YOU FOR YOUR BUSINESS!



INVOICE

IRON HEAD EXCAVATION

925 North Mahogany Drive.
Pleasant Grove, UT 84062
801-472-8121
brynironhead@gmail.com

INVOICE NO. 2204
DATE November 9, 2021

TO Patterson Construction
11038 N Highland Blvd.
Highland UT, 84003

CUSTOMER	JOB	DUE DATE
Patterson Construction	Sage Park Phase A Plat 6	

QUANTITY	UNIT	DESCRIPTION	RATE	AMOUNT
SITEWORK				
1	EA	Clean up Lots and Planters	\$10,000.00	\$10,000.00
1	EA	Compaction Testing for Project	\$5,000.00	\$5,000.00
ASPHALT				
123987.5	SF	Grade Subgrade Prior to installing Base	\$0.15	\$18,598.13
100417	SF	9" Structural Fill Under Road and Curb	\$0.73	\$73,304.41
79470	SF	6" of State Spec Base Under Asphalt	\$0.76	\$60,397.20
23579	SF	8" of State Spec Base Under Asphalt	\$0.83	\$19,570.57
1	LS	Cut Asphalt and prep	\$1,500.00	\$1,500.00
CONCRETE				
5985		6" State Spec Road Base 1' Past Curb	\$2.33	\$13,945.05
5985		30" Curb & Gutter Type D	\$15.50	\$92,767.50
38220		9" Structural Fill Under Sidewalk and Trail	\$0.73	\$27,900.60
8010		6" State Spec Road Base Under Trail 6" Past	\$0.83	\$6,648.30
POWER				
820	LF	Crossings for Power and Communications	\$11.25	\$9,225.00
3755	LF	Power Trench and Backfill with native material.	\$6.25	\$23,468.75
6400	LF	3" Pipe Supplied and Installed	\$7.45	\$47,680.00
75	EA	3" Fiber glass 90's Installed	\$172.00	\$12,900.00
52	EA	3" Plastic 90's Installed	\$65.00	\$3,380.00
120	TON	Bedding Sand	\$15.25	\$1,830.00
SUBTOTAL				\$428,115.51

* Net 30 Days

* Past due invoices subject to interest charge, 2% per mo., 24% APR



INVOICE

IRON HEAD EXCAVATION

925 North Mahogany Drive.
Pleasant Grove, UT 84062
801-472-8121
brynnironhead@gmail.com

INVOICE NO. 2221
DATE April 26, 2022

TO Patterson Construction
11038 N Highland Blvd.
Highland UT, 84003

CUSTOMER	JOB	DUE DATE
Patterson Construction	Sage Park Phase A Plat 6	

QUANTITY	UNIT	DESCRIPTION	RATE	AMOUNT
SITEWORK				
1	EA	Clean up Lots and Planters	\$6,500.00	\$6,500.00
1	EA	Compaction Testing for Project	\$1,500.00	\$1,500.00
SEWER				
11	EA	M.H. Concrete Collars	\$465.00	\$5,115.00
CULINARY WATER				
18	EA	Adjust Valves and pour Concrete Collars	\$325.00	\$5,850.00
STORM DRAIN				
6	EA	Adjusting Lids to Grade and Putting in Concrete Collars	\$465.00	\$2,790.00
ASPHALT				
82612	SF	3" of 1/2" PG 58-28 (actual square footage.)	\$1.35	\$111,526.20
24944	SF	4" of 1/2" PG 58-28 (actual square footage.)	\$1.81	\$45,148.64
CONCRETE				
7120	SF	8' Trail 4" Thick	\$3.69	\$26,272.80
CHANGE ORDERS				
2781	TON	Change to Mix Design from Last Years to a 15% Rap Design	\$4.00	\$11,124.00
131467	SF	Regrade for Asphalt (Includes part of Phase 5 on Dessert Way.)	\$0.11	\$14,461.37
120	LF	2-4" Sleeves For Irrigation on Desert Way.	\$12.25	\$1,470.00
1	LS	Replace 55ft of Curb, and Asphalt in front of Existing House on Honey Suckle	\$2,000.00	\$2,000.00

* Net 30 Days

* Past due invoices subject to interest charge, 2% a per mo., 24% APR

* Invoices past 60 days will be subject to lien.

SUBTOTAL	\$233,758.01
TOTAL	\$ 233,758.01

TruCo

LANDSCAPING • SNOW REMOVAL

Invoice

Invoice #: 40057

Date: 07/31/22

PO #:

DUE DATE: 08/30/2022

BILL TO

Patterson Homes
11038 N Highland Blvd
Highland, UT 84003

PROPERTY

Sage Park Parkstrip
4982 N Goosefoot Drive
Eagle Mountain, UT

DESCRIPTION

#16621 - Sage Park Parkstrip

Bulk Material -

Irrigation Install -

Plant Install -

Trucking -

TOTAL

\$82,464.16

\$0.00

\$45,236.58

\$37,227.58

\$0.00

Invoice Notes: Retainage (0.00%) \$0.00

Thank you for your business!
Call 801-466-8044 with any questions.

Subtotal \$82,464.16

Sales Tax \$0.00

Total \$82,464.16

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$82,464.16	\$0.00	\$0.00	\$0.00	\$0.00

TruCo

LANDSCAPING • SNOW REMOVAL

Invoice

Invoice #: 41396

Date: 08/31/22

PO #:

DUE DATE: 09/30/2022

BILL TO

Patterson Homes
11038 N Highland Blvd
Highland, UT 84003

PROPERTY

Sage Park Parkstrip
4982 N Goosefoot Drive
Eagle Mountain, UT

DESCRIPTION

#16621 - Sage Park Parkstrip

Bulk Material -

Irrigation Install -

Plant Install -

Trucking -

TOTAL

\$18,671.93

\$18,671.93

\$0.00

\$0.00

\$0.00

Invoice Notes: Retainage (0.00%) \$0.00

Thank you for your business!
Call 801-466-8044 with any questions.

Subtotal \$18,671.93

Sales Tax \$0.00

Total \$18,671.93

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$18,671.93	\$82,464.16	\$0.00	\$0.00	\$0.00



STAKER PARSON
MATERIALS & CONSTRUCTION
A C&S COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5882978
Inv Date: 07/22/22
Page: Page 1 of 1
Customer PO: LANDSCAPERS

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 408-9350

phomes.invoices@gmail.com

Delivered To: EAGLE MTN BLVD EAGLE MTN ***

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ LANDSCAPERS							
MATERIAL: SMALL COPPER CANYON									
07/22/22	904021906	02506	SMALL COPPER CANYON	24.49	TON	26.75	655.11	47.50	702.61
07/22/22	904021935	02506	SMALL COPPER CANYON	24.51	TON	26.75	655.64	47.53	703.17
07/22/22	904021973	02506	SMALL COPPER CANYON	25.66	TON	26.75	686.41	49.76	736.17
Total: Material SMALL COPPER CANYON				74.66			1,997.16	144.79	2,141.95
Total: Material ENERGY SURCHARGE				74.66			59.73	0.00	59.73
Total Invoice:				149.32			2,056.89	144.79	2,201.68

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 144.79

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: 2,201.68

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5882978
Date: 07/22/22
Customer Job:
Customer PO: LANDSCAPERS
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email



2350 S 1900 W Ste. 100
Ogden, UT 84401

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

phomes.invoices@gmail.com

Customer No: 67995
Invoice No: 5882977
Inv Date: 07/22/22
Page: Page 1 of 1

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

Delivered To: EAGLE MTN BLVD EAGLE MTN

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
MATERIAL: SMALL COPPER CANYON									
07/22/22	904021905	02506	SMALL COPPER CANYON	27.56	TON	26.75	737.23	53.45	790.68
07/22/22	904021933	02506	SMALL COPPER CANYON	27.75	TON	26.75	742.31	53.82	796.13
07/22/22	904021972	02506	SMALL COPPER CANYON	28.37	TON	26.75	758.90	55.02	813.92
Total: Material SMALL COPPER CANYON				83.68			2,238.44	162.29	2,400.73
Total: Material ENERGY SURCHARGE				83.68			66.95	0.00	66.95
Total Invoice:				167.36			2,305.39	162.29	2,467.68

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 162.29

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: 2,467.68

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5882977
Date: 07/22/22
Customer Job:

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Due Date: 08/30/22

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A DRY COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5882763
Inv Date: 07/21/22
Page: Page 1 of 1
Customer PO: LANDSCAPERS

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE MTN BLVD EAGLE MTN ***

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ LANDSCAPERS							
MATERIAL: SMALL COPPER CANYON									
07/21/22	904021818	02506	SMALL COPPER CANYON	23.56	TON	26.75	630.23	45.69	675.92
07/21/22	904021864	02506	SMALL COPPER CANYON	27.17	TON	26.75	726.80	52.69	779.49
Total: Material SMALL COPPER CANYON				50.73			1,357.03	98.38	1,455.41
Total: Material ENERGY SURCHARGE				50.73			40.59	0.00	40.59
Total Invoice:				101.46			1,397.62	98.38	1,496.00

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 98.38

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **1,496.00**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5882763
Date: 07/21/22
Customer Job:
Customer PO: LANDSCAPERS
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A DRIE COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5882762
Inv Date: 07/21/22
Page: Page 1 of 1

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE MTN BLVD EAGLE MTN

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
MATERIAL: SMALL COPPER CANYON									
07/21/22	904021917	02506	SMALL COPPER CANYON	30.78	TON	26.75	823.37	59.69	883.06
07/21/22	904021965	02506	SMALL COPPER CANYON	27.13	TON	26.75	725.73	52.62	778.35
Total: Material SMALL COPPER CANYON				57.91			1,549.10	112.31	1,661.41
Total: Material ENERGY SURCHARGE				57.91			46.32	0.00	46.32
Total Invoice:				115.82			1,595.42	112.31	1,707.73

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 112.31

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **1,707.73**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5882762
Date: 07/21/22
Customer Job:

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Due Date: 08/30/22

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A DIV. OF

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5876170
Inv Date: 07/13/22
Page: Page 1 of 1
Customer PO: NARWHAL

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE MTN BLD & CARRIAGE HILL DR EAGLE MTN

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO # / NARWHAL									
MATERIAL: LARGE COPPER CANYON									
07/13/22	904020915	02806	LARGE COPPER CANYON	17.49	TON	26.75	467.86	33.92	501.78
Total: Material LARGE COPPER CANYON				17.49			467.86	33.92	501.78
Total: Material ENERGY SURCHARGE				17.49			15.74	0.00	15.74
Total Invoice:				34.98			483.60	33.92	517.52

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 33.92

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **517.52**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5876170
Date: 07/13/22
Customer Job:
Customer PO: NARWHAL
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your Invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5873610
Inv Date: 07/11/22
Page: Page 1 of 1
Customer PO: PLOT G-2

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE NTN BLVD & LIVE OAK

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ PLOT G-2							
MATERIAL: LARGE COPPER CANYON									
07/11/22	904020641	02806	LARGE COPPER CANYON	25.75	TON	26.75	688.81	49.94	738.75
07/11/22	904020661	02806	LARGE COPPER CANYON	27.22	TON	26.75	728.14	52.79	780.93
07/11/22	904020679	02806	LARGE COPPER CANYON	26.56	TON	26.75	710.48	51.51	761.99
Total: Material LARGE COPPER CANYON				79.53			2,127.43	154.24	2,281.67
Total: Material ENERGY SURCHARGE				79.53			67.61	0.00	67.61
Total Invoice:				159.06			2,195.04	154.24	2,349.28

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 154.24

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: 2,349.28

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5873610
Date: 07/11/22
Customer Job:
Customer PO: PLOT G-2
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A BEN COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5872320
Inv Date: 07/08/22
Page: Page 1 of 1
Customer PO: PLOT G-2

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE NTN BLVD & LIVE OAK

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ PLOT G-2							
MATERIAL: LARGE COPPER CANYON									
07/8/22	904020409	02806	LARGE COPPER CANYON	25.40	TON	26.75	679.45	49.26	728.71
07/8/22	904020450	02806	LARGE COPPER CANYON	26.15	TON	26.75	699.51	50.71	750.22
07/8/22	904020501	02806	LARGE COPPER CANYON	25.44	TON	26.75	680.52	49.34	729.86
07/8/22	904020542	02806	LARGE COPPER CANYON	28.76	TON	26.75	769.33	55.78	825.11
Total: Material LARGE COPPER CANYON				105.75			2,828.81	205.09	3,033.90
Total: Material ENERGY SURCHARGE				105.75			89.89	0.00	89.89
Total Invoice:				211.50			2,918.70	205.09	3,123.79

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 205.09

"Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately"

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **3,123.79**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5872320
Date: 07/8/22
Customer Job:
Customer PO: PLOT G-2
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A DCR COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5871161
Inv Date: 07/07/22
Page: Page 1 of 1
Customer PO: PLOT G-2

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE MTN BLD & CARRIAGE HILL DR EAGLE MTN

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ PLOT G-2							
MATERIAL: LARGE COPPER CANYON									
07/7/22	904020311	02806	LARGE COPPER CANYON	24.49	TON	26.75	655.11	47.50	702.61
07/7/22	904020351	02806	LARGE COPPER CANYON	24.42	TON	26.75	653.24	47.36	700.60
Total: Material LARGE COPPER CANYON				48.91			1,308.35	94.86	1,403.21
Total: Material ENERGY SURCHARGE				48.91			41.58	0.00	41.58
Total Invoice:				97.82			1,349.93	94.86	1,444.79

Invoice Taxing Authority Summary:

UT18080 UT 7.25% Herriman Sales Tax 94.86

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **1,444.79**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5871161
Date: 07/7/22
Customer Job:
Customer PO: PLOT G-2
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
A GCS COMPANY

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5868588
Inv Date: 07/05/22
Page: Page 1 of 1
Customer PO: PLOT G-2

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE NTN BLVD & LIVE OAK

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ PLOT G-2							
MATERIAL: SMALL COPPER CANYON									
07/5/22	904019934	02506	SMALL COPPER CANYON	24.49	TON	25.95	635.52	46.08	681.60
07/5/22	904019980	02506	SMALL COPPER CANYON	22.20	TON	26.75	593.85	43.05	636.90
Total: Material SMALL COPPER CANYON				46.69			1,229.37	89.13	1,318.50
MATERIAL: LARGE COPPER CANYON									
07/5/22	904019918	02806	LARGE COPPER CANYON	24.05	TON	25.95	624.10	45.25	669.35
07/5/22	904020044	02806	LARGE COPPER CANYON	21.93	TON	26.75	586.63	42.53	629.16
Total: Material LARGE COPPER CANYON				45.98			1,210.73	87.78	1,298.51
Total: Material ENERGY SURCHARGE				92.67			78.77	0.00	78.77
Total Invoice:				185.34			2,518.87	176.91	2,695.78

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 176.91

"Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately"

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **2,695.78**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5868588
Date: 07/5/22
Customer Job:
Customer PO: PLOT G-2
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email



STAKER PARSON
MATERIALS & CONSTRUCTION
a GCS Company

2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer No: 67995
Invoice No: 5867563
Inv Date: 07/01/22
Page: Page 1 of 1
Customer PO: PLOT G-2

Patterson Construction
11038 N Highland Blvd
Highland UT 84003

Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401
(801) 409-9350

phomes.invoices@gmail.com

Delivered To: EAGLE NTN BLVD & LIVE OAK

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Matl Total	Tax	Total
Plant: 00040.6 Property Trade - Beef Hollow									
JOB # / PO #		/ PLOT G-2							
MATERIAL: SMALL COPPER CANYON									
07/1/22	904019849	02506	SMALL COPPER CANYON	28.46	TON	26.75	761.31	55.19	816.50
07/1/22	904019869	02506	SMALL COPPER CANYON	24.58	TON	26.75	657.52	47.67	705.19
Total: Material SMALL COPPER CANYON				53.04			1,418.83	102.86	1,521.69
MATERIAL: LARGE COPPER CANYON									
07/1/22	904019878	02806	LARGE COPPER CANYON	23.73	TON	26.75	634.78	46.02	680.80
07/1/22	904019890	02806	LARGE COPPER CANYON	23.95	TON	26.75	640.66	46.45	687.11
Total: Material LARGE COPPER CANYON				47.68			1,275.44	92.47	1,367.91
Total: Material ENERGY SURCHARGE				100.72			85.61	0.00	85.61
Total Invoice:				201.44			2,779.88	195.33	2,975.21

Invoice Taxing Authority Summary:

UT18060 UT 7.25% Herriman Sales Tax 195.33

****Don't be the victim of cyber fraud! Our banking details will likely NEVER change. If you receive any correspondence requesting a change in our banking details, please contact us immediately****

All payments are due and payable by the due date shown on the invoice. We will assess up to the state's legal maximum rate for Finance Charges will be applied to any late invoice(s) at a rate of 1.0 % per month per credit agreement or the State's Lawful Amount on delinquent accounts.

Invoice Amount: **2,975.21**

Amount Paid: _____

Customer Name: Patterson Construction
Customer No: 67995
Invoice #: 5867563
Date: 07/1/22
Customer Job:
Customer PO: PLOT G-2
Due Date: 08/30/22

Remit Payment To: Staker Parson Companies
2350 S 1900 W Ste. 100
Ogden, UT 84401

Please provide your email address below if you would like to start receiving your invoices via email

Sunset Mountain Machinery, LLC
11038 N Highland Blvd
Highland, UT 84003
801 756-7303

Invoice 549

Bill to: Patterson Construction 11038 Highland Blvd Suite 100 Highland, UT 84003	Job: SPP6S Sage Park Phase 6 - Sunse
---	---

Invoice #: 549	Date: 07/29/22	Customer P.O. #: Sage Park A6 Dev
Payment Terms: Net 30		Salesperson:
Customer Code: PATCONST		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
23.750	Import Copper Canyon Rocks	HR	130.000	3,087.50
			Total:	3,087.50
			Current Due:	3,087.50



BUILDING PERMIT APPLICATION

2565 N PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005
Email BUILDINGINSPECTIONS@EMCITY.ORG for inspections

Application Date	Plans	Survey	Plot Plan	Con type	Occupancy	PERMIT #
6/1/22						2022-1186
APPLICANT INFORMATION - PLEASE PRINT OR TYPE						FOR DEPARTMENT USE ONLY
Owner Name Patterson Construction Inc.				Contact Number		Date Permit Issued: 6/1/22
Mailing Address 11038 Highland Blvd Suite 100				City Highland	State UT	Zip 84003
Job Site Address 870 E Desert Willow Dr				Subdivision Sage Park	Phase A-6	Lot # 601
				Tax Serial ID 66:863:0601		
EXISTING USE OF PARCEL		INTENDED USE OF PARCEL		SEWER		
☐ Vacant	☐ Commercial	☐ Agriculture	☐ Commercial	☐ Public		
☐ Agriculture	☐ Industrial/ Type	☐ Single Family	☐ Industrial	☐ Septic		
☐ Single Family	☒ Other/ Type	☐ Duplex	☐ Basement			
☐ Multiple Units	☐ Water Meter - 3/4"	☐ Multiple Units	☐ Other/Type			
# Dwelling Units	# Stories	# Bedrooms	# Baths	# Fireplaces		
Building Dimension	Garage Dimensions	Attached / Detached		Lot Acreage		
List existing buildings (and use) on the lot:				Project Valuation \$		
Engineer Name	Address	Telephone				
Architect Name	Address	Telephone				
General Contractor Name	Address	Telephone	License #			
Electrical Contractor Name	Address	Telephone	License #			
Plumbing Contractor Name	Address	Telephone	License #			
Mechanical Contractor Name	Address	Telephone	License #			
The undersigned agrees to comply with all Eagle Mountain City, Utah County and State of Utah building laws, codes and ordinances adopted and mandated. I certify the information presented in this application for a building permit are true and accurate. Any misrepresentations or errors herein are the sole responsibility applicant and in no way incur or accrue liability or obligation to enforcing officers or agents. This permit becomes null and void if work on the construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. Per Eagle Mountain City Consolidated Fee Schedule, 1.4.4; Refunds for permits issued will be limited to 80% of the permit costs, not later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted. OCCUPANCY IS PROHIBITED UNTIL AFTER FINAL INSPECTION HAS BEEN PASSED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. I HAVE VERIFIED THE SEWER DEPTH OF THE ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING THE STRUCTURE ACCORDINGLY. CONTACT EMAIL ADDRESS <u>sbringhurst@pattersonhomes.com</u> Print Name <u>James Patterson</u> Applicant's signature _____ Contractor License# _____						
FOR DEPARTMENT USE ONLY						SET BACK REQUIREMENTS AS PER APPRVD SITE PLAN
DEPARTMENT APPROVAL		APPROVED BY		DATE OF APPROVAL		
PLANNING						
FT CHECK#:		PLAN REVIEW DEPOSIT#:		BUILDER ID#		UFA FEE PD
COMMENTS/NOTES:		2ND KITCH/ACC APT RCVD Y / N				
CONNECTION FEES						FEE AMOUNT
Construction Water						
Water Meter						\$500.00
Sewer						
Sub Total						
IMPACT FEES						FEE AMOUNT
TSSD Administration						
TSSD						
Water						
Storm Water						
Waste Water						
Transportation						
Parks & Trails						
Parks Fee-in-lieu						
Silver Lake Trees						
Public Safety						
Sub Total						
BLDG DEPT FEES						FEE AMOUNT
Electric						\$50.00
Temp Power						
Plumbing						
Mechanical						
Plan Check						
Building Permit						
1% Utah State Tax						
Sub Total						
TOTAL FEES						\$1600.00
Valuation						
						SQUARE FEET
MAIN						
UPPER						
FIN.BASEMENT						
UNFIN. BASEMENT						
GARAGE						
OTHER						
TOTAL FEE PAID						CHECK #
\$1600.00						001537
BLDR DEPOSIT PAID						CHECK#
\$						
BUILDER DEPOSIT TO BE RETURNED TO:						
NAME:						
Address:						
Telephone:						
Issued by:						



BUILDING PERMIT APPLICATION

2565 N PONY EXPRESS PKWY EAGLE MOUNTAIN, UT 84005
Email BUILDINGINSPECTIONS@EMCITY.ORG for inspections

400# 8220574

Application Date	Plans	Survey	Plot Plan	Con type	Occupancy	PERMIT #
						2022-1187
APPLICANT INFORMATION - PLEASE PRINT OR TYPE						FOR DEPARTMENT USE ONLY
Owner Name Patterson Construction Inc.			Contact Number			Date Permit Issued: 6/1/22
Mailing Address 11038 Highland Blvd Suite 100			City Highland	State UT	Zip 84003	Bldg. Dept. Signature:
Job Site Address 882 E Desert Willow Dr			Subdivision Sage Park	Phase A-6	Lot # 602	Tax Serial ID 66:863:0602
EXISTING USE OF PARCEL			INTENDED USE OF PARCEL			SEWER
☐ Vacant	☐ Commercial	☐ Agriculture	☐ Single Family	☐ Industrial	☐ Public	☐ Sewer
☐ Agriculture	☐ Industrial/ Type	☐ Single Family	☐ Duplex	☐ Basement	☐ Septic	
☐ Single Family	☒ Other/ Type	☐ Multiple Units	☐ Other/Type			
☐ Multiple Units	☐ Landscape Power Meter					
# Dwelling Units	# Stories	# Bedrooms	# Baths	# Fireplaces		
Building Dimension	Garage Dimensions	Attached / Detached		Lot Acreage		
List existing buildings (and use) on the lot:						Project Valuation
Engineer Name	Address	Telephone				
Architect Name	Address	Telephone				
General Contractor Name	Address	Telephone	License #			
Electrical Contractor Name	Address	Telephone	License #			
Plumbing Contractor Name	Address	Telephone	License #			
Mechanical Contractor Name	Address	Telephone	License #			
The undersigned agrees to comply with all Eagle Mountain City, Utah County and State of Utah building laws, codes and ordinances adopted and mandated. I certify the information presented in this application for a building permit are true and accurate. Any misrepresentations or errors herein are the sole responsibility applicant and in no way incur or accrue liability or obligation to enforcing officers or agents.						
This permit becomes null and void if work on the construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.						
Per Eagle Mountain City Consolidated Fee Schedule, 1.4.4; Refunds for permits issued will be limited to 80% of the permit costs, not later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.						
OCCUPANCY IS PROHIBITED UNTIL AFTER FINAL INSPECTION HAS BEEN PASSED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.						
I HAVE VERIFIED THE SEWER DEPTH OF THE ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING THE STRUCTURE ACCORDINGLY.						
CONTACT EMAIL ADDRESS sbringhurst@pattersonhomes.com						
Print Name James Patterson						
Applicant's signature _____						
Contractor License# _____						
FOR DEPARTMENT USE ONLY						
DEPARTMENT APPROVAL	APPROVED BY	DATE OF APPROVAL				
PLANNING						
FT CHECK#:	PLAN REVIEW DEPOSIT#:	BUILDER ID#	UFA FEE	PD		
COMMENTS/NOTES:		2ND KITCH/ACC APT RCVD		Y / N		
CONNECTION FEES						FEE AMOUNT
Construction Water						
Water Meter						
Sewer						
Sub Total						
IMPACT FEES						FEE AMOUNT
TSSD Administration						
TSSD						
Water						
Storm Water						
Waste Water						
Transportation						
Parks & Trails						
Parks Fee-in-lieu						
Silver Lake Trees						
Public Safety						
Sub Total						
BLDG DEPT FEES						FEE AMOUNT
Electric						50.00
Temp Power						
Plumbing						
Mechanical						
Plan Check						
Building Permit						
1% Utah State Tax						
Sub Total						
TOTAL FEES						\$ 50.00
Valuation						
						SQUARE FEET
MAIN						
UPPER						
FIN.BASEMENT						
UNFIN. BASEMENT						
GARAGE						
OTHER						
SET BACK REQUIREMENTS AS PER APPRVD SITE PLAN						
TOTAL FEE PAID			CHECK #			
\$ 50.00			001533			
BLDR DEPOSIT PAID			CHECK#			
\$						
BUILDER DEPOSIT TO BE RETURNED TO: NAME:						
Address:						
Telephone:						
Issued by: <i>[Signature]</i>						

Sunset Mountain Machinery, LLC
11038 N Highland Blvd
Highland, UT 84003
801 756-7303

Invoice 423

Bill to: Patterson Construction 11038 Highland Blvd Suite 100 Highland, UT 84003	Job: SPP5S Sage Park Phase 6
---	---------------------------------

Invoice #: 423	Date: 06/28/22	Customer P.O. #: Sage Park A6 Dev
Payment Terms: Net 30		Salesperson:
Customer Code: PATCONST		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
1.000	Clean out concrete washout	LS	400.000	400.00
1.000	Power Materials	LS	2,840.000	2,840.00

Landscaping power meter-Desert Willow Drive

Total:	3,240.00
Current Due:	3,240.00



3342 E. Heyward CT.
Eagle Mountain, UT.
84005

Invoice

Date	Invoice #
8/10/2022	8142

Bill To
PATTERSON CONSTRUCTION 11038 N. HIGHLAND BLVD. SUITE 100 HIGHLAND, UT. 84003

P.O. No.	Terms
SP SPRINKLER C...	Net 30

Quantity	Description	Rate	Amount
	SAGE PARK SPRINKLER CLOCK DERET WILLOW DR EAGLE MOUNTAIN, UT SERVICE CALL: 6/30/2022 INSTALLED PANEL FOR THE SPRINKLER CLOCK. WE DUG DOWN AND POURED CONCRETE TO SET THE POLES INTO TO PROVIDE STABILITY FOR THE PANEL. INSTALLED 20A OUTLET, RAN CONDUIT DOWN INTO THE TRANSFORMER. TOTAL FOR MATERIAL: 1 X 125A PANEL, 10' X UNISTRUT, 1 X 3" SWEDGE REDUCER, 3' X 3" SCHEDULE 80 PVC PIPE, 3" COUPLER, 20' X 2" RIGID PIPE, 2 X 2" PVC CAPS, 6 X 2" STRUT STRAPS, 1 X 3" STRUT STRAPS, 4 X SPRING NUTS AND BOLTS, 1 X 20A BREAKER, 1 X BELL BOX, 1 X 3/4" OFFSET, 1 X BUBBLE COVER, 1 X WEATHER RESISTANT GFCI OUTLET, 2 HOURS LABOR (DON) 2 HOURS LABOR (TYLER)	 75.00 810.00 80.00 60.00	 75.00 810.00 160.00 120.00
Phone #		ZAPELECTRIC@GM...	Total
801-706-6717			\$1,165.00

RESOLUTION NO. R-10 -2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE REVISED
SAGE PARK BUSINESS CENTER DEVELOPMENT AGREEMENT**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the Revised Sage Park Business Center Development Agreement as set forth herein;

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

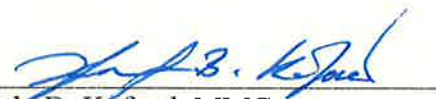
1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed Revised Sage Park Business Center Development Agreement as set forth in Exhibit A.
2. The Revised Sage Park Business Center Development Agreement is hereby approved 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 19th day of May, 2020.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Fionnuala B. Kofoed, MMC
City Recorder



CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City, Utah, on the 19th day of May, 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:

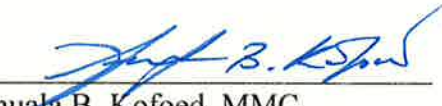
☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love


Fionnuala B. Kofoed, MMC
City Recorder

Posted 5/29/2020 CP

Exhibit A

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

**DEVELOPMENT AND USE AGREEMENT
FOR THE
SAGE PARK BUSINESS CENTER AND RESIDENTIAL DEVELOPMENT
AREA**

This Development Agreement for the Sage Park Business Center and Residential Development Area (this "Development Agreement" or "Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation (the "City") and Patterson Construction, Inc., a Utah corporation ("Developer"). City and Developer shall be referred to as the "Parties" to this Agreement, and individually each as a "Party".

This Agreement is made with reference to the following facts.

A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on Exhibit A, attached hereto and incorporated herein (the "Property").

B. The Property is currently zoned Residential and is subject to an approved preliminary plat (the "Approved Preliminary Plat").

C. Developer has submitted an application to the City to rezone the Property to a mix of Business Center and Residential, which will require Developer to vacate a portion of the Approved Preliminary Plat.

D. The City has approved the rezone of the Property subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. The Parties agree that the recitals stated above are incorporated into and form a part of this Agreement. Persons and entities hereafter developing or using the Property or any portions of the project thereon shall accomplish such development in accordance with the provisions of the Eagle Mountain Municipal Code ("EMMC"), ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement. This Agreement contains certain requirements and conditions for development and use of the Property and the Project in addition to those contained in the City's Laws. Development of the Property shall be governed by the procedures, standards and requirements of the City's Laws in effect as of the date of this Agreement and the approved final plat or plats for the project. In the event of a conflict between the terms of the City's Laws then in effect and the terms of this Agreement, the terms of this Agreement shall control.

2. General Land Use Plan. The Property shall be developed in the general configuration as shown on the concept plan attached hereto as Exhibit B and incorporated herein (the "Concept Plan"). The Parties understand that the final size, configuration and layout of buildings may vary slightly from the Concept Plan.

3. Collector Road Dedication. The Property shall be developed in the general configuration as shown on the concept plan attached hereto and incorporated herein (the "Concept Plan"). In consideration for the City rezoning the Property, Developer shall construct and dedicate to the City up to a 94' wide Major Collector Road (which width shall be determined by the City) in accordance with the design standards in Eagle Mountain City Code, Table 16.35.130(b) in the location shown on the Concept Plan (the "Collector Road"). Developer shall be reimbursed for upsizing cost for any portion of the Collector Road that is more than 65 feet wide, including the value of the land required to upsize the Collector Road to greater than 65 feet at unimproved residential land value. The 65-foot cross-section includes 40 feet of asphalt.

4. Commercial Storage Access Road. It is the understanding of the parties that the success of this project is somewhat dependent on having a right in / right out access into the Project to the North of the Collector Road, as shown on the attached preferred concept plan. The City agrees to allow an access in the general location shown on the concept, subject to spacing and design standards, including acceleration and deceleration lanes, in the existing EMMC.

5. Zoning and Land Uses.

A. The portion of the Property to the North of the collector road shall be zoned as follows:

1. Up to but not exceeding nine (9) acres in the Northwest corner of the Property shall be zoned Commercial Storage in accordance with EMMC Chapter 17.38 (the "Commercial Storage Area"). The Commercial Storage Area shall not be directly adjacent to the Collector Road, and at least 550 feet of the frontage along Eagle Mountain Boulevard shall be Business Park Area and not Commercial Storage Area. Self-storage or mini-storage units shall be Permitted Uses within the Commercial Storage Area.

2. The remaining portion of the Property to the North of the Collector Road shall be zoned Business Park in accordance with EMMC Chapter 17.37 (the "Business Park Area"). Unless otherwise approved by amendment to this Agreement, the following uses shall be the only uses (permitted or conditional) allowed in the Business Park Area:

a. Permitted Uses:

- i. Office buildings including professional, medical, or corporate offices or corporate campuses;
- ii. Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, and similar retail uses;
- iii. Commercial fitness and recreation;
- iv. Theaters, art galleries, museums, or similar cultural and entertainment uses
- v. Public and private utility structures or facilities (excluding communications towers);
- vi. Public/civic buildings;
- vii. Schools;
- viii. Contract construction services establishments & contractor offices (sometimes known as flex-use buildings); and
- ix. Day care center/preschool.

b. Conditional Uses:

- i. Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts, nor hazardous by way of materials, process, product, or waste, and which encloses all equipment, compressors, generators, and other ancillary equipment within a building or structure; and
- ii. Auto and truck repair, but not including auto body.

Notwithstanding anything to the contrary, Developer acknowledges and agrees that the City may deny approval of any building that is not conducive to the permitted or conditional uses set forth herein.

B. The portion of the Property to the South of the Collector Road shall be zoned Residential, provided that the density of the residential area cannot exceed the density that would have been allowed under the Approved Preliminary Plat.

5. Right to Develop. The City's approval of this Agreement grants to the Developer the right to develop the Property and construct the project in accordance with the uses, improvements and general configuration of development for the project set forth in this Agreement and the Concept Plan for the Property. In the event of any conflict between the City Code and the express terms of this Agreement, the express terms of this Agreement shall control.

6. Dedication of Facilities. Developer agrees to improve and dedicate to the City, free and clear of all financial encumbrances, all required utilities, streets, utility facilities, and other public improvements for the use of utilities, roads, and other public ways. These facilities shall be dedicated in conjunction with the approvals of the respective subdivision plats within the Property.

7. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developers' sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPERS, THEIR 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.

8. City's Remedies Upon Default. Upon default of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

9. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses and maximum densities for the Property specifically identified in this Agreement. Subject to the terms and conditions of this Agreement, Developer shall be required⁴

to comply in accordance with the provisions of the Code, ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement as of the date of execution.

10. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue for a period of twenty (20) year anniversary of this Agreement, provide that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue as non-conforming uses.

11. Miscellaneous Provisions:

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

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

C. Waiver. Any waiver by any Party hereto of any breach of any kind or character whatsoever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of another Party.

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

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

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

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

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

DATED this 27th day of October, 2020.

PATTERSON CONSTRUCTION, INC.

By: Wayne Patterson

Print Name: Wayne Patterson

Title: Secretary

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this 27th day of October, 2020 personally appeared before me
Wayne Patterson, who acknowledged to me that he had authority to and did
execute the foregoing document on behalf of Patterson Construction, Inc.



Kelly W Palmer
Notary Public

DATED this 27 day of May, 2020.

ATTEST:

EAGLE MOUNTAIN CITY

[Signature] City Recorder
[Signature] Tom Westmoreland, Mayor



Approved as to form:

[Signature]
City Attorney

EXHIBIT A

Exhibit A

Commercial Storage Legal Description

Beginning at a point which is South 89°55'09" West 1591.27 feet along the section line and North 2012.23 feet from the Northeast corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running

thence along the arc of a 2562.50 foot radius curve to the left a distance of 926.22 feet (curve having a central angle of 20°42'35" and a long chord bears N45°01'53"W 921.19 feet); thence North 89°42'35" East 943.15 feet; thence South 33°50'12" East 359.55 feet; thence South 54°00'09" West 233.79 feet; thence South 54°00'08" West 373.85 feet to the point of beginning.

Contains: 392,050 sf or 9.00 ac

Business Park Legal Description

Beginning at a point which is South 89°55'09" West 1591.27 feet along the section line and North 2012.23 feet from the Northeast corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running

thence North 54°00'08" East 373.85 feet; thence North 54°00'09" East 233.79 feet; thence North 33°50'12" West 359.55 feet; thence North 89°42'35" East 1312.65 feet; thence South 00°16'26" West 47.00 feet; thence South 89°42'35" West 66.35 feet; thence along the arc of a 500.00 foot radius curve to the left a distance of 311.60 feet (curve having a central angle of 35°52'26" and a long chord bears S71°51'22"W 306.59 feet); thence South 54°00'09" West 663.60 feet; thence along the arc of a 5000.00 foot radius curve to the left a distance of 672.14 feet (curve having a central angle of 07°42'08" and a long chord bears N57°51'12"W 671.64 feet); thence along the arc of a 2562.50 foot radius curve to the left a distance of 267.77 feet (curve having a central angle of 05°59'14" and a long chord bears N31°40'59"W 267.65 feet) to the point of beginning.

Contains: 514,430 sf or 11.81 ac

EXHIBIT B

PREFERRED CONCEPT PLAN



NOTE:
THERE IS 1115 FEET OF FRONTAGE ALONG EAGLE MOUNTAIN BLVD, OF WHICH A MAXIMUM OF 565 LF CAN BE UTILIZED FOR THE STORAGE FACILITY & A MINIMUM OF 550 LF WILL BE UTILIZED FOR OTHER BUSINESSES.

DEVELOPMENT

SAGE PARK REZONE

DEVELOPER

SCALE: 1"= 80'

BERG
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
	CC2

\\my.dnvelberg.com\2019\wp-sage park storage\sp-base7r.dwg



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending Various Sections of the Eagle Mountain Policies and Procedures Manual.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Gina Olsen, City Recorder

PRESENTED BY

John Magness

RECOMMENDATION:

Staff recommends that the City Council adopt a Resolution of Eagle Mountain City, Utah, Amending Various Sections of the Eagle Mountain Policies and Procedures Manual.

BACKGROUND:

Several housekeeping updates to the Eagle Mountain Policies and Procedures Manual are needed, and staff is proposing they be adopted separately from the Privacy Policy update to keep the actions distinct. The revisions include updates to Section 16 related to background checks and disqualifying job factors, including a new Section 16.25 addressing recent state requirements mandating background checks for volunteers working with youth under 18 (e.g., Junior Jazz coaches). Section 19.10, the travel policy, includes minor clarifications and structural improvements. Finally, Section 23.20, the Hotline/Fraud Policy, has been updated to reflect the City's current web address and correct audit hotline contact information.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution w/Redlines

RESOLUTION NO. R- -2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING VARIOUS SECTIONS OF THE EAGLE MOUNTAIN CITY EMPLOYEE POLICIES AND PROCEDURES MANUAL

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds it to be in the best interest of the City, its management, and its employees to periodically update and amend the Eagle Mountain City Policies and Procedures Manual to ensure clarity, accuracy, and consistency with current operational practices; and

WHEREAS, the City Council finds it necessary and appropriate to revise the following sections of the Manual:

- Section 16.00 (Employment Background Checks) – **Exhibit A**
- Section 19.10 (Travel Policy Update) – **Exhibit B**
- Section 23.20 (Hotline Contact Information Update) – **Exhibit C**

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

Section 1. The Eagle Mountain City Policies and Procedures Manual is hereby amended to adopt the revisions set forth in Exhibits A through C, incorporated herein by reference.

Section 2. These amendments shall take effect immediately upon adoption and shall be reflected in the next published version of the Eagle Mountain City Policies and Procedures Manual.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of November, 2025.

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

Gina L. Olsen, CMC
City Recorder

Exhibit A

1. Employee Hiring

16.10 | Employment

Last Revision: 11/05/2025

-
- A. Nepotism. The City restricts and, in some cases, prohibits the hiring and promotion of a current employee's relatives to avoid actual or perceived conflicts of interest. The City will exercise sound business judgment in the placement of related employees in accordance with Utah Code Ann. §§ 52 3-1 through 4. Employees may not participate in the hiring or supervision of their own relatives, except when specifically permitted under State law. No relative of any current City employee may be hired unless the head of each involved employing department agrees that it will not cause a conflict or other problem in either department. Department heads may place additional restrictions on the hiring or supervision of relatives specific to their own department.
 - B. Employment of Minors. It is the policy of the City that no one under the age of sixteen (16) shall be hired for any position. Employees 16 and 17 years of age shall only be employed in compliance with applicable requirements and shall not be employed in any occupation which the Secretary of Labor “shall find and by order declare to be particularly hazardous or detrimental to their health and well- being” as set forth in WH Publication 1330, entitled “Child Labor Requirements in Nonagricultural Occupations” or its successor.
 - C. Rehires. Job applications received from former employees will be processed using the same procedures and standards that govern all other nonemployee applications. The Mayor, or designee, will review the former employee’s personnel records and the circumstances surrounding termination of previous employment with the City.
 - 1. Former employees who have been terminated for cause, or who voluntarily resign while facing disciplinary action, are not eligible for rehire.
 - 2. Applicants who are rehired shall be required to serve a probationary period.
 - D. Job Applications. All interested job applicants shall complete a Job Application.

-
1. All applications and resumes received for the job opening will be forwarded to the Mayor, or designee. Upon receipt, each application and resume will be marked with the date it was received and placed in an applicant's file for at least two (2) years.
 2. Job applications shall be signed by the job applicant and the truth of all information contained therein shall be certified by the job applicant's signature. The job applicant shall provide a copy of required certified educational transcripts either with the application or upon hire.
- E. General Aptitude Test Battery (GATB). If the City deems it necessary, job applicants will be required to take the GATB. If the City deems the GATB is necessary, then it may be administered by the Utah Department of Workforce Services. When the City requires the GATB for job applicants, the City will ensure that reasonable accommodations are made for disabled applicants.
- F. Other Tests. Job Applicants may be required to take other tests which the City deems necessary for a specific position. Job applicants for certain positions may require skills for which a known level of competence must exist such as mathematics or timed typing tests. When the City uses other ability tests, the City shall make reasonable accommodations for disabled applicants.
- G. Job Applicant Disqualification. An application may be rejected for, but not limited to, the following reasons. When the Job Applicant:
1. Does not meet minimum qualifications established for the position.
 2. Is physically or mentally unable to perform the essential duties and responsibilities of the position with, or without, reasonable accommodation(s) (determined only after a conditional offer of employment, pending the results of a medical examination, has been extended to a job applicant).
 3. Has falsified a material fact or failed to complete the application.
 4. Has failed to timely file the application.
 5. Has an unsatisfactory employment history or poor work references.
 6. Has failed to attain a passing score, if an examination is required.
 7. Has failed to pass a background check (per Eagle Mountain City Policy and Procedures Handbook Section 16.25).

H. Interviewing.

1. The Mayor, or designee, will select applicants to interview from applicants who are not disqualified and who have passed the preliminary screening tests. Job-related duties and qualifications will provide the basis for initial screening of job applicants. During the interview, all job applicants should be advised that any and all of the information provided will be verified.
 2. Individuals conducting job interviews shall only ask questions that pertain to the job position. In addition, during the interview, each interviewer completes an Interview Guide which is consistent with the City's Equal Employment Opportunity policy.
- I. Reference Checks. In order to facilitate references checks, written permission shall be obtained from the applicant using the Applicant's Consent to Release Information Form. The City may contact the references for each job applicant and ask job-related questions which include similar questions for each job applicant checked, using City's Telephone and Written Reference Check Questionnaires.

16.20 | Volunteers

Last Revision: 11/05/2025

- A. City employees shall not be a volunteer with respect to official City-sponsored events or functions, such as Pony Express Days.
- B. A City employee may volunteer to perform other types of services for the City or the City's benefit if such services are not the same type of services which the employee is employed to perform for the City. For purposes of this subsection, the phrase "same type of services" means similar or identical services determined by City Administration, or designee, after review of the volunteer status checklist submitted by the proposed volunteer. The decision of City Manager, or designee, may not be appealed.
- C. Court-ordered community service volunteer labor is not authorized and shall not be accepted by the City unless specifically approved by the Mayor, or designee, on a case-by-case basis.
- D. The Mayor may establish the volunteer programs.
- E. The Mayor, or designee, shall develop guidelines for use of volunteers.

-
- F. Prior to accepting any volunteer services, the Mayor and the volunteer shall sign a Volunteer Agreement defining the nature and terms of the volunteer services.
 - G. All volunteers for the municipality shall be recorded on a volunteer roster approved by the Mayor.
 - H. A volunteer shall be provided the protections as an employee of City for:
 - 1. Workers compensation benefits for compensable injuries sustained by the volunteer while acting in the scope of employment.
 - 2. Operating City-owned vehicles or equipment only when the volunteer is properly licensed and authorized to do so.
 - 3. Liability insurance coverage offered to employees.
 - I. Volunteer service experience will be recognized for determining minimum qualifications for an employment position with City.
 - J. Volunteers that meet the definition in Utah State Code Section 80-8-101 will need to pass a background check pursuant to Eagle Mountain City Policy and Procedures Handbook Section 16.25.

16.25 | Youth Service Organizations

Last Revision: --/--/----

Purpose Statement. This policy details how Eagle Mountain City will handle criminal background checks for qualifying prospective employees and volunteers that meet the definition per Utah State Code 80-8-101.

A. Definitions:

- 1. “Conviction” or “Convicted” means a conviction by plea or verdict of a crime or offense and includes a plea of guilty or guilty with a mental condition, a plea of no contest, and the acceptance by the court of a plea in abeyance under Title 77, Chapter 2a, Pleas in abeyance, regardless of whether the charge is subsequently reduced or dismissed in accordance with the plea in abeyance agreement.
- 2. “Disqualifying Offense” means a conviction for any of the offenses listed in Section B(1)(i) – (vii) of this policy.

-
3. "Human Resources" means the human resources department of Eagle Mountain City.
 4. "City" means the Eagle Mountain City.
 5. "Minor" means an individual who is under 18 years old.
 6. "Qualifying Position" means any paid or unpaid position of employment with the City, including volunteer positions, filled by anyone 18 years of age or older.
 7. "Qualifying Prospective Employee" means an individual who:
 - i. Is 18 years old or older; and
 - ii. Applies for a qualifying position with the City.
 - v. Background Checks

B. Pursuant to the requirements of Utah Code Section 80-8-101, all Qualifying Prospective Employees or volunteers shall submit to a criminal background check prior to receiving any offer of employment from the City for specific positions dealing with youths.

1. Any Conviction for any of the following offenses shall be deemed disqualifying:
 - i. Any domestic violence offense as defined in Utah Code Section 77-36-1, as amended;
 - ii. Any violation of Utah Code Title 76, Chapter 5, Part 4; Title 76, Chapters 5b, and 5c, as amended;
 - iii. Any violation of Utah Code Title 76, Chapter 11;
 - iv. Any violation of Utah Code Title 76, Chapter 12, Sections 306, 307, or 308;
 - v. Any violation of Utah Code Title 76, Chapter 15;
 - vi. Any violation of Utah Code Title 76, Chapter 17, Part 4;
 - vii. Any violation of Utah Code Title 76, Chapter 9, Part 8; or
2. Any violation of a local law, the law of another state, or the law of the United States that is substantially similar to any of the offenses enumerated in Section B(1)(i) – (vii) of this policy.

-
- C. A Qualifying Prospective Employee or volunteer shall fill out any required paperwork with Human Resources to facilitate the criminal background check.
 - D. Human Resources shall review the results of any criminal background check. The Human Resources Manager, or designee, shall allow the Qualifying Prospective Employee or volunteer to view the results of the criminal background check prior to providing them to the City. The Qualifying Prospective Employee shall have seven (7) calendar days to dispute the accuracy of the criminal background check.
 - E. If the Qualifying Prospective Employee or volunteer disputes the accuracy of the criminal background check, the Human Resources Manager, or designee, shall direct the Qualifying Prospective Employee or volunteer to provide a written narrative identifying the specific inaccuracies contained in the criminal background check.
 - F. If the claimed inaccuracy relates to a Conviction for a Disqualifying Offense and the Qualifying Prospective Employee or volunteer has not been Convicted of another Disqualifying Offense whose accuracy the Qualifying Prospective Employee or volunteer does not dispute, the Human Resources Manager or designee shall investigate the claimed inaccuracy and make a determination regarding the validity of the claim.
 - G. Seven (7) calendar days after Human Resources receives the criminal background check results, the Human Resources Manager, or designee, shall inform the supervisor of the results of the criminal background check, including any written narrative from the Qualifying Prospective Employee or volunteer disputing its accuracy and any determinations regarding the validity of the claimed inaccuracy.
 - H. If the Qualifying Prospective Employee or volunteer has a Conviction, including Convictions that Human Resources determines are valid despite a claimed inaccuracy, for any Disqualifying Offense, Human Resources shall notify the Qualifying Prospective Employee or volunteer of the disqualification and the reasons therefore.
 - I. The Qualifying Prospective Employee or volunteer shall have ten (10) calendar days to appeal the disqualification by filing a notice of appeal with Human Resources, stating the grounds for appeal with particularity.

J. The City Manager, or designee, shall hear any appeal to a disqualification within seven (7) calendar days, unless the time is extended for good cause. The City Director shall determine the format for any appeal. At a minimum, the Qualifying Prospective Employee or volunteer shall be allowed to provide a written brief citing why the disqualification was improper. Decisions of the City Manager, or designee, regarding the process and outcome of any appeal are final.

Exhibit B

The travel policy of the City of Eagle Mountain provides guidance for City personnel related to their attendance at conferences, conventions, seminars, and other training opportunities outside of City offices.

A. Purpose. To provide guidelines whereby City personnel may travel to increase their knowledge and effectiveness, keep current on new developments, and infuse new and innovative practices and procedures into the City's various work functions

B. Definitions.

1. Local Area Travel: Local travel is defined as being less than ~~one hundred~~ fifty (50) miles one way with no overnight stay required.
2. Out-of-Area Travel: Any travel by a City employee exceeding ~~100~~ fifty (50) miles one way.
3. Overnight Travel: Any travel requiring or necessitating an overnight stay away from the employee's home.
4. Out-of-State Travel: Any travel requiring the employee to leave the State of Utah.

C. Guidelines.

1. Travel shall be limited by budget constraints and restricted to training that is appropriate and beneficial to the City and its business functions. Travel shall be done in as cost-conscious and efficient a manner as reasonable. The traveler is expected to use good judgement in selecting the mode of transport and other service providers, considering overall time and cost without compromising basic safety or comfort.
2. City personnel may attend professional development training as approved by their Department Director and/or the City Manager or their assigned designee. Alternative ways, such as online training, to obtain the same benefit must be considered before any travel approval.
3. The number of City personnel traveling to the same conference, convention, seminar, or training session shall be kept to a minimum. Special training needs requiring a group to attend shall be approved by the City Manager.

4. ~~City personnel attending a conference, convention, seminar, or training session shall share any and all pertinent information with other employees upon their return. Methods of imparting this information to others may range from a formal training session to an informal discussion in a department staff meeting.~~
5. Department Directors shall be responsible to see that personnel within their respective departments comply with the travel policies and procedures and stay within the approved travel appropriation.
6. Prior to traveling or accruing any travel related costs, a travel authorization form shall be completed and must be signed by the employee and approved by the employee's Department Head or their assigned designee. and delivered to the City Finance Director or assigned designee. The authorization form must be signed by the employee and approved by the employee's Department Director and/or the City Manager or their assigned designee. The authorization form for the travel of Department Heads is to be approved by the City Manager. Mayor and City Council travel by the Director of Legislative and Strategic Services (for accounting purposes only). Travel authorization forms that do not include all the signatures will be considered incomplete and travel will be denied.
7. Overnight travel and any associated expenditure of funds must be made according to the procedures outlined below:
 - a. Housing. ~~The City will provide hotel accommodations at the government rate or single room conference rate. Preference will be given to hotel accommodations at the government or single room conference rate. Should neither be available, exceptions in price or the type of housing can be approved by the Department Head or designee. All accommodations should be comfortable but not lavish and should be selected for the purpose of the trip and safety in mind. An itemized hotel bill must be submitted with the final travel authorization. Room service will fall under the per diem guidelines. City business phone calls will be covered but should be kept to a minimum.~~ The individual will be responsible ~~to for~~ paying for room service, in-room movies and other hotel services. Multiple employees attending the same conference shall each have their own room,

~~unless the employees expressly choose to share a room~~unless authorized by Human Resources Department, at Human Resources Department discretion, and the employees expressly choose to share a room.

- b. Ground Transportation. The City will pay the cost of necessary ground transportation. City personnel are expected to secure the least expensive means of appropriate transportation under the circumstances.preference is given to complimentary shuttles, rideshares (Uber, Lyft, etc.), taxis, and public transportation. Receipts must be submitted for reimbursement.Electronic scooters or similar micromobility devices are not allowable modes of ground transportation. If a car needs to be rented, the employee shall not purchase any additional coverage offered by the rental company if renting with a City credit card. As in accordance with the Fleet Policies and Procedures Manual, city-rented vehicles are subject to the same rules as city-owned vehicles.
- c. Hotel costs for local travel ~~occurring along the Wasatch Front~~ will not be reimbursed except as follows. Hotel costs may be approved for a multi-day, or longer than a regular workday conference or training if the conference or training cause an undue burden on the traveler and must be ~~unless~~ approved in advance by the ~~City Manager~~ Department Head or their designee.
- d. Airfare. The City will pay the cost of the economy class airfare. Flight arrangements should be made so that arrival times allow for sufficient rest to fully participate for and benefit from the conference, convention, seminar, or training session. The employee's travel itinerary and other supporting cost documentation must be submitted for reimbursement or for P-Card-city issued credit card reconciliation. The City will only cover up to one checked bag unless otherwise approved by the Department Director, and no in-flight services, upgrades or other extras can be reimbursed, or purchased using a City P-credit card.
- e. Personal vehicle Mileage~~mileage~~. If airline service is available to the conference, convention, seminar, or training session and the employee

elects to drive, the mileage reimbursement shall not exceed the cost of airfare, ~~standard rental car~~, and other applicable costs (such as airport parking, ~~taxis~~ etc.). ~~The decision on whether an employee can use their personal vehicle and receive reimbursement will be made by the Department Head in consultation with Human Resource Department. Mileage is reimbursed at the rate set by the IRS, including in the reimbursement rate will be Airport mileage, parking, uber, van shuttle.~~

~~e.f.~~ Use of City vehicles is allowed for local conferences if a vehicle is available and will not cause a burden on other departments that use the same vehicle with Department Head's approval. For conferences that are not considered local then use of City vehicles requires approval by ~~the employees Department Head's approval is required~~ and the City Manager or designee.

~~f.g.~~ Meals. The City allows a daily meal per diem for each day of business-related travel. ~~The per diem will be paid according to the guidelines and limits set for the destination by GSA. Individual rates apply only to the specific higher cost cities as defined by GSA. Should the total daily Per Diem not be sufficient to cover economical and nutritious meal expenses, actual cost may be reimbursed upon receipts. Certain cities have been classified as "premium" cities and have a higher daily meal per diem.~~ The full per diem may not be claimed if a meal is provided as part of a conference, convention, seminar, or training session. ~~For travel days 75% of the per diem will be paid, and a deduction for any meals provided on the travel days must be made. If the traveler is required to leave their residence before 6am, or they will not return before 8pm, a full per diem can be claimed. Per diem is available for local or day travel if a meal is not furnished as part of the training or conference. Should a traveler be unable to attend a furnished meal due to conducting City business, the meal is reimbursable. If an exempt employee does not turn in their receipts within the allocated timeframe, any cost greater than the allowable per diem amount might have to be reported as taxable wages~~ ~~For a~~

~~listing of destination cities and their applicable daily per diem rates, please contact the Accounts Payable Office or go online to www.gsa.gov. A Department Director may choose to pay an amount lower than the daily per diem as circumstances dictate but may not exceed it. Employees who have been issued a City credit card, may use it to pay for approved travel related meals. Employees must retain all receipts related to such purchases. In the event that the daily total expense for meals is greater than the allowable per diem amount, the difference will be repaid by the traveling employee or reported as taxable wages on the employees W-2.~~

~~g.h.~~ g.h. Entertainment. The City will not pay for any entertainment expenses (i.e. golf, city tours, sporting events, cultural arts events, concerts, etc.) that are not included as part of the basic seminar/conference registration fee.

~~8. For business travel exceeding 100 miles one way that does not require an overnight stay, a lunch per diem is available. Please contact the Human Resources Office for the applicable per diem rate or go online to www.gsa.gov.~~

~~9.8.~~ 9.8. City personnel may receive a cash advance for travel expenses (per diem) up to three hundred dollars (\$300). Amounts in excess of three hundred dollars (\$300) must be approved by the City Manager Department Director or their designee. All request for per diem cash advances will be provided only if all accompanying travel and per diem request are submitted in a timely manner.

~~10.9.~~ 10.9. Local area travel ~~that which~~ has a multiple-day conference requiring more than one round trip to the conference site will not be considered local travel and will require authorization from the Department Head or their designee~~City Manager~~.

~~11.10.~~ 11.10. For Travel related expenses~~reimbursements~~ Exact receipts are required for approved expenses. Receipts and mileage requests must be submitted on a Mileage and Expense Report~~using a reimbursement request form~~ obtainable from the Finance Department. All documentation, requests

for reimbursement and receipts need to be turned in within 30 days of return.

~~12.11.~~ Local travel expenses between the employee's home and assigned work location are not reimbursable. However, if employees are required by business necessity to travel from home to a site other than their assigned work location, the City will reimburse ~~them for the difference between the mileage of their normal commute to their assigned work location and the~~ total miles driven on business. This applies to travelling to and from the airport or rideshare services (Uber, Lyft ect.), taxis to and from the airport. Mileage reimbursed is based on the rate set by the IRS Per diem files | GSA.

~~13.12.~~ The City will reimburse City personnel for out-of-pocket expenses for gasoline and other necessary expenses when driving a City vehicle, if approved.

~~14.13.~~ Costs incurred for traveling companions who are not City personnel will be considered ineligible expenses and will not be reimbursed. There is an exception for spouses of City personnel who are expected to participate in the event for which the travel is required. Such exceptions must first be approved by the City Manager. Any personal travel in conjunction with City travel is not reimbursable nor should it cause extra costs to the City

~~15.14.~~ Incidental Expenses - Incidental expenses are not considered part of a meal per diem reimbursement and, therefore, substantiation is required. Incidental expenses include ground transportation, parking, and related tips; fax, telephone, internet, or copy charges; and other business-related expenses. Other tips are not reimbursable.

~~16.15.~~ Employee expenses paid by other entities – Eagle Mountain City employees that provide services to other entities either formally or informally may represent the interest of those entities as well as Eagle Mountain City while traveling on official Eagle Mountain City business. Where possible, the shared benefit of the employee activities while traveling should be determined and costs of that travel proportionally split between the benefiting entities.

- ~~17.~~16. If any employee travel-related expenses are paid directly by another entity, those payments must be documented and disclosed to Eagle Mountain City. Any travel-related expenses that are paid by another entity must not be submitted to Eagle Mountain City for reimbursement to the employee. In such circumstances Eagle Mountain City will reimburse the employees for travel related costs and then bill the other entity the proportional share of those travel-related costs, or the other entity will bill Eagle Mountain City for its proportional share of the travel-related costs paid by the other entity.
17. If an employee receives a per diem allowance prior to traveling and is not able to travel, the employee will return those funds to Eagle Mountain City within eight (8) business days of notice of cancellation. If upon review of travel expenses inappropriate or fraudulent expenses have been incurred the employee may be subject to disciplinary action including recovery of funds, inability to travel, suspension or termination.
18. Any exemptions to this policy must be approved by the City Manager or/and Mayor before any cost is accrued or travel takes place.

Exhibit C

-
- A. Introduction. The Eagle Mountain City Hotline provides an avenue for citizens, including public employees and contractors, to report improper governmental activities including:
1. Waste or misuse of public funds, property, or manpower;
 2. Violations of a law, rule, or regulation applicable to the government;
 3. Gross mismanagement;
 4. Abuse of authority;
 5. Unethical conduct.
- B. Filing a Complaint. Complaints may be submitted in writing using the attached form. Complainants may also submit any evidence that supports the complaint. Essential information includes specifics on 'who, what, where, when' as well as any other details that may be important such as information on other witnesses, documents, and pertinent evidence. Due to limited resources Eagle Mountain City is unable to accept complaints that are not supported by evidence or provide a means for us to investigate the problem further. At a minimum, please use the form as a guide to ensure the necessary information is provided. Submit complaints via the following methods:
1. Email: hotline@emcity.org; fraudhotline@eaglemountain.gov;
 2. [US Mail Audit Hotline](#): 1650 Stagecoach Run, Eagle Mountain, UT 84005;
 3. Complainants may call the hotline at ~~(801) 794-3970~~ [\(801\) 789-6600 Ext. 5962](#) for more information.
- C. City Processing of a Hotline Complaint. After receipt of the complaint, the Internal Auditor will review the allegation and any evidence provided by the complainant.
1. The list below represents some of the factors that are considered during the screening and prioritization process.
 - a. Does the complaint involve actions by a person subject to the Eagle Mountain City's authority?
 - b. Does the complaint pertain to improper governmental activities? Disagreements with management decisions or actions taken by elected officials that are within the law will not be investigated.

-
- c. Has the complainant taken appropriate steps to resolve the issue with the City? If the City is not responsive, the concern relates to top management, or the complainant desires anonymity, consideration will be increased.
 - d. What is the timing and frequency of alleged improper activity? Allegations of improper activities that are recent and/or on-going may receive a higher priority.
 - e. Should the allegation be investigated by another entity? Are there other agencies that have oversight of the complaint? Is a member of the governing body or the audit committee being accused?
 - f. Can the complaint be efficiently and effectively investigated? Overly broad or vague complaints or complaints where evidence is unavailable may be declined or receive a low priority.
 2. The Internal Auditor communicates to the Audit Committee:
 - a. The allegation of the complaint;
 - b. Any facts supporting or refuting the complaint;
 - c. A recommendation based upon preliminary inquiry.
 3. Audit Committee decides the appropriate next action (if a member of the Audit Committee is the subject of the complaint they may not be included in this process):
 - a. Discontinue the investigation;
 - b. Continue with the investigation;
 - c. Refer the investigation to another agency.
 4. If the investigation proceeds, the audit committee sets the following:
 - a. Time and resource budget;
 - b. Scope of the audit.
 5. Internal Auditor completes the audit.
 6. Internal Auditor creates a report outlining the work performed and conclusions.
 7. Internal Auditor provides the report to the Audit Committee.
 8. Audit Committee reports investigation results to the whole governing body (if a separate audit committee exists).
 9. Governing body addresses any findings noted in the report

-
- D. Whistleblower Protection. Utah Code § 67-21-3 prohibits public employers from taking adverse action against their employees for reporting government waste or violations of law in good faith, to the appropriate authorities. A public entity employee, public body employee, legislative employee, or judicial employee, is presumed to have communicated in good faith if they have given written notice or otherwise formally communicated the conduct to the City (see Utah Code § [67-21-3\(1\)\(b\)\(iv\)\(A\)](#) for more information).
- E. Confidentiality. The identity of the complainant is considered protected information under the Utah Government Records Access and Management Act (GRAMA) and will be kept confidential if requested by the complainant. (See Utah Code Section [67-3-1\(15\)](#)).
- F. Complaints may be submitted anonymously to the Hotline. However, it is preferable that the complainant provide their name and contact information to allow for follow-up questions and reporting the results back to the complainant. Whistleblower protections do not apply to anonymous complaints.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Lower Hidden Valley Master Development Plan Amendment.
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	Perry Homes developer, Lynsi Neve representing w/ Focus Engineering, Thomas Romney as support

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Mixture of Parks & Open Space and Neighborhood Residential / ""Residential" as per the approved Lower Hidden Valley Master Plan and associated Master Development Agreement...	~244.60

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

On a macro level as a stand-alone project, Staff recommends consideration for approval. There are particular issues that require discussion. Long term effects of other entitled projects in the [Upper] Hidden Valley area should be analyzed.

BACKGROUND:

The Lower Hidden Valley project, originally approved in 2011 for 1,256 residential units, was memorialized through a Master Development Plan (MDP) and a Master Development Agreement (MDA), with vesting granted in perpetuity. The City has consistently maintained that the original Plan and Agreement remain in full force and effect. A minor amendment to the Agreement was approved in 2023. Three years ago, City Staff engaged with the developer to review the last proposed amendment, addressing issues such as layout, density, and protection of the adjoining Wildlife Corridor. Copies of both the original and amended Master Development Agreements are attached. This report addresses a new MDP Amendment proposal. If approved, the Applicant is expected to continue re-entitlement efforts, including negotiating a revised MDA and platting with the City.

Proposed Amendment Overview - the proposed Amendment would reconfigure the approved project layout, resulting in:

A reduced building lot density (1,256 → 780 [originally proposed at 709]), with a corresponding increase in unimproved open space. Modifications to rights-of-way, including deletion of Hidden Valley Parkway. Summary of Specific Plan Changes:

1. Adjustments to open space size, location, and overall composition.

2. Elimination of multiple building lots, including areas south of the main entry road off Pony Express, north of the entry road along the Monkey Brass trail, and other residential pods along Pony Express.
3. Removal of the requirement for a single preliminary plat covering the entire development.
4. Changes to lot layout, open space configuration, and principal roadway designs.
5. Reduction in housing units from 1,256 to 780, a decrease of 476 units (as of the October 28, 2025, Planning Commission meeting).

Given the substantial nature of these changes, Staff instructed the plan be submitted as an MDP Amendment Application. Any subsequent Development Agreement Amendment and platting would follow if the Applicant's request is approved and both the City and Applicant reach agreement on applicable conditions.

On April 1, 2025, the Applicant's representative presented a concept version of the plan to City Council. Council emphasized preserving open space amenities from prior Agreements—including a clubhouse—and requested that these amenities be depicted in the plan. Council also discussed the potential impact of the future mid-valley road on the project. Minutes from this meeting are attached.

The Planning Commission has issued its recommendation. Comments have also been received from the Eagle Mountain Nature & Wildlife Alliance, neighboring residents, and a neighborhood spokesperson.

ITEMS FOR CONSIDERATION:

Master Development Plans (MDPs): City Code Title 16, Chapter 10, Section 10 states that "...Master developments provide the [City] a way to better understand, plan for, and approve large development areas. Master developments help to ensure that...projects relate well to surrounding uses while also establishing the required public investments and benefits for the development and community."

Master plans function as "high-level" tools for pre-planning project layout and build-out (e.g., residential communities). Review and approval considerations are outlined in EMMC 16.10.030 and 16.10.070. All relevant facts and potential approval outcomes—such as those for The Trails at Hidden Valley—should be considered. MDPs typically precede subdivision plats, though Eagle Mountain allows them to be accompanied by plats.

Plats divide land into lots, streets, open space, and easements, and respond to adopted code, topography, and approved MDP configurations. Therefore, any significant MDP design issues that may affect [migrate into] future plats should be addressed during MDP review.

16.10.070 Criteria for approval of MDPs:

A. General Criteria.

1. Slope. Is the slope of each area designated for development suitable for the intended development? Does the application restrict development from areas with a slope greater than 25 percent?

Slope/Hillside Site Development: Attached is a "Slope Analysis Plan" prepared in 2010. It identifies areas of land having 15-25% slopes within the confines of the project as well as those areas that have slopes in excess of 25% (unbuildable). It depicts the existing, approved MDP "POD" lines,

computes buildable area in the project to be circa 205.10 acres, 39.5 acres as unbuildable and suggests that the 2010 plan features 24.20 acres of improved open park space and 74.10 acres of native, unimproved open space within the project. Staff has not received a more current rendition of a slope analysis from the present developer.

Concerns regarding the impact and applicability of the City's hillside ordinance passed on February 02, 2010, as Ord. # O-03-2010 and now codified as EMMC 15.80 et al have been expressed by a neighbor. Their emailed comments are hereto attached. The City's hillside ordinance was made effective some 15 months before the Lower Hidden Valley community was first entitled. Further, we note that the original Development Agreement states the following as affecting residential density prospects and the effect(s) of the sloped land relative to that density:

The LHV Master Development Agreement (on or after June 23, 2011) Paragraph 2.2. Maximum Density paragraph specifies that the,

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

It further mandates in paragraph 11 ("Slope Requirements") that,

"In addition to maximum slope requirements in the Municipal Code, Developer shall not construct any building or structure on a slope 25% or greater." As a separate clause in the Agreement from that mentioning the City's existing 25% rule, it is presumed that the goal was to be more restrictive than city code since our code allows building on only on lots of less than 25% slope -- but with the slope being calculated as an average - see wrongly positioned illustration floating in EMMC 17.25.050.H.

No rescission, redaction, or alteration of those requirements is found in the 1st Amendment (effective circa June 14, 2023) to the original Agreement. Accordingly, unless City legal counsel determines otherwise, Staff is of the opinion that those areas of the project encumbered by slopes 25% or greater in gradation are unbuildable. This applies even where some pods seemingly offer an allocation of density that is not, neither would be, expectedly feasible (given legal and practical slope construction constraints). Reiterated differently — we believe pod density yields may be affected (including being reduced) by code and such a predicament was contemplated/acknowledged by the original Development Agreement and 1st Amendment.

Detailed analysis of slope issues is traditionally handled during the preliminary plat stage that comes after a MDP - unless a plat (i.e., plat related drawings etc.) has been submitted in conjunction with a MDP as allowed by the City's code (which has not happened in this case).

Ridgeline Protection Overlay Zone – Applicability: The Planning Commission requested clarification on the applicability of the City’s Ridgeline Protection Ordinance (adopted January 16, 2018; Ord. #O-04-2018). City legal counsel has determined the ordinance does *not* apply to the project, based on language in the approved Master Development Agreement and its First Amendment, which states:

“Developer acknowledges that the City enact future ordinances, amendments, or other development standards which increases [sic] or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property.”

Accordingly, the Ridgeline Protection Overlay Zone is deemed not applicable to this development unless the City Council makes a specific finding of compelling, countervailing public interest.

2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)?

Data unknown at this time but not expected as area is understood to be stable..

3. Storm Water Runoff. Does the application include development methods that will not accelerate runoff and erosion in a way that would have adverse downslope or downstream impacts?

The original 2011 Agreement noted this regarding stormwater improvements etc.: "Based upon the proposed Storm Water Master Plan, attached hereto as Exhibit H, it appears that the proposed uses and densities associated with the Project can reasonably be established without accelerating runoff and erosion in a way that would have adverse downslope or downstream impacts. Major storm drain improvement, including storm drain lines, detention basins, and ponds must be sized to accommodate future growth in surrounding areas as set forth on the Storm Water Master Plan." This was directed at a larger project than currently contemplated.

4. Protection of Natural Channels and Ridgelines. Will the proposed development be reasonably compatible with the protection of natural channels and comply with the ridge line protections as provided in Chapter 17.62 EMMC, where applicable?

Channels: Unknown/TBD though Staff has not heard of problems related to this issue.

Ridgelines: Ridgeline Protection Overlay Zone Applicability: See comment above. City legal counsel has opined that it is not applicable to the project given terms of their approved Master Development Agreement and the 1st Amendment thereto.

5. Flooding. Will the proposed development be reasonably safe from flooding, including alluvial fan flooding?

Unknown at this time/TBD but Staff has not heard of issues related to this matter. Any development will require stormwater facilities agreeable to the City.

6. Soil Characteristics. Is the soil in each area designated for development generally suitable for that

development? Soil characteristics that shall be considered in answering this question include depth to rock, depth to water table, texture, permeability, expansiveness, corrosivity, and runoff potential. The suitability tables found in the Soil Survey of the Fairfield-Nephi Area, Utah, parts of Juab, Sanpete, and Utah Counties issued by the USDA Soil Conservation Service may be used in answering this question.

Unknown at this time/TBD. Nevertheless, building of a school and houses on adjoining lands has occurred and in the surrounds. Staff could not find in the City's files studies or reports addressing this question.

B. Criteria Related to Infrastructure.

1. Utilities. Can the proposed development be adequately served by existing and proposed utilities for the project area?

TBD. City Public Works indicated on September 08, 2025, (as relating to the current Master Plan Development redo proposal) that, "Need wastewater conveyance plan, this will most likely be split between NSA and SSA. Do we have capacity to convey to treatment plant[?] Need water modeling to define what areas can be serviced by pressure zones." No comments from Engineering on sewer etc.

2. Streets.

City's Transportation Master Plan (TMP) Compliance: City Engineering (Sept. 2, 2025): "[We] have no problems with the traffic plan." Public Works (Sept. 8, 2025): "Concerned about connecting to the Red Pine intersection. This is an unsafe intersection due to high volume of traffic at the crest of the hill. Recommend making the connection at Lonetree Parkway." Engineering has since provided updated comments via email (attached).

The 2011 Master Development Agreement (MDA) addressed "Traffic Study and Roadway Improvements" (see MDA pages 5–6, paragraphs 16, 16.1, and 16.2, and First Amendment paragraphs 16.1 & 16.2). Additional review of cul-de-sacs, block lengths, and connectivity index compliance occurs at the preliminary plat stage. A July 28, 2025, Traffic Analysis (an abbreviated Traffic Impact Study [TIS]) concluded that:

"Based on Red Pine's high degree of access, as seen in Exhibit 2 (attached Analysis), and both Red Pine Road [and] Oquirrh Ranch Parkway's roadway capacity analysis, it is recommended that Red Pine Road, southeast of the Pony Express Parkway intersection, be classified as a local roadway and Oquirrh Ranch Parkway be classified as a minor collector roadway based on the road's ability to serve accesses to local residential villages and connections onto Pony Express Parkway and Hidden Valley Parkway."

Opinion:

Regarding single-family lot access, the conversion of the right-of-way identified as "Red Pine Road" (Access 1 per the TIS)—originally a 96' wide three-lane collector tapering to a two-lane, 60' wide "Community Class Collector I" is of concern. Current City code prohibits direct lot access from any collector or arterial street. The original MDP layout avoided such conflicts by not placing lots with direct ingress/egress along that corridor. The proposed revision reclassifies the roadway as a local street to permit direct building lot access, but the segment from Pony Express Parkway to the first internal intersection exceeds ½ mile in length and would foreseeably be heavily used, be relegated to 25 MPH and be a possible choke point in any instance where rapid evacuation of the area were to be required. Staff has expressed this concern to the Applicant, referencing prior resident comments from Lone Tree Subdivision (Circle Five Ranch) regarding emergency access limitations during a house

fire and evacuation event when one of their two connections to Pony Express Parkway was blocked. Also, the southwestern end of their currently proposed project collector is blocked at this time from connection to Pony Express Parkway as it terminates at its western end against the Unity Groups LC land (58:040:0255).

In summary, as far as roadways are concerned, part of the 2nd Amendment proposal to Lower Hidden Valley asks, in part, that:

1. The City allow the conversion of Red Pine Road? from collector to local status (with commensurate lot access ability); and,
2. That, apparently, shared service drives (alleys) still be allowed to provide access to townhouse units in the project; and,
3. That the portion of Hidden Valley Parkway still anticipated to be constructed within the project be reclassified as a 77' wide "minor collector" — instead of a 74' "two-way arterial" [the 100' wide, four-way portion of the road now lies outboard of the Lower Hidden Valley development]. There may be other street changes proposed (e.g., phasing plan line adjustments), but Staff did not have time to assess them prior to report publication. Note that a number of local internal roadways may have changed alignments, but this is not of concern to Staff.

3. Water Rights. Is there legally enforceable documentation to the satisfaction of the city attorney that substantiates the ability of the applicant to convey water rights to the city sufficient to meet the development need, including both the building lots and common improved open space?

Specifics unknown at this time/TBD or addressed in hearing by the Applicant. Generally speaking, the developer/Applicant, Perry Homes is known to have 450 acre-feet of water. Genesis of the water shares/rights unknown by Staff.

C. Criteria Related to Compatibility.

1. Compatible Development. Viewed generally...yes in that the project features a mix of open space and residential uses, and compatibility was previously addressed through past entitlement approvals for the area. As to zoning, the former "Residential" Zone once applied to Lower Hidden Valley is no longer codified. EMMC 17.60.160 (Zone Transitions) buffering standards are not applicable because: a) the site is governed by an approved Master Plan/Agreement; and, b) the adjacent Residential Zone which facilitated multi-unit lot layouts is defunct. The MDP/MDAs scope and the Residential Zone's deletion complicate direct comparisons.

Additional Considerations: Staff notes that the densities and building types relative to Hidden Hollow neighborhoods (Phases A–C) along the northern edge of Lower Hidden Valley could be further evaluated.

Whether the proposed project density is too high is subjective. Reductions may reflect topography, design optimization, market conditions, or the developer's goal of building the project in a "more meaningful way."

The developer has collaborated with the City, Nature & Wildlife Alliance, and Mountain Biking Trails Association, but detailed studies that would inform plat-level development have not yet been conducted.

D. Criteria Related to Design.

1. Open Space.

a. Does the proposed development include the improved open space required by this title?

The 2011 MDA specified that the Lower Hidden Valley was to [then] have no less than 24.2 acres of improved open space to be owned/managed by the HOA. The Applicant's plans report that the approved open space amount is 22.8 acres, proposed equals 23 acres. Also noteworthy — there was approved 65.1 acres of native (unimproved) open space — proposed is 122 acres. Totals: 87.9 acres improved, 145.1 unimproved. At a maximum (using only RC 4,500 sq. ft. lot zoning) each detached building lot (256) and each multi-unit attached building (453) would trigger the requirement to have 1,000 sq. ft. of open space per lot and 1,000 per building unit at a maximum. At 780 lots/units (townhouses), this translates into 780,000 sq. ft. or 17.90 acres. The open space provision in terms of quantity appears compliant. Yet, where are the plan elements/details the City Council seeks?

b. Open Space Utilization.

Some areas, particularly a sloped hillside, are largely left as natural open space rather than developed as parks with amenities.

Community Improvements (per 2011 MDA):

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

Staff notes that open space preservation and contribution to community improvements are being addressed in accordance with the MDA and will be evaluated further during subdivision plat review.

c. Incorporation of trails, parks, and other open spaces included in the city's parks, trails, and open space master plan.

Unknown at this time/TBD.

d. Does the plan attempt to combine open spaces into larger, more usable parks and open spaces?

Yes — especially compared to the approved 2011 version — see "Regional Trails Exhibit".

2. Public Facilities. Does the proposed development include land designated for public uses, including churches, schools, community centers, etc.?

Other than an expected clubhouse etc., it appears that there is no intent to provide for a church, school or City-wide community facility. The City needs new improved open space/park plan

drawings. The elements of the original plan's parks etc. [and ownership identifiers] should be incorporated onto those drawings.

E. Miscellaneous.

1. "Wildlife Corridor" (EMMC 17.49). It is purposed to safeguard and connect habitats, allowing for movement, migration, foraging, breeding, dispersal of flora and fauna, and connectivity of their habitat. Fragmentation from development, roads, structures, excessive noise, or human activity can disrupt wildlife movement and increase human-wildlife conflict. Preservation of corridors, along with fencing and safe crossings, also supports recreation, open space, tourism, and education.

The impact of the proposed project on the deer migration Corridor has been raised previously for Lower Hidden Valley. In the Fall of 2022, the City's Wildlife Planner and Applicant discussed installing an 8' wire fence with Perry Homes using wooden poles and hog wire along the southern edge (east-west) as a channel/screen for wildlife. A crossing over Pony Express Parkway was also considered. Todd Black, former City Wildlife Planner, reviewed the plan on August 5, 2025, leaving no written comments at that time, though he had previously commented (circa October 2022 and later) on the fence, crossing, and petroglyph preservation.

The Eagle Mountain Nature & Wildlife Alliance has provided input regarding the corridor and screening (see attached exhibit). During the Planning Commission hearing, Staff suggested verbally that the Applicant install the fencing, which placed the issue on the City's radar. Legal counsel has advised that conditioning approval on the fence may be challenging unless the City Council determines otherwise, due to rational nexus and rough proportionality requirements. Options discussed included the Applicant fronting the cost, with potential reimbursement for upsizing or the City seeking outside funding from other groups. The Applicant is proposing allocation of all or a part of Area-7 for devotion to the Corridor vs. using it for housing.

Staff does not want to suggest imposition of (a) requirement(s) that is/are unfeasible or unfair, but also seeks to protect the City's interests. Any amended Development Agreement should reference Wildlife Corridor standards in EMMC 17.49, particularly §17.49.060, 070, and 080. Note: Current fencing standards in Chapter 49 specify 7' tall fences, not 8' as previously voiced. §17.49.060.G codifies this requirement.

"G. Fencing and Walls.

1. All fencing located within the wildlife corridor overlay zone needs city council approval after receiving recommendations from the city's wildlife biologist/environmental planner.
2. Wildlife impermeable fencing is not permitted within the wildlife corridor overlay zone unless it is necessary to mitigate human-wildlife conflicts and public safety. Wildlife impermeable fencing must follow the following criteria:
 - a. A fence or wall, other than a retaining wall, greater than or equal to seven feet above grade shall be installed. A seven-foot field wire mesh fence is the preferred method of fencing in residential areas.
 - b. The wildlife impermeable fencing shall safely and effectively prohibit fauna from traversing the landscape on the other side of the fence. Depending on the type of targeted species, some areas shall require wire to be buried below grade.
3. Wildlife permeable fencing for agricultural purposes that permits wildlife movement through the wildlife corridor is allowed if approved by the planning director. The following standards shall apply:

- a. If the planning director determines that the fencing meets the standards found in the Natural Resources Conservation Service (NRCS) "Wildlife Friendly Fencing" guidelines, these guidelines shall be followed. Existing fencing used for agricultural purposes is exempt from these requirements.
 - b. The planning director shall approve any other fencing practices employed that the landowner could demonstrate would allow wildlife to move freely through the corridor.
4. All other fences or walls are prohibited unless otherwise approved by the city."

The Wildlife Corridor map is currently being updated. The attached exhibit is dated (apparently circa summer of 2023), but still serves to illustrate the location of the corridor juxtaposed against Lower Hidden Valley.

F. Master Development Agreements Amendments (EMMC 16.10.090).

A. Amendments. After a master development is approved and prior to completion of the full buildout of the project, an amendment to the master development approval will require an approval for any proposed change to the MDP or MDA.

B. Amendment Review and Approval Process.

1. Application. An application for amendment must be submitted to the planning department. The application requirements will follow those outlined in EMMC 16.10.040, but will only require documents that are directly related to the particular amendment request." As the requested amendment entails a reconfiguration of the project as a whole, Staff believes the sought for documents related to criteria in 16.10.090 are fair to call for -- especially where many of the types of reports/studies that would provide information related to the criteria are apparently not in the City's archives or are dated.

G General Plan Amendment Aspect.

The General Plan's Future Land Use Map should be harmonized with the MDP request.

H. Proposed Multi-Family Buildings – Orientation and Access.

A recent ordinance amendment requires that: "Townhouse buildings in MF1 and MF2 zones shall completely front/abut on, and be accessed via, streets, not service drives; and, lots with apartment buildings thereon in MF1 and MF2 zones shall front/abut streets, but may have their parking spaces/lots accessed either via service drives or streets." (EMMC 17.25.040)

Under the original and amended Master Development Agreement (MDA), the Master Development Plan (MDP) map functions as a/the zoning map, designating all of Lower Hidden Valley as "Residential." This zone, however, is no longer codified. Pursuant to EMMC 17.32.010.B.3 & 4, the Tier III and IV Residential strata—which formerly allowed multi-family structures—are now equivalent to MF-1 and/or MF-2 Zones (case dependent). This reclassification directly affects building orientation and parking access standards for proposed multi-family structures. Current and prior MDP [concept] plan versions suggest possible non-conformance with the recently adopted ordinance. The Applicant has been informed of this concern and previously indicated intent to seek an exception to the standard.

While the Applicant has suggested that full compliance could reduce density contrary to the existing MDA and 1st Amendment, they have acknowledged that no detailed analysis has yet been performed to determine the actual impact of meeting the new frontage and access requirements to

verify whether such would truly be the case. Therefore, the code affecting multi-family street frontage and access may, or may not be, applicable/relevant.

...

"At the end of the day", approval of any MDP and MDA is a legislative-type, subjective matter.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public hearing of October 28, 2025, voted to recommend to the City Council that the project/amendment be approved. The Commission made their recommendation subject to developer/development compliance with the following conditions [not cited in verbatim]:

1. That the City Council or Staff analyze before the Council's [forthcoming] meeting who is [would be] responsible for installation of a [8' wildlife corridor screening] fence [along the southern side of the project (presumably for the full east/west length of the project's abutment to the Wildlife Corridor)], the comments by the Wildlife and Nature Alliance comments about the corridor; and,
2. That the Master Development Agreement be amended to remove the requirement that the entire project, when subdivided, must be done using a single preliminary plat; and,
3. That phasing changes be considered by the City Council (possibly switching the newly proposed phases 2 and 1); and,
4. That Staff investigates whether the Ridgeline Protection Overlay Zone applies to the property...

Further audible discussion subsequent to the vote addressed the issue of neighbor's challenges to historicity of the Lower Hidden Valley development as a whole and the intersection of the proposed Red Pine Road with Pony Express Parkway etc. Pod 4 was controversial.

ATTACHMENTS:

1. Ordinance
2. Proposed Pod Map
3. 2011 Master Development Agreement
4. 2023 Master Development Agreement - 1st Amendment
5. 03.06.2024 Approved Minutes - City Council
6. 04.01.2025 Approved Minutes - City Council
7. Roadway Hierarchy Plan
8. Roadway Classification Memo
9. City Engineer email re Red Pine Rd. etc.
10. Slope Analysis Plan
11. 10.14.25 - Email from Chris Turner
12. 10.14.25 - Email from Chris Turner 2
13. 10.24.25 - Public Comment - Chris Turner
14. 10.28.25 - Email EMMC Nature & Wildlife
15. 2023 Wildlife Corridor Map (being updated)

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SECOND AMENDMENT TO THE
LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLAN

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Second Amendment to the Lower Hidden Valley Master Development Plan, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Second Amendment to the Lower Hidden Valley Master Development Plan, as set forth in Exhibit A.

2. The Second Amendment to the Lower Hidden Valley Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of November, 2025.

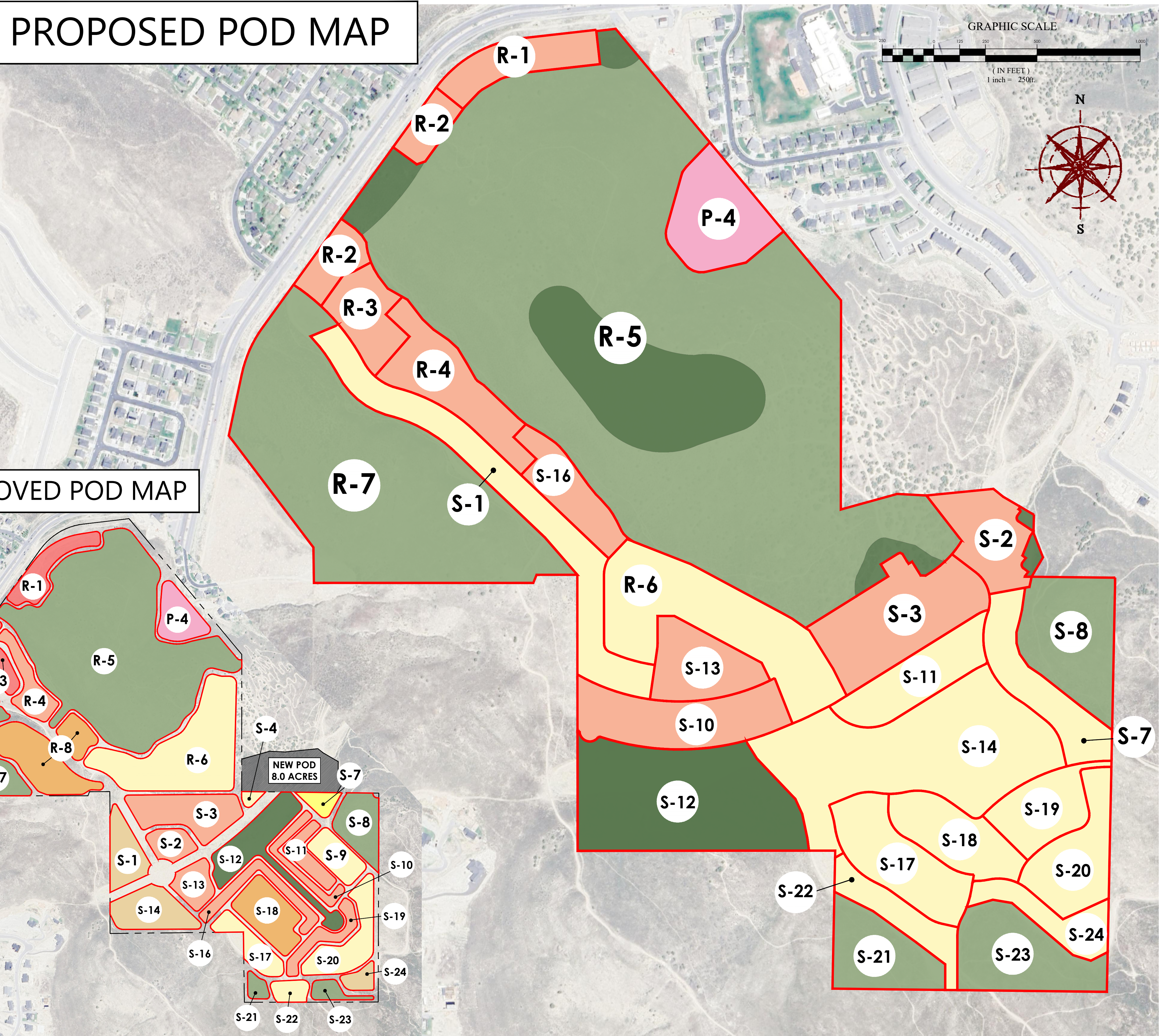
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett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

Gina L. Olsen, CMC
City Recorder

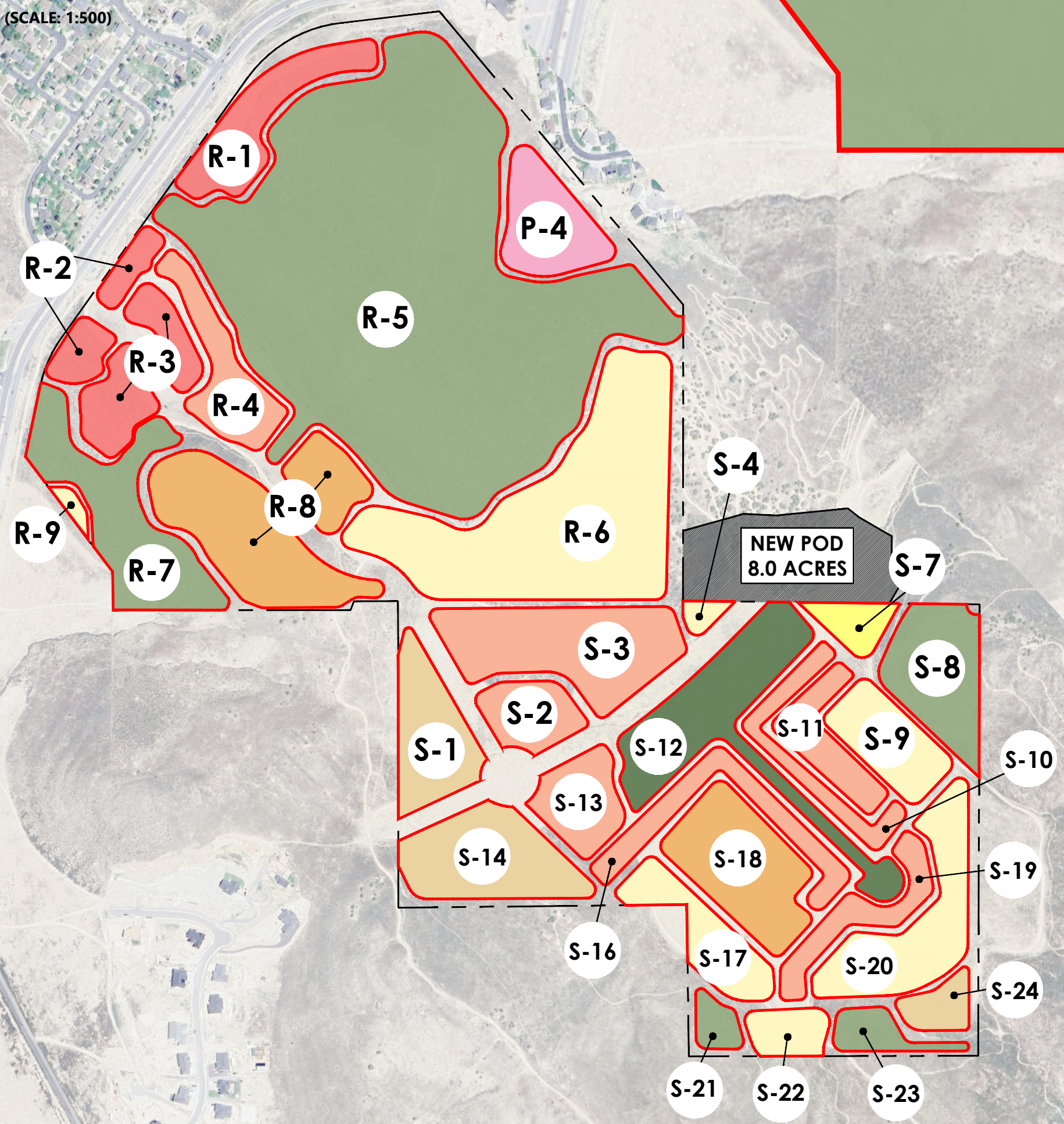
Posted on _____ by _____.

Exhibit A

PROPOSED POD MAP



APPROVED POD MAP



LEGEND

- MULTI-FAMILY

SFA - TOWNHOMES

SFA - TRIPLEX

SFA - TWIN HOMES

SFA - CLUSTER
- SFD - CLUSTER

SFD

PARKS & OPEN SPACE

NATIVE OPEN SPACE

POD BOUNDARY

POD	UNIT COUNT		LAND USE	
	APPROVED	PROPOSED	APPROVED	PROPOSED
P-4*	61	27	SFA - TRIPLEX	SFA - TRIPLEX
R-1*	56	53	MULTI-FAMILY	SFA - TOWNHOMES
R-2*	48	44	MULTI-FAMILY	SFA - TOWNHOMES
R-3*	45	36	MULTI-FAMILY	SFA - TOWNHOMES
R-4*	82	68	SFA - TOWNHOMES	SFA - TOWNHOMES
R-5*	N/A	N/A	PARK/OPEN SPACE	PARK/OPEN SPACE
R-6*	90	46	SFD	SFD
R-7*	N/A	N/A	PARKS	PARKS
R-8*	98	N/A	SFA - TWIN HOMES	N/A
R-9*	N/A	N/A	SFD - CHURCH SITE	N/A
S-1*	45	45	SFD - CLUSTER	SFD
S-2*	41	26	SFA - TOWNS/CHURCH	SFA - TOWNHOMES
S-3*	110	85	SFA - TOWNHOMES	SFA - TOWNHOMES
S-4*	2	N/A	SFD	N/A
S-7*	15	14	SFA - CLUSTER	SFD
S-8	N/A	N/A	NATIVE OPEN SPACE	NATIVE OPEN SPACE
S-9*	18	N/A	SFD	N/A
S-10*	48	40	SFA - TOWNHOMES	SFA - TOWNHOMES
S-11*	33	30	SFA - TWIN HOMES	SFD
S-12*	N/A	N/A	PARK	PARK
S-13*	50	30	SFA - TOWNHOMES	SFA - TOWNHOMES
S-14*	66	65	SFD - CLUSTER	SFD
S-16*	60	44	SFA - TOWNHOMES	SFA - TOWNHOMES
S-17*	17	14	SFD	SFD
S-18*	75	10	SFA - TWIN HOMES	SFD
S-19*	36	7	SFA - TWIN HOMES	SFD
S-20*	72	12	SFD - GARDEN	SFD
S-21	N/A	N/A	NATIVE OPEN SPACE	NATIVE OPEN SPACE
S-22*	16	6	SFD - GARDEN	SFD
S-23	N/A	N/A	NATIVE OPEN SPACE	NATIVE OPEN SPACE
S-24*	20	7	SFD - CLUSTER	SFD
NEW POD	52	N/A	N/A	N/A
TOTAL	1256	709		

* INDICATES A CHANGE IN UNIT COUNT, POD LOCATION, AND/OR LAND USE TYPE

TOTAL PROJECT AREA: 244.6 ACRES

APPROVED DEVELOPABLE AREA: 148.8 ACRES
PROPOSED DEVELOPABLE AREA: 112.7 ACRES

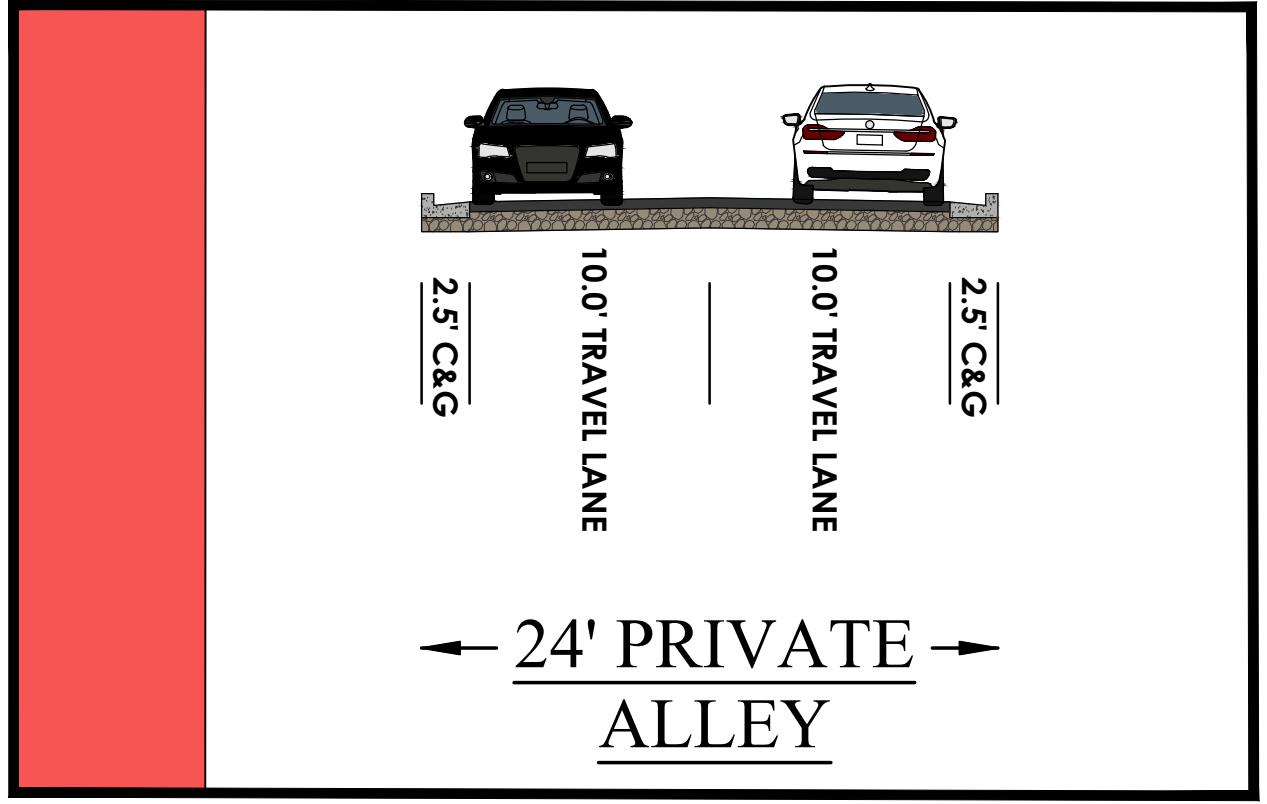
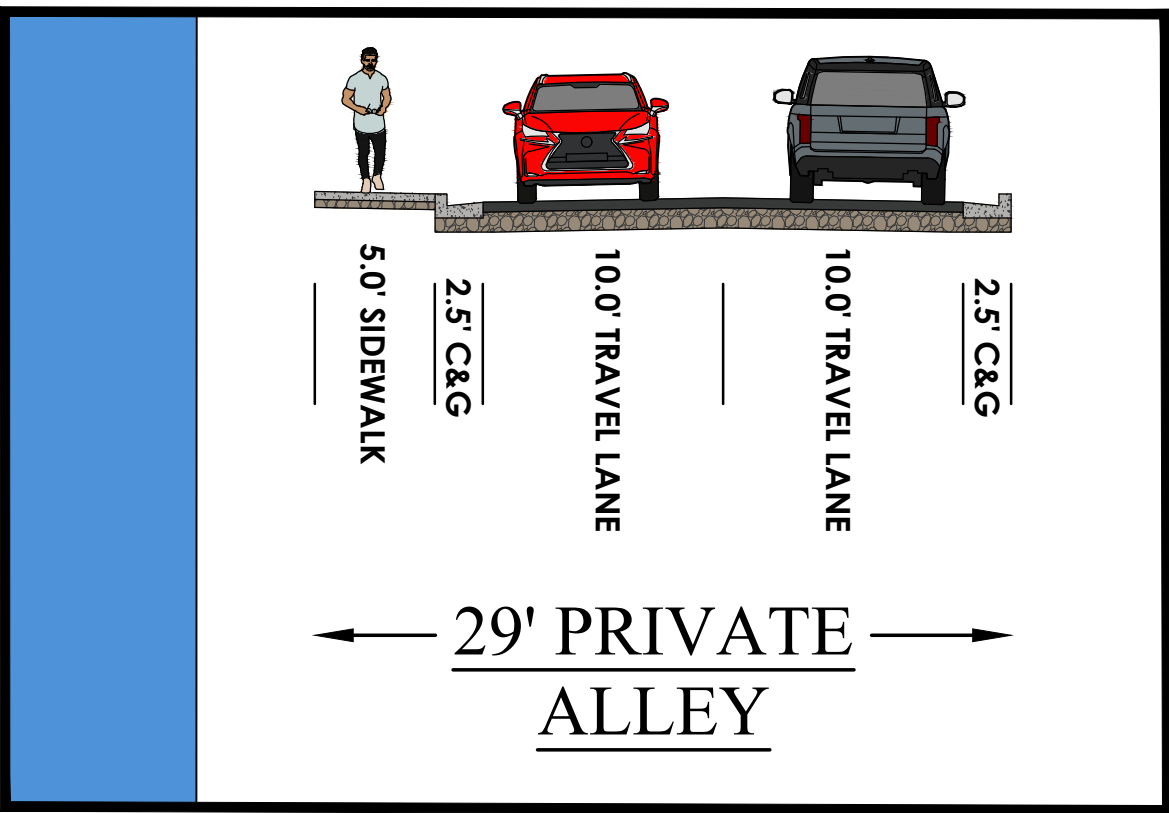
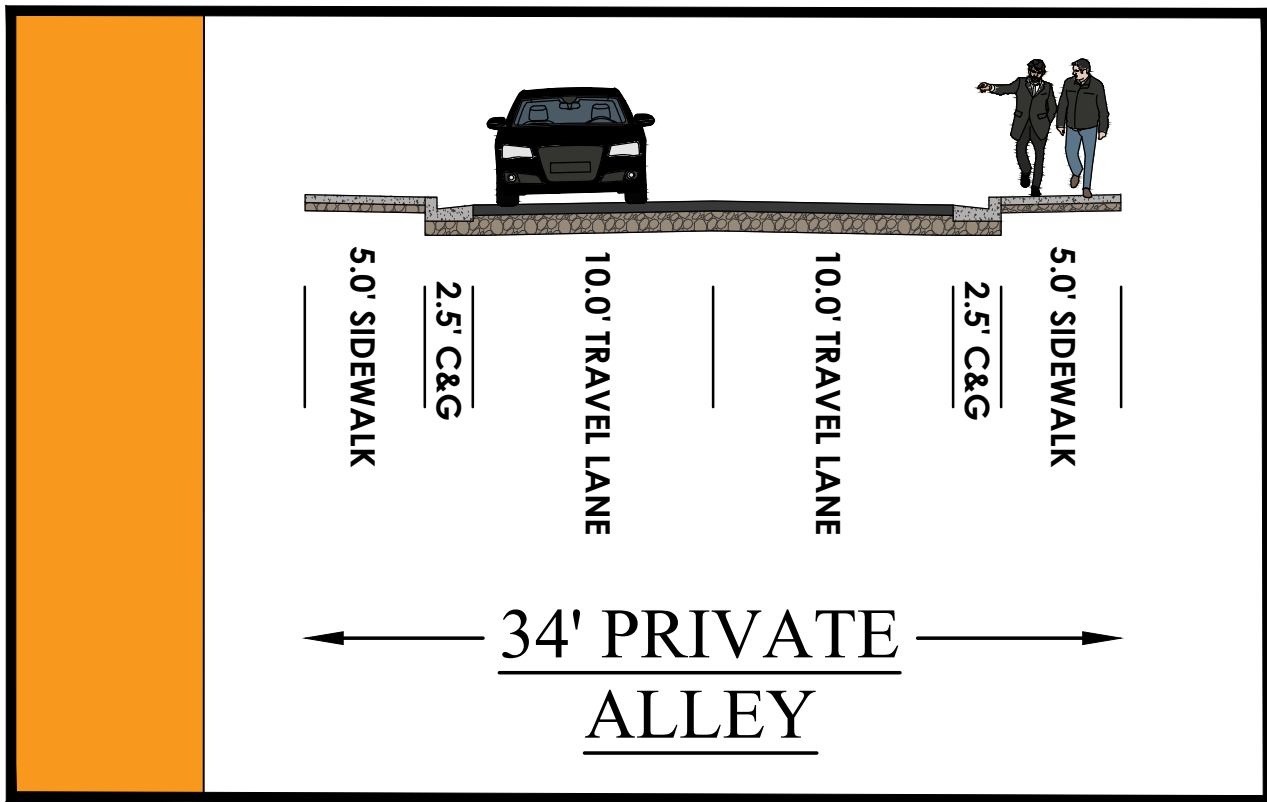
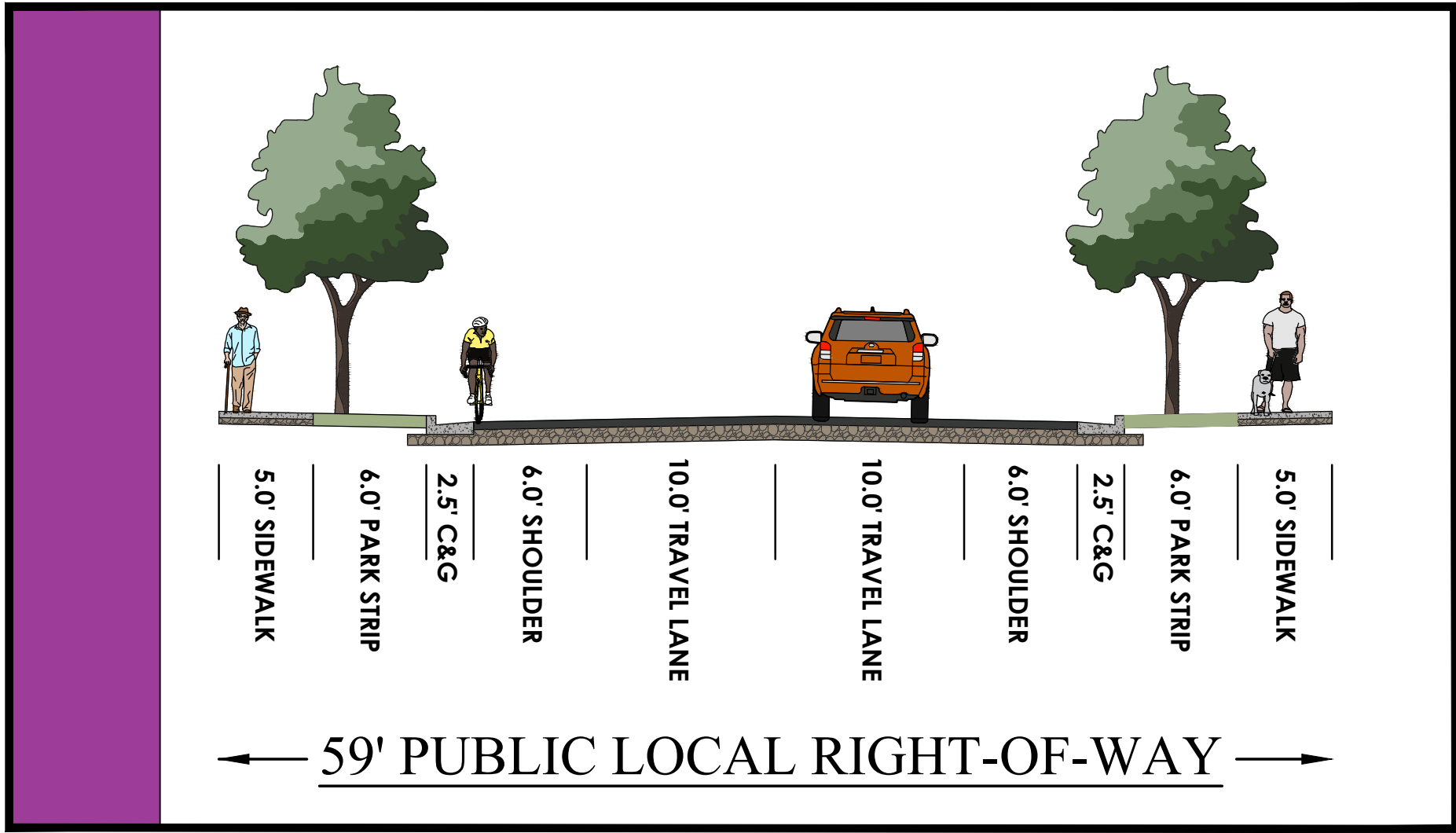
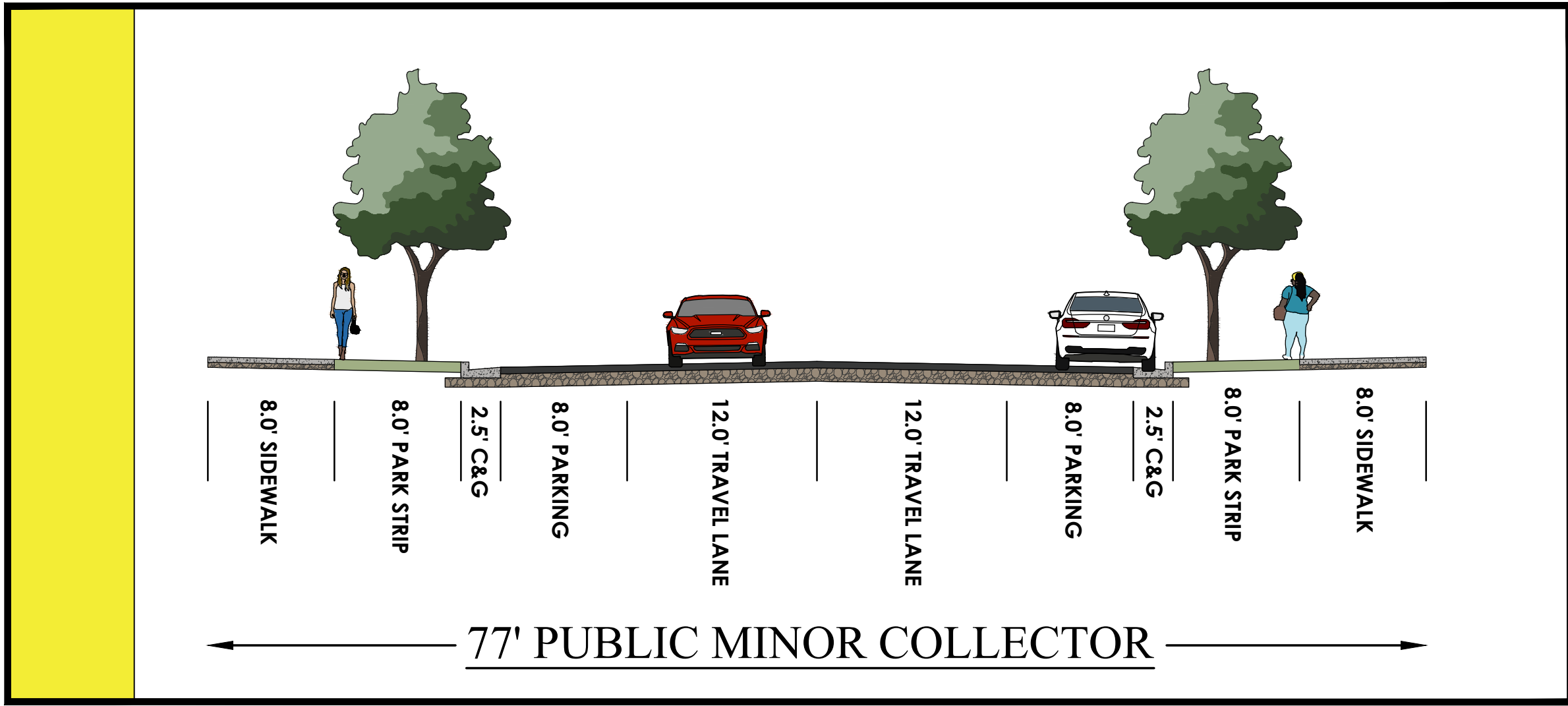
TOTAL APPROVED OPEN SPACE: 100.5 ACRES
TOTAL PROPOSED OPEN SPACE: 131.9 ACRES

THE TRAILS AT HIDDEN VALLEY pod comparison exhibit

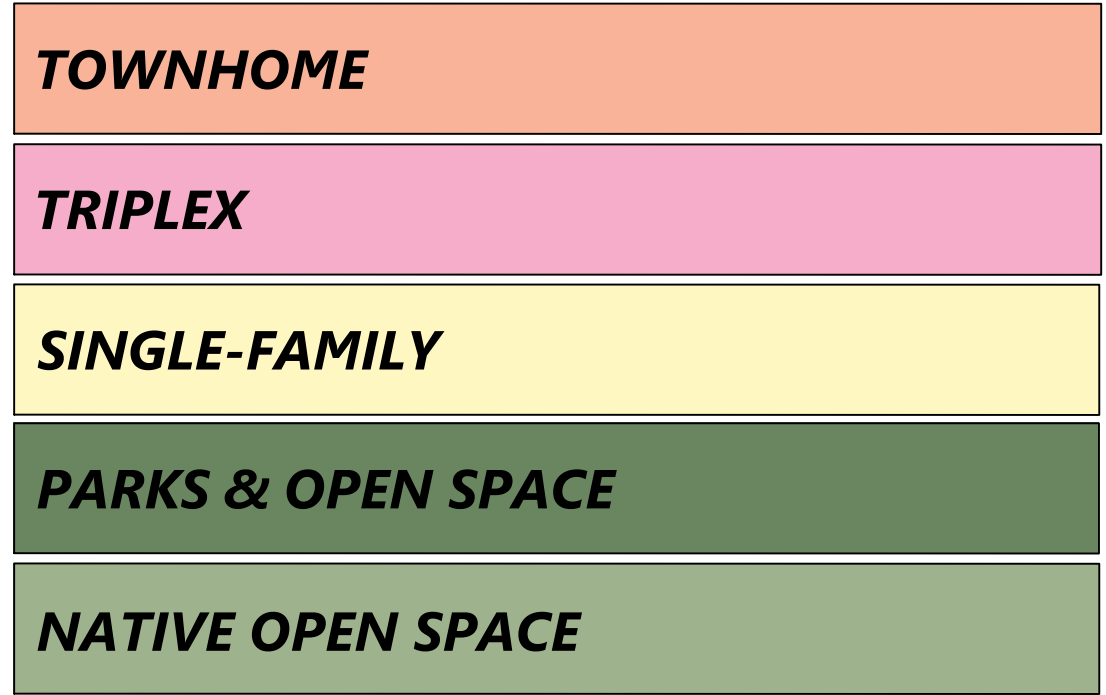
EAGLE MOUNTAIN CITY, UTAH COUNTY
10/6/2025
23-0134



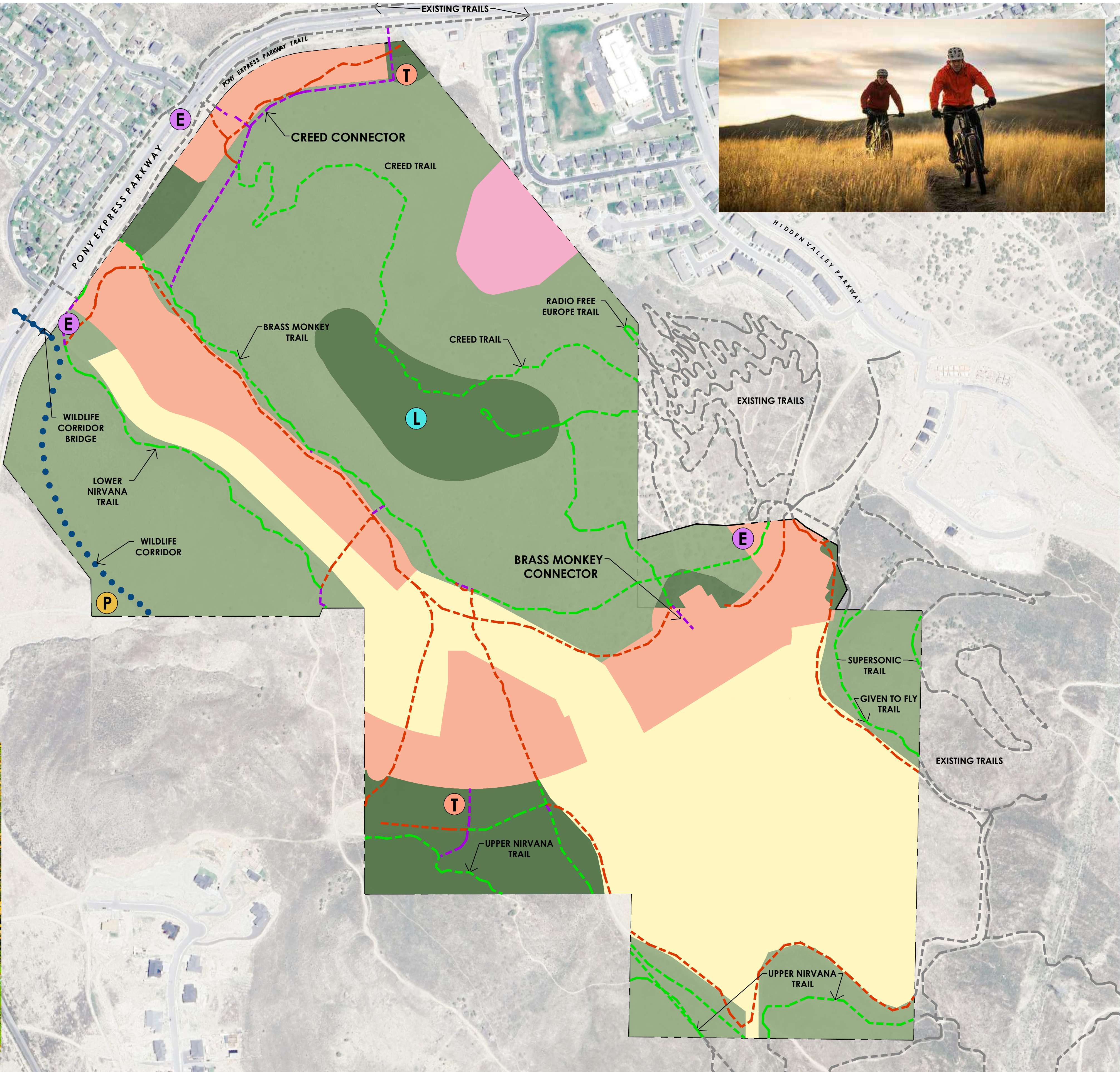
LEGEND



LAND USE TYPE



THE TRAILS AT HIDDEN VALLEY street classification exhibit



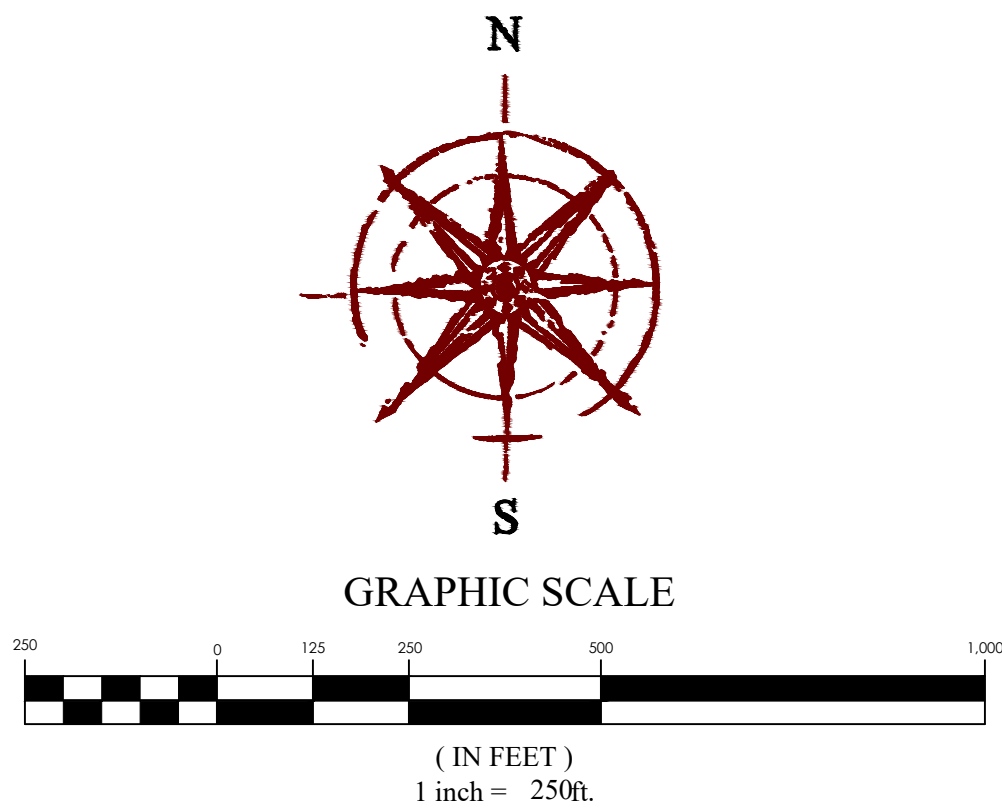
LEGEND

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

LAND USE TYPE

	TOWNHOME
	TRIPLEX
	SINGLE-FAMILY
	PARKS & OPEN SPACE
	NATIVE OPEN SPACE

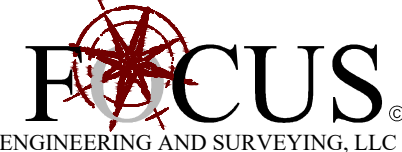
APPROVED IMPROVED OPEN SPACE	26.4 AC
PROPOSED IMPROVED OPEN SPACE	26.4 AC
APPROVED NATIVE OPEN SPACE	74.1 AC
PROPOSED NATIVE OPEN SPACE	105.5 AC
TOTAL APPROVED OPEN SPACE	100.5 AC
TOTAL PROPOSED OPEN SPACE	131.9 AC

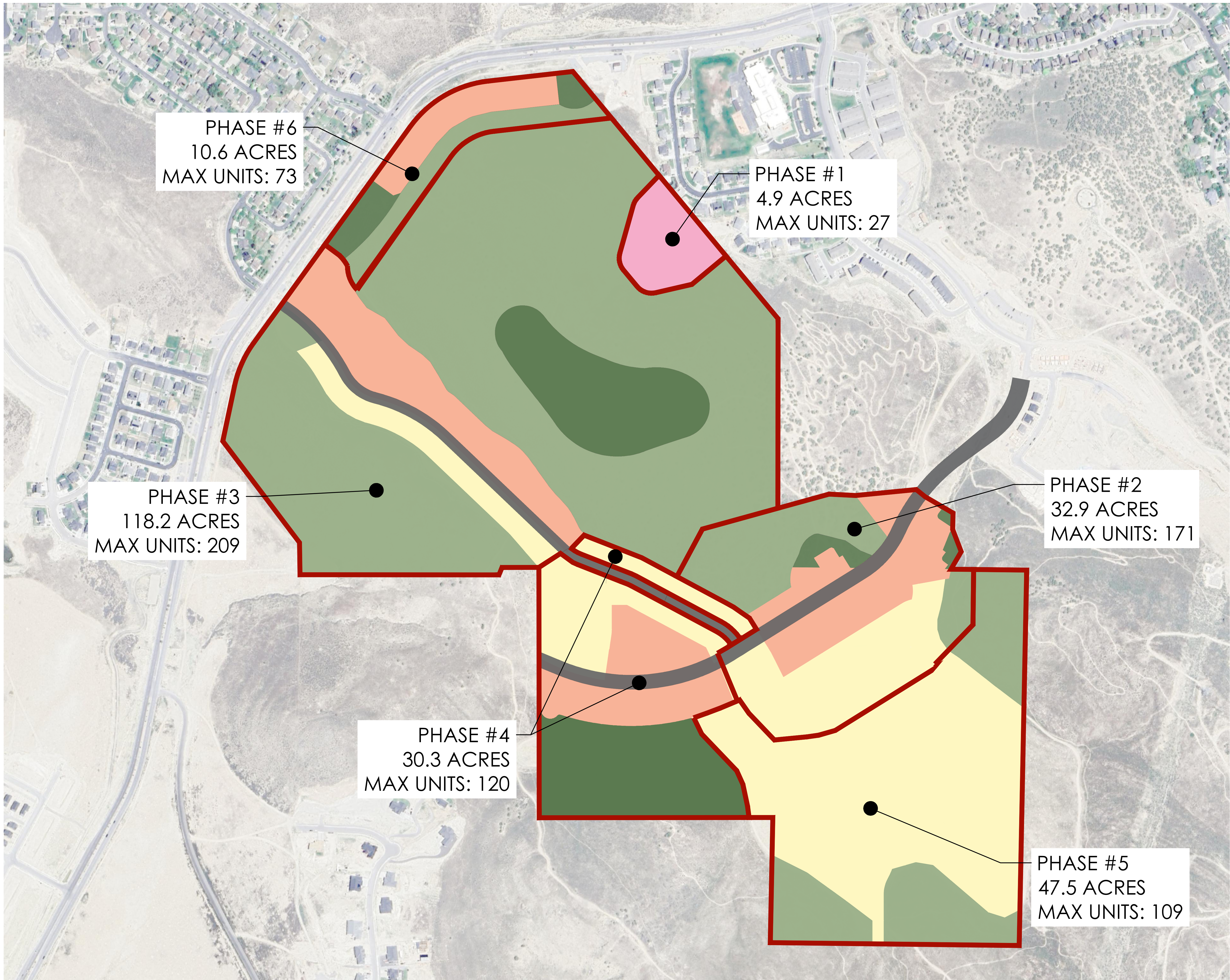


NOTE: TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

THE TRAILS AT HIDDEN VALLEY regional trails exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
10/6/2025
23-0134



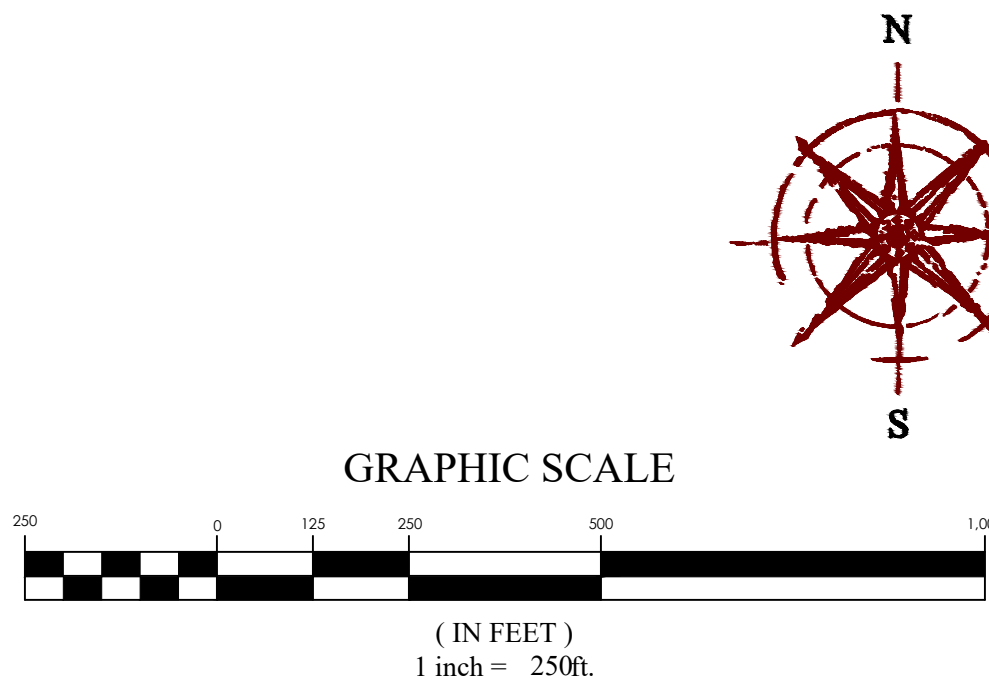


PHASE	ACREAGE	TOTAL UNITS
1	4.9 ACRES	27 UNITS
2	32.9 ACRES	171 UNITS
3	118.2 ACRES	209 UNITS
4	30.3 ACRES	120 UNITS
5	47.5 ACRES	109 UNITS
6	10.6 ACRES	73 UNITS

MAXIMUM TOTAL UNITS: 709

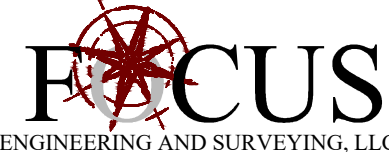
LEGEND

TOWNHOME
TRIPLEX
SINGLE-FAMILY
PARKS & OPEN SPACE
NATIVE OPEN SPACE
PHASE BOUNDARY
BACKBONE ROADS



THE TRAILS AT HIDDEN VALLEY phasing plan

EAGLE MOUNTAIN CITY, UTAH COUNTY
10/3/2025
23-0134



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

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

This Agreement is made with reference to the following facts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

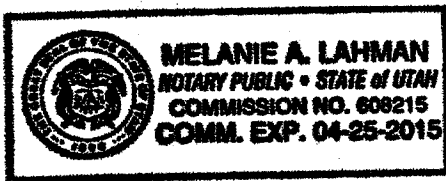
DATED this 23rd day of June, 2011.

OMR INVESTMENTS, LLC

By: [Signature]
Print Name: Bill Turnbull
Title: Manager, Sage Communities LLC,
Manager of OMR Investments, LLC

STATE OF UTAH)
:SS
COUNTY OF UTAH)

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



Melanie A. Lahman
NOTARY PUBLIC

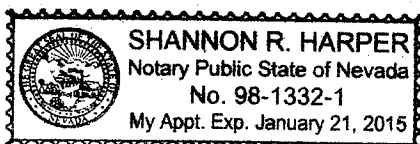
DATED this 14th day of June, 2011.

VESTIN MORTGAGE, INC.

By: [Signature]
Print Name: Michael V. Shustek
Title: President

NEVADA
STATE OF ~~UTAH~~)
:SS
COUNTY OF CLARK)

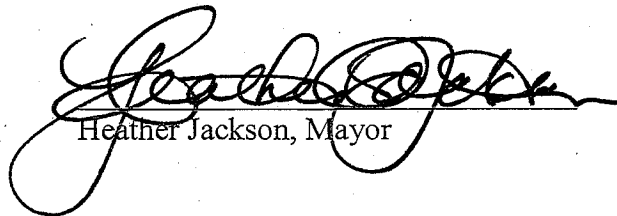
On the 14th day of JUNE, 2011, personally appeared before me
MICHAEL V. SHUSTEK, who being by me duly sworn, did say that he is the
PRESIDENT of VESTIN MORTGAGE, INC., and that the foregoing
instrument was duly authorized by the company and signed in behalf of said company.



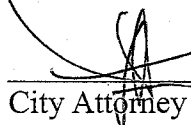
Shannon R. Harper
NOTARY PUBLIC

DATED this 4 day of May, 2011.

EAGLE MOUNTAIN CITY


Heather Jackson, Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:

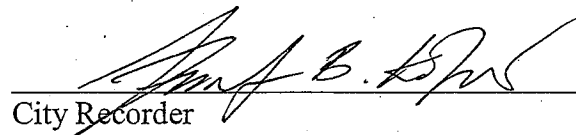

City Recorder



Exhibit A

[Legal Description]

EXHIBIT "A"

(Legal Description)

PARCEL 1:

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

PARCEL 2:

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

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

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

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

EXHIBIT "A"

Page 2

(Legal Description)

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

(Tax Parcel No. 58:040:0010)

Exhibit B

[Land Use Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Master Development Plan

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

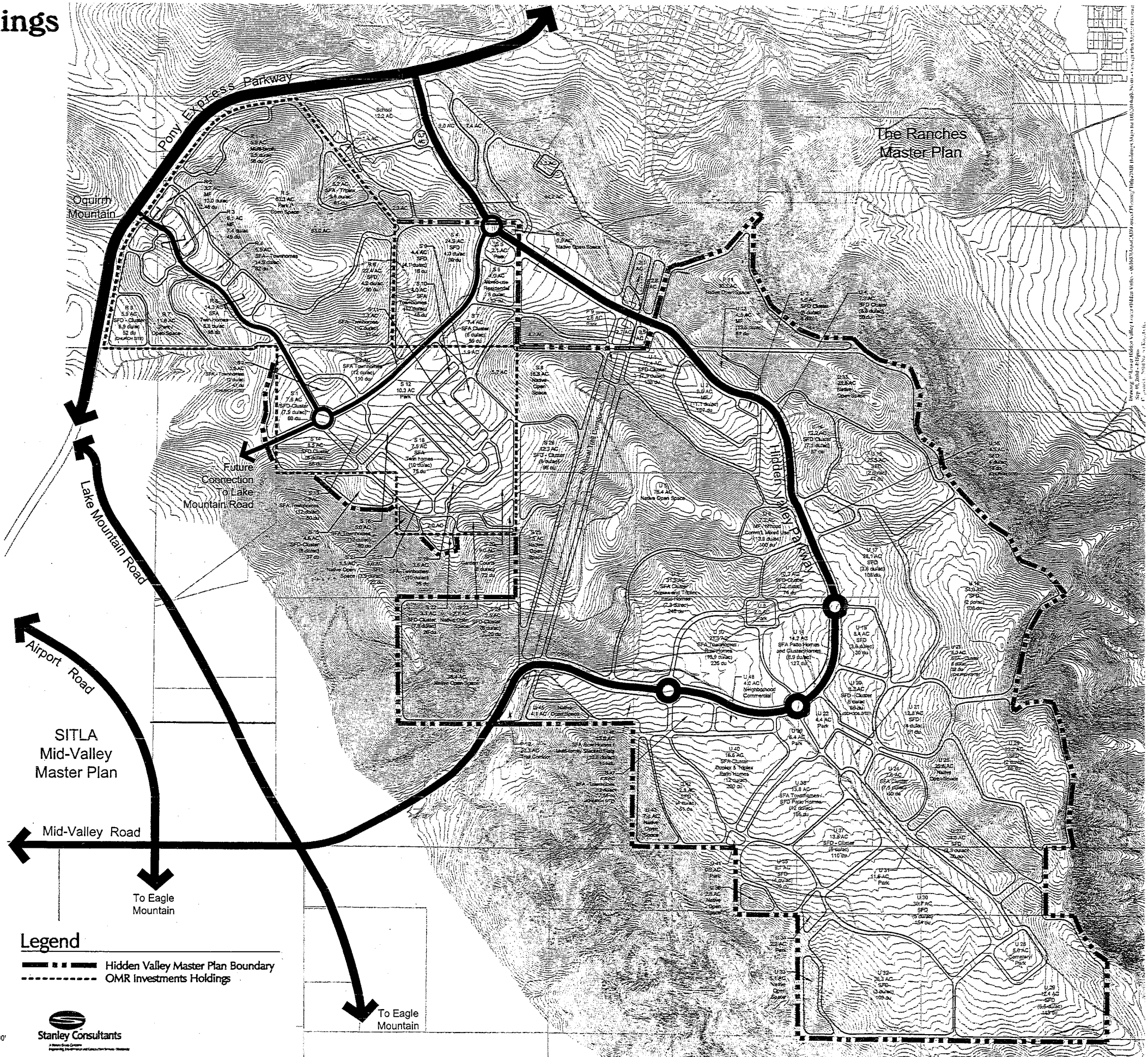


Exhibit C

[Phasing Map]

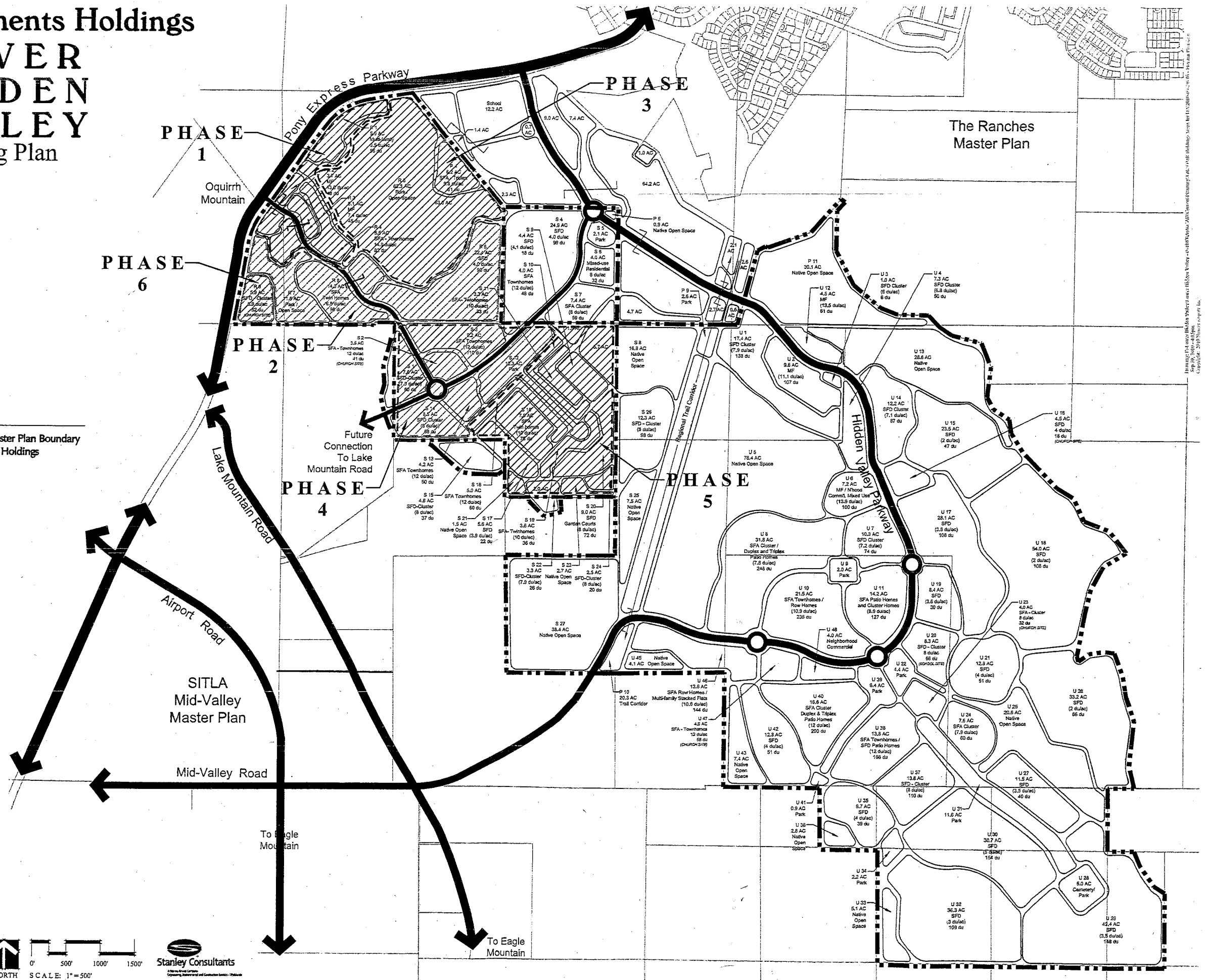
OMR Investments Holdings

LOWER HIDDEN VALLEY

Phasing Plan

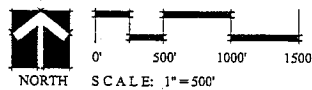
Legend

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



LOWER HIDDEN VALLEY
Phasing Plan

Eagle Mountain City, Utah
September 29, 2010



Stanley Consultants
Planning & Design
Engineering & Construction Services

Planning & Design: Lower Hidden Valley Phasing Plan, Eagle Mountain City, Utah, September 29, 2010. All rights reserved. No part of this document may be reproduced without written permission from Stanley Consultants.

Exhibit D

[Development Code]

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

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

0.81 to 1.6 dwelling units per acre: Tier I.

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

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

1.61 to 5.2 dwelling units per acre: Tier II.

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

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

5.21 to 12.2 dwelling units per acre: Tier III.

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

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

12.21 to 22.7 dwelling units per acre: Tier IV.

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

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

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 80 Acres

Tier III and IV: 20 Acres

$8\% \times 100 = 8$ Acres

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

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

Example 2

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 50 Acres

Tier III and IV: 50 Acres

$8\% \times 100 = 8$ Acres

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

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

Example 3

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 25 Acres

Tier III and IV: 5 Acres

$8\% \times 30 = 2.4$ Acres

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

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

Example 4

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 0 Acres

Tier III and IV: 30 Acres

$8\% \times 30 = 2.4$ Acres

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

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

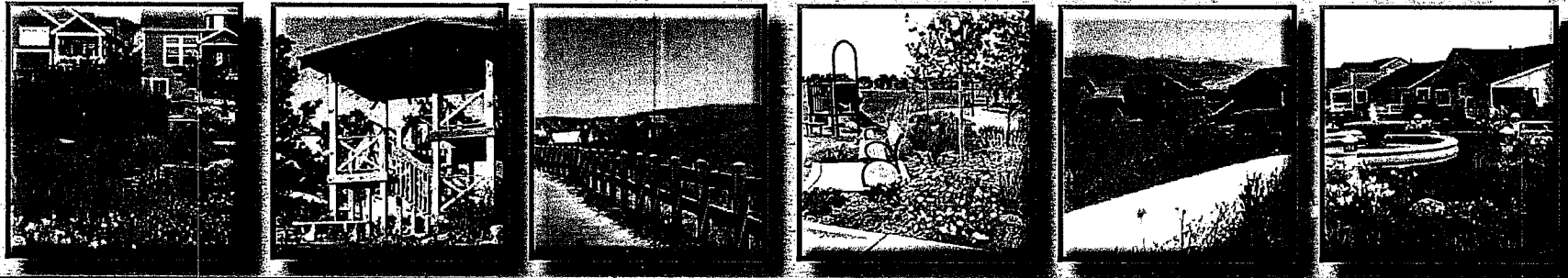
[Ord. O-24-2008 § 2 (Exh. A, Exh. 6.5)].

Exhibit E

[Design Guidelines]

HIDDEN VALLEY COMMUNITY MASTER DESIGN GUIDELINES

EAGLE MOUNTAIN, UTAH



SEPTEMBER 1, 2010

PREPARED FOR:

CADENCE CAPITAL

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

SAGE COMMUNITIES

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

STATE OF UTAH

SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

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

PREPARED BY:

NUSZER KOPATZ URBAN DESIGN ASSOCIATES/STANLEY CONSULTANTS, INC.

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

TABLE OF CONTENTS

Chapter 1.....	Introduction.....	Page 1
Chapter 2.....	Guiding Principles and Regulatory Framework.....	Page 5
Chapter 3.....	Site Planning Guidelines.....	Page 13
	General Planning Standards	Page 14
	Single-family Neighborhoods	Page 23
	Multifamily Neighborhoods	Page 27
	Commercial Neighborhoods	Page 28
	Institutional Development Areas	Page 29
	Circulation and Street Standards	Page 31
	Parking	Page 35
	Parks and Open Space	Page 38
Chapter 4.....	Design Standards.....	Page 43
	Architecture Guidelines	Page 45
	Elevation Articulation (EA) Ratio	Page 78
	Landscape Guidelines	Page 90
	Signage & Wayfinding Guidelines	Page 104
	Lighting Guidelines	Page 109
Chapter 5.....	Figures.....	Page 111
Chapter 6.....	Appendix.....	Page 123
	Definitions	Page 124
	Approved Plant List	Page 128
	Design Review Checklist	Page 134
	Enhanced EA Ratio Requirements	Page 138

HIDDEN VALLEY

Chapter 1 - Introduction

1.1 Purpose and Intent of the
Guidelines

1.2 How to Use these Guidelines

Chapter 2 - Guiding Principles and Regulatory Framework

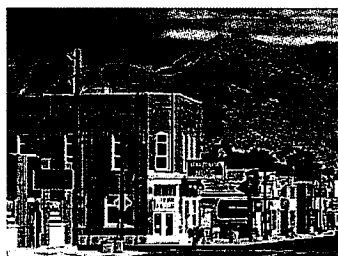
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

CHAPTER 1 INTRODUCTION



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



1.1 PURPOSE AND INTENT OF THE GUIDELINES

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

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

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

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

1.2 HOW TO USE THESE GUIDELINES

The Guidelines are divided into three parts:

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

1.1 Purpose and Intent of the Guidelines

1.2 How to Use these Guidelines

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

CHAPTER 2

GUIDING PRINCIPLES AND REGULATORY FRAMEWORK

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

2.1 Community Vision & Guiding Principles

2.2 Conflicts with Other Regulations

2.3 Design Review Process

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



2.1 COMMUNITY VISION & GUIDING PRINCIPLES

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

2.1.1 Design Theme

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



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

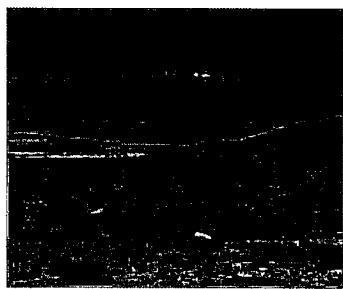
2.1.2 Historical Context, Site Description

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

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

2.1.3 Community Background

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



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

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

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

2.2 Conflicts with Other Regulations

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

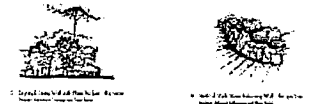
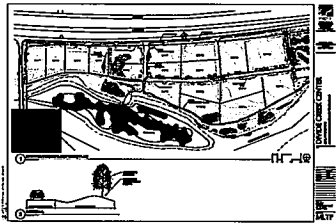
Exceptions to the specific provisions of the Hidden Valley Community Master Design Guidelines may be granted by the Hidden Valley DRC at its sole discretion. All exceptions are considered unique, and are not to be a precedent for any future decision by the Hidden Valley DRC.

2.2.1 Additional Sources for Information

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

The Design Review Process will address the following:

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



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

2.3 DESIGN REVIEW PROCESS

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

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

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

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

2.3.1 Five Steps of Process

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

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

Step 1: Pre-Design Meeting

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

Step 2: Preliminary Plan Submittal

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

Site Survey

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

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

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

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

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

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

2.1 Community Vision & Guiding

Principles

2.1.1 Design Theme

2.1.2 Historical Context, Site Description

2.1.3 Community Background

2.2 Conflicts with Other Regulations

2.2.1 Additional Sources for Information

2.3 Design Review Process

2.3.1 Five Steps of Process

2.3.2 Review of Modification

2.3.3 Variances

2.3.4 Appeals

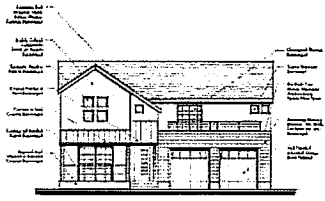
2.3.5 DRC Review Process

Chapter 3 - Site Planning Guidelines

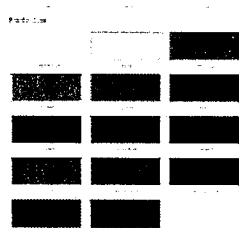
Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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



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

Step 3: Final Plan Submittal

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

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

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

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

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

Architecture Plans (at the same scale as site plans)

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

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

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

Step 4: Construction Period

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

Step 5: Final Inspection

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

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

2.3.2 Review of Modification

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

2.3.3 Variances

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

2.1 Community Vision & Guiding

Principles

2.1.1 Design Theme

2.1.2 Historical Context, Site Description

2.1.3 Community Background

2.2 Conflicts with Other Regulations

2.2.1 Additional Sources for Information

2.3 Design Review Process

2.3.1 Five Steps of Process

2.3.2 Review of Modification

2.3.3 Variances

2.3.4 Appeals

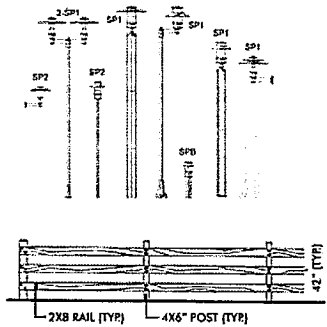
2.3.5 DRC Review Process

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

Hidden Valley DRC:

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

2.3.4 Appeals

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

2.3.5 Hidden Valley DRC Review Process

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

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

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

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

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

CHAPTER 3

SITE PLANNING GUIDELINES

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle and Other Non-Motorized Circulation

3.6 Parks and Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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



3.1 PURPOSE AND OVERVIEW

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

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

3.2 GENERAL PLANNING STANDARDS

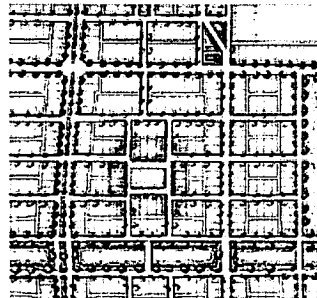
3.2.1 Principles of Community Design

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

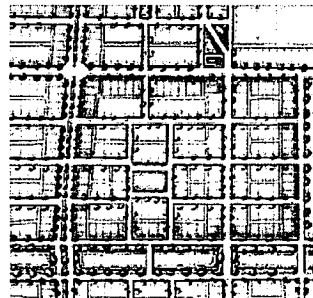
The intent of community design principles is that Hidden Valley be composed of a well-connected series of neighborhoods, each defined by a unique character and set of amenities. These neighborhoods, as the fundamental building blocks of Hidden Valley, may be composed of residential lots or commercial,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

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

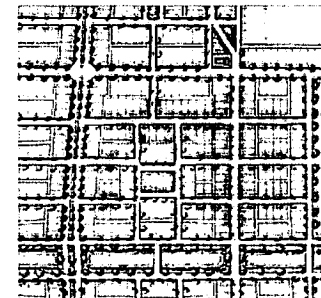
The three zones of a Neo-Traditional Neighborhood



Center



Edge



Interior

3.2.1.1 Neo-Traditional Neighborhoods

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

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

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

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



Examples of neighborhoods that incorporate neo-traditional design principles

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1 Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4 Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

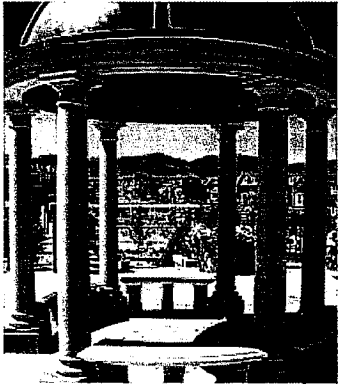
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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



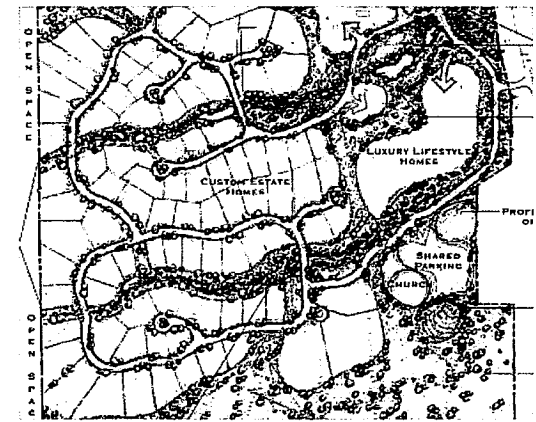
3.2.1.2 Conventional Neighborhoods

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

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

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

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



Examples of typical layouts for conventionally designed neighborhoods in hilly settings

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and “Uniqueness”

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

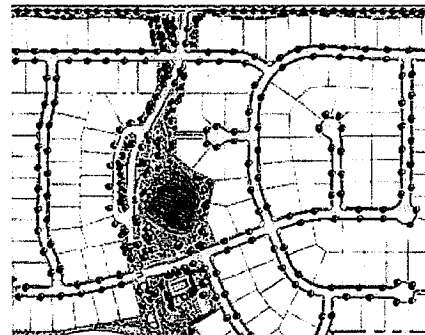
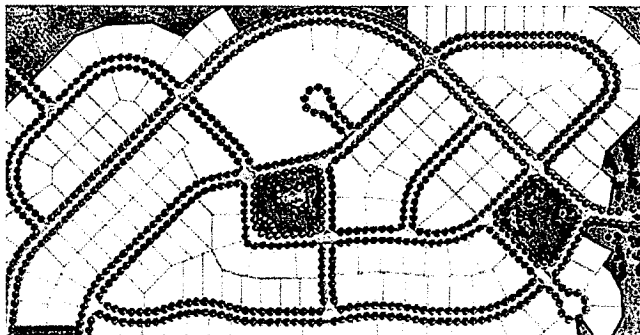
In order to create and define authentic and unique neighborhoods, it is important to incorporate the following principles:

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

3.2.2.2 Lot and Street Patterns

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

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



Typical neighborhood street patterns

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1. Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning

3.2.2.1 Neighborhood Character and “Uniqueness”

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

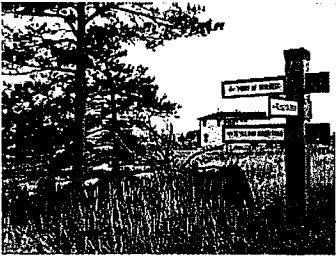
Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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



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

3.2.2.3 Sidewalk/ Trail Locations & Neighborhood Connectivity

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

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

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



3.2.2.4 Ridgelines and View Preservation

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

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

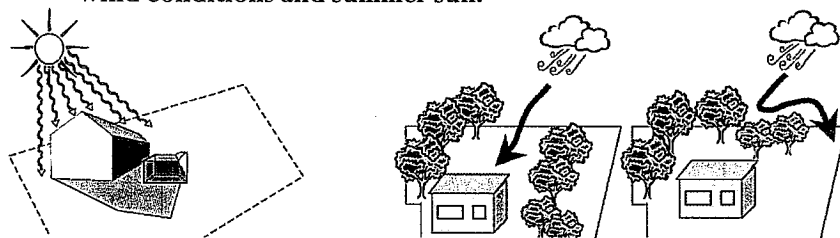
The steep hillsides and ridgelines at Hidden Valley are areas of high visibility. Where homes or other buildings are on steeply sloping sites around the perimeter of the valleys, a higher architectural finish is expected, as these buildings will be visible from the valley floors. Inside development parcels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

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

3.2.2.5 Climatic Conditions: Solar Orientation and Wind Patterns

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

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



3.2.2.6 Sustainability: Best Practices and Goals

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

- 3.2.1. Principles of Community Design
- 3.2.1.1 Neo-Traditional Neighborhoods
- 3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning

- 3.2.2.1 Neighborhood Character and "Uniqueness"
- 3.2.2.2 Lot and Street Patterns
- 3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
- 3.2.2.4 Ridgelines and View Preservation
- 3.2.2.5 Climactic Conditions: Solar and Wind
- 3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

- 3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
- 3.2.3.2 Preservation of Existing Vegetation
- 3.2.3.3 Stormwater/Drainage Management
- 3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types

- 3.2.4.1 Single-family Detached
- 3.2.4.2 Single-family Cluster
- 3.2.4.3 Single-family Attached
- 3.2.4.4 Multifamily
- 3.2.4.5 Commercial & Mixed-use Development Areas
- 3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

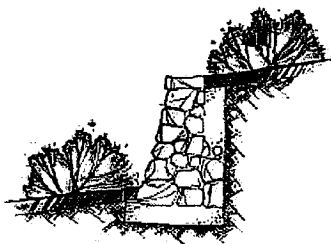
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



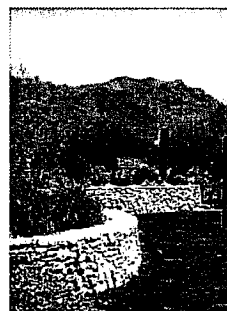
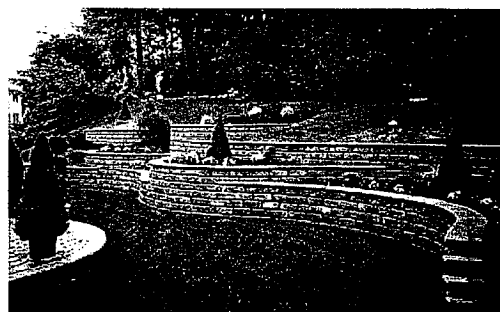
Retaining walls are encouraged to be constructed of natural materials, especially in highly visible areas to blend in with the community's natural setting.

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control & Retaining Wall Design

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

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



3.2.3.2 Preservation of Existing Vegetation

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

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



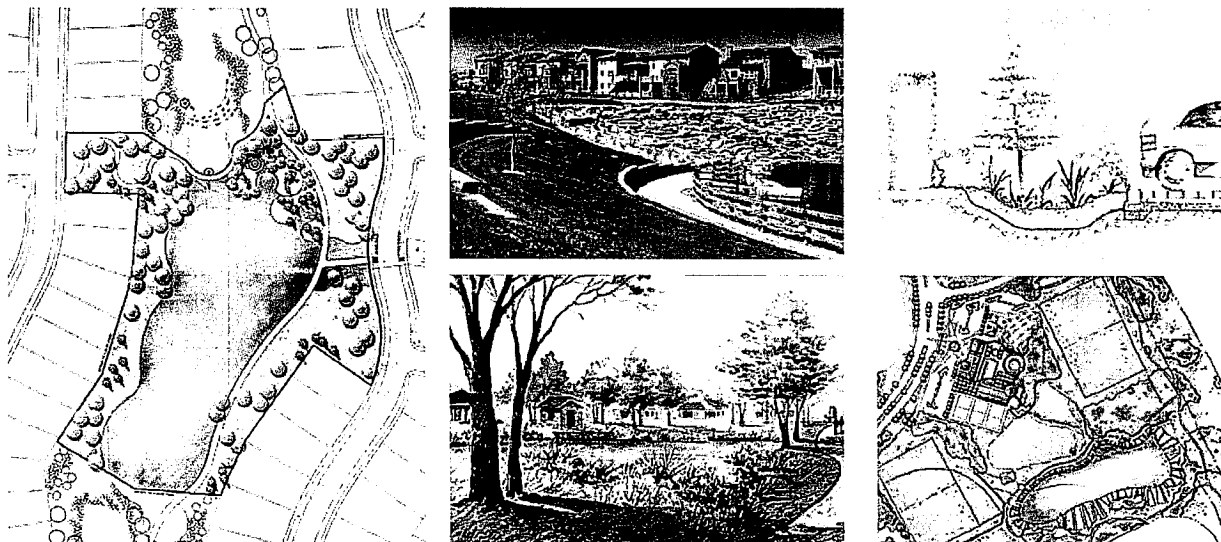
Existing vegetation is part of the beauty of the site, and as such, it should be preserved and enhanced when possible.

3.2.3.3 Storm Water / Drainage Management

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

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1 Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4 Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

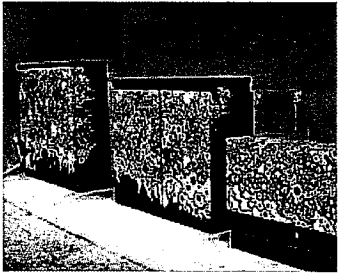
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

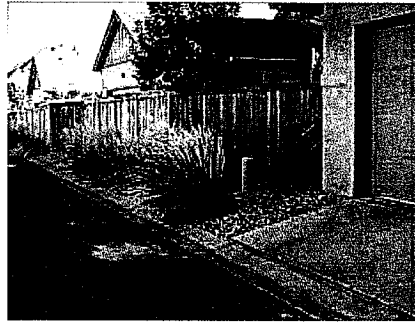


Artfully decorated utility transformers.

3.2.3.4 Easements & Utilities

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

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



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



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

3.2.4 Neighborhood Types

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

3.2.4.1 Single-family Detached Neighborhoods

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

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

Product variation per neighborhood

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

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

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

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



Distinct floor plans and elevations contribute to an interesting neighborhood

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1 Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4 Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

Diversity and Distribution of Home Types

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

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

Varied Lot Width and Side-yard Setbacks

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

Varied Garage Placement and Orientation

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

Home Placement and Garage Access

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

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

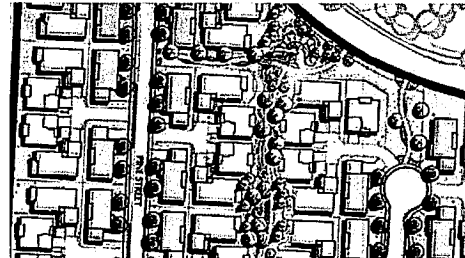
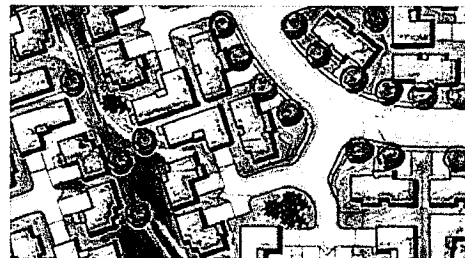
Similar lots on a given block shall provide a mix of floor plans and elevations to create variation in building relationships.

3.2.4.2 Single-family Cluster Development

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

The following design techniques should be implemented whenever possible:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1. Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning

3.2.2.1 Neighborhood Character and “Uniqueness”

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climactic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multi-family

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

3.2.4.3 Single-family Attached Neighborhoods

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

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

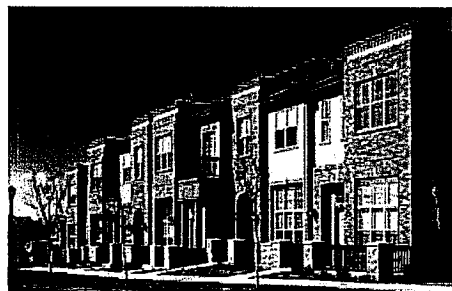
- Vary front setbacks to avoid a long row of “lined up” buildings.
- Place the front doors of homes along the streets, to define the street and create a pedestrian-friendly environment.
- Use staggered and jogged unit planes within the same structure to create an interesting street scene.
- Use materials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

Clustering Buildings

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

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

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



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

3.2.4.4 Multifamily Neighborhoods

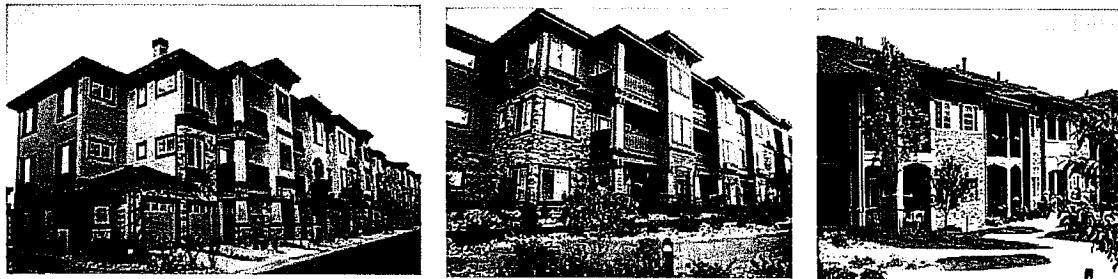
Multi-family developments add an important component to the home types available at Hidden Valley. Multi-family developments further add diversity to the community, and should be designed so that they are integrated into the fabric of Hidden Valley.

The following site planning techniques should be implemented whenever possible:

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

Support Facilities and Service Areas

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



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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1. Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning

3.2.2.1 Neighborhood Character and “Uniqueness”

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

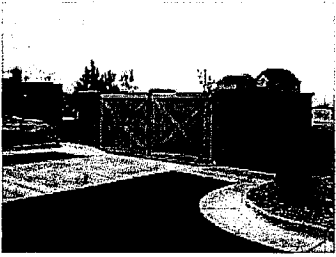
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

Screening for Loading and Trash Collection

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

Parking

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

3.2.4.5 Commercial and Mixed-Use Development Areas

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

Types of Development

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

Building Orientation

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

Parking

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

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



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

Service Areas

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

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

3.2.4.6 Institutional Development Areas

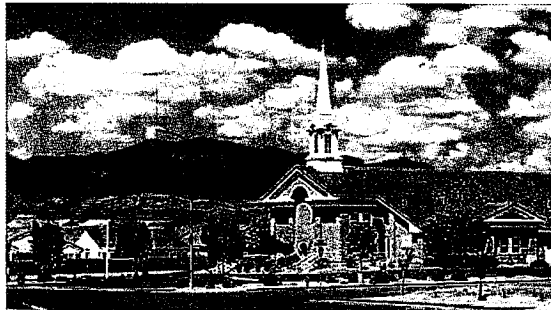
Institutional areas include churches, schools, fire stations, libraries, recreation facility buildings, and buildings for other public uses.

Churches

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

The following site planning techniques shall be followed:

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



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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

- 3.2.1. Principles of Community Design
- 3.2.1.1 Neo-Traditional Neighborhoods
- 3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning

- 3.2.2.1 Neighborhood Character and “Uniqueness”
- 3.2.2.2 Lot and Street Patterns
- 3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
- 3.2.2.4 Ridgelines and View Preservation
- 3.2.2.5 Climactic Conditions: Solar and Wind
- 3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

- 3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
- 3.2.3.2 Preservation of Existing Vegetation
- 3.2.3.3 Stormwater/Drainage Management
- 3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types

- 3.2.4.1 Single-family Detached
- 3.2.4.2 Single-family Cluster
- 3.2.4.3 Single-family Attached
- 3.2.4.4 Multifamily
- 3.2.4.5 Commercial & Mixed-use Development Areas
- 3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

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

Schools & Other Public Uses

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

The following site planning techniques shall be followed:

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



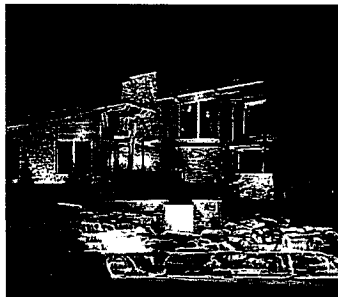
Examples of high-quality materials and well-placed details and landscaping

Recreation Facility Buildings

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

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

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



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.2.1 Principles of Community Design

3.2.1.1 Neo-Traditional Neighborhoods

3.2.1.2 Conventional Neighborhoods

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

3.2.2.2 Lot and Street Patterns

3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity

3.2.2.4 Ridgelines and View Preservation

3.2.2.5 Climatic Conditions: Solar and Wind

3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements

3.2.3.1 Grading, Erosion Control, & Retaining Wall Design

3.2.3.2 Preservation of Existing Vegetation

3.2.3.3 Stormwater/Drainage Management

3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types

3.2.4.1 Single-family Detached

3.2.4.2 Single-family Cluster

3.2.4.3 Single-family Attached

3.2.4.4 Multifamily

3.2.4.5 Commercial & Mixed-use Development Areas

3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.3.1 Street Patterns

3.3.2 Straight & Curved Streets

3.3.3 Community Entries

3.3.4 Neighborhood Entry Drives

3.3.5 Medians & Roundabouts

3.3.6 Cul-de-Sac Connections

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

3.3 VEHICULAR CIRCULATION & STREETScape DESIGN

3.3.1 Street Patterns

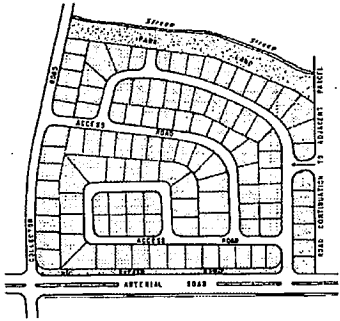
The circulation system for Hidden Valley will consist of a hierarchy of streets of various sizes, as well as off-street trails intended for pedestrians, equestrians and bicyclists. The overall intent of the circulation system is to accommodate both traditional and alternative forms of movement within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

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

Streets should be laid out according to the following principles:

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

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



A typical neighborhood with a modified grid pattern of streets.

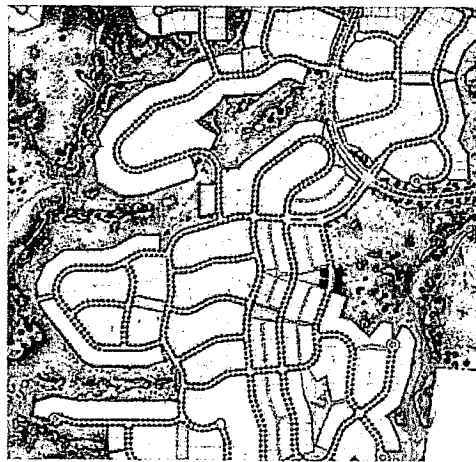
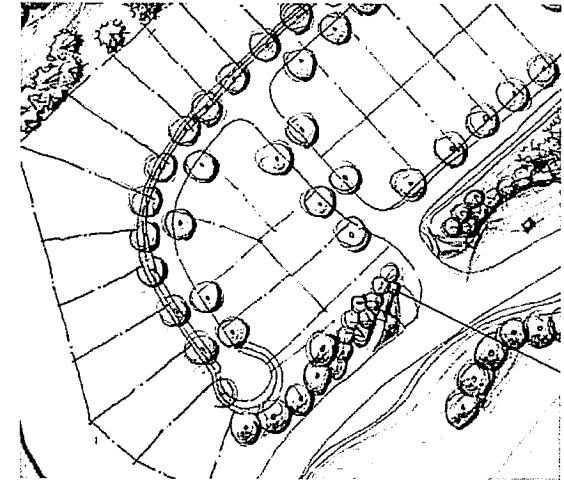
3.3.2 Straight and Curved Street Patterns

Straight and relatively narrow streets are most efficient for densities of four or more dwelling units per acre and can be used effectively to create a traditional neighborhood image. These streets should not be longer than 10-12 lots in a row (approximately 650 to 700 feet long) before the centerline of the street is interrupted. Grid street patterns are located predominately in the flat land areas in the center of the valleys.

Modified grid and curvilinear street patterns are located predominately in the sloping areas of the site. These street types respond to the topography of the site.



Predominantly grid street patterns with a discernible pattern of lots and blocks is appropriate for the flat land areas in Hidden Valley



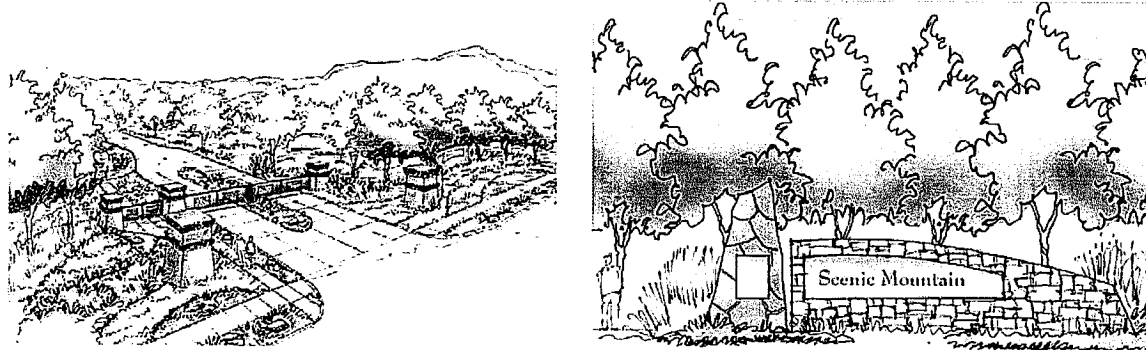
Modified grid street patterns appropriate for the hilly areas in Hidden Valley



- Chapter 1 - Introduction**
- Chapter 2 - Guiding Principles and Regulatory Framework**
- Chapter 3 - Site Planning Guidelines**
 - 3.1 Purpose and Overview
 - 3.2 General Planning Standards
 - 3.3 Vehicular Circulation & Streetscape Design
 - 3.3.1 Street Patterns
 - 3.3.2 Straight & Curved Streets
 - 3.3.3 Community Entries
 - 3.3.4 Neighborhood Entry Drives
 - 3.3.5 Medians & Roundabouts
 - 3.3.6 Cul-de-Sac Connections
 - 3.4 Parking
 - 3.5 Pedestrian, Bicycle & Other
 - 3.6 Parks & Open Space
- Chapter 4 - Design Standards**
- Chapter 5 - Figures**
- Chapter 6 - Appendix**

3.3.3 Community Entries

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

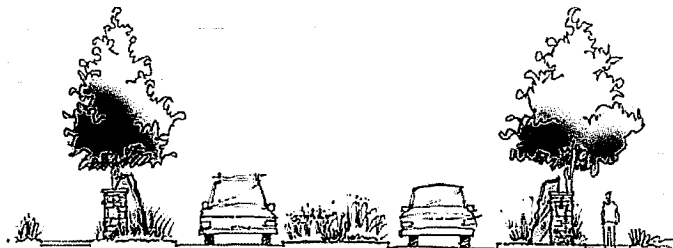


Monumentation distinguishes community entries

3.3.4 Neighborhood Entry Drives

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

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



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



Clearly-visible directional signs help motorists navigate roundabouts

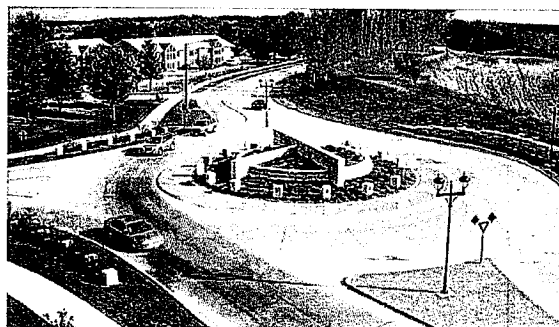
3.3.5 Medians and Roundabouts

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

Medians and roundabouts are used largely to:

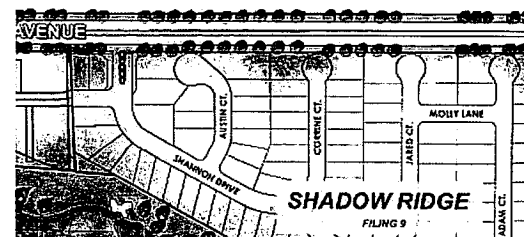
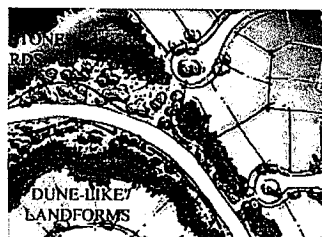
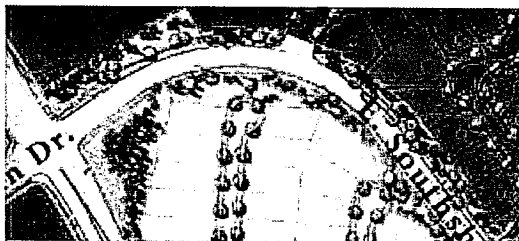
- Reduce motor vehicle speeds
- Increase capacity level
- Increase safety
- Reduce noise and air pollution
- Provide landscaping interest

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



3.3.6 Cul-de-Sac Connections

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



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

3.4 PARKING

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

3.4.1 Parking Lots & Structures

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

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

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

3.4.2 Parking Lot Landscaping and Screening

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

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

3.4.3 Bicycle Parking and Motorcycle Parking

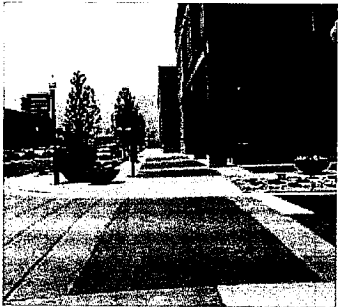
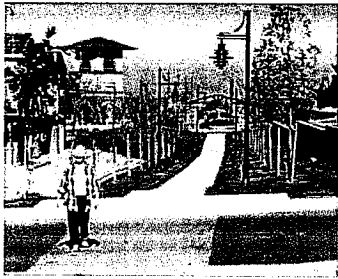
Convenient bicycle and motorcycle parking shall be provided for all commercial and multifamily developments.

3.4.4 Temporary Parking Lots

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



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



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



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

3.5 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

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

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

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

3.5.1 Walkway and Sidewalk Design

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

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

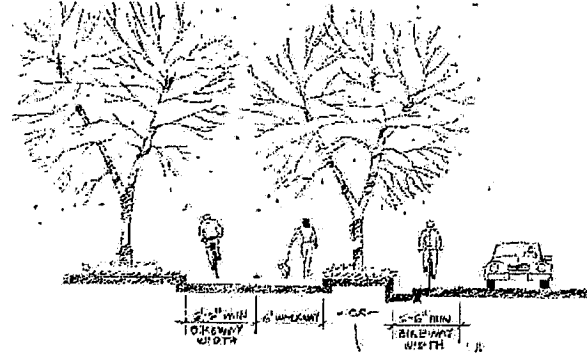
- Special paving
- Grade separations
- Pavement markings
- Signs, striping and bollards
- Street width reductions at crosswalks and pedestrian refuge areas
- Traffic calming features (i.e. speed bumps, speed tables)
- Lighting to clearly delineate pedestrian areas at night

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

3.5.2 Bike Lanes

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

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



3.5.3 Road Crossings/Crosswalks

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

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

3.5.4 Recreational Trails

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

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other Non-motorized Circulation

3.5.1 Walkway and Sidewalk Design

3.5.2 Bike Lanes

3.5.3 Road Crossings / Crosswalks

3.5.4 Recreational Trails

3.5.5 Trailheads and Trail Connectivity

3.5.5.1 Regional Trails

3.5.5.2 Community Trails

3.5.5.3 Neighborhood Trails

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

3.5.5 Trailheads and Trail Connectivity

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

3.5.5.1 Regional Trails

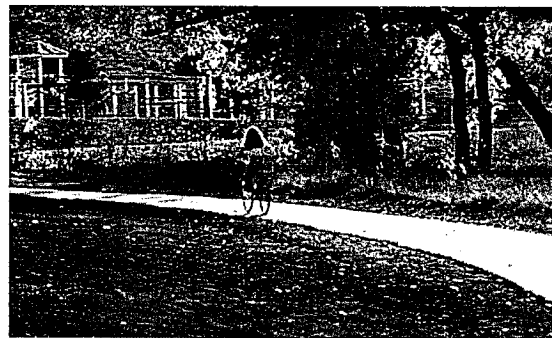
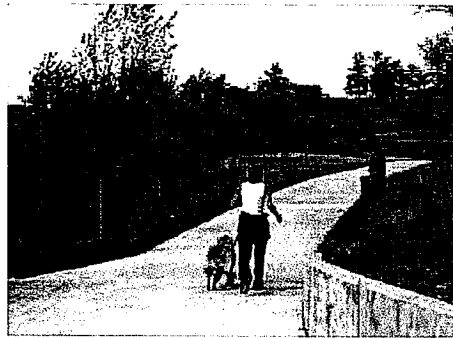
Regional trails extend through Hidden Valley, connecting to the City trail system, including the trail along the utility corridor and the trail along Pony Express Parkway. These regional trails should have a natural surface of gravel or crushed rock, and should not be paved.

3.5.5.2 Community Trails

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

3.5.5.3 Neighborhood Trails

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



3.6 PARKS & OPEN SPACE

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

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

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

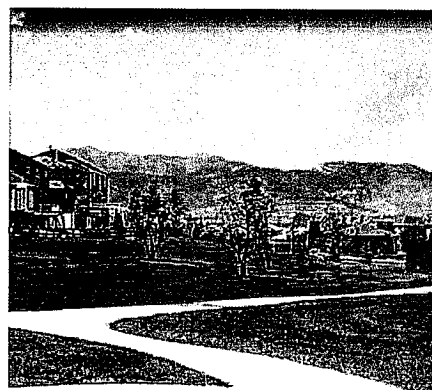
Where detention facilities are provided in parks, these facilities are encouraged to be designed to function as useable park land when not retaining water.

3.6.1 Community Parks

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

The range of possible community park uses may include:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other Non-motorized Circulation

3.5.1 Walkway and Sidewalk Design

3.5.2 Bike Lanes

3.5.3 Road Crossings / Crosswalks

3.5.4 Recreational Trails

3.5.5 Trailheads and Trail Connectivity

3.5.5.1 Regional Trails

3.5.5.2 Community Trails

3.5.5.3 Neighborhood Trails

3.6 Parks & Open Space

3.6.1 Community Parks

3.6.2 Neighborhood Parks

3.6.3 Pocket Parks

3.6.4 Community Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



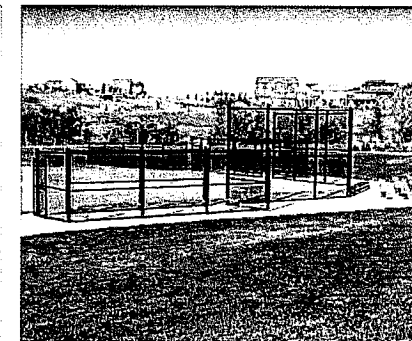
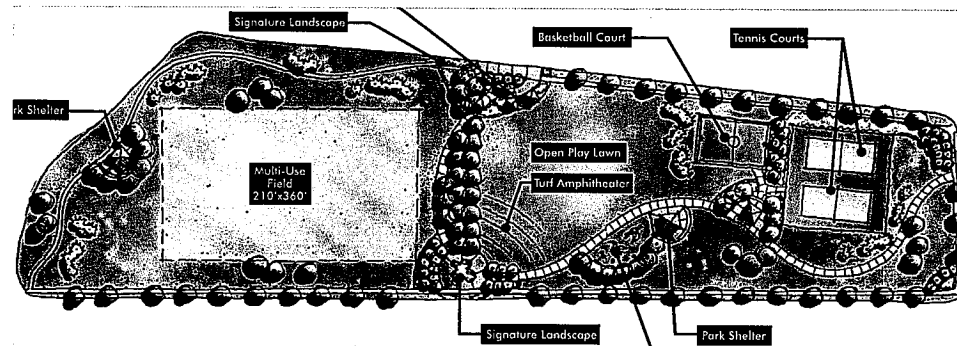
An informal half-court basketball court creatively tucked into an available hillside.

3.6.2 Neighborhood Parks

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

The range of possible uses may include:

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

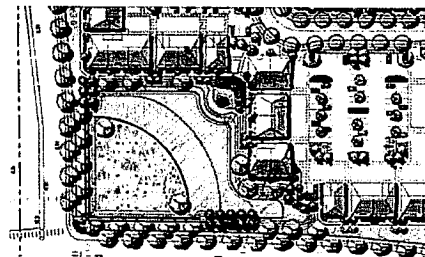


A playground can take a variety of forms.

3.6.3 Pocket Parks

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

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



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

3.6.4 Community Open Space

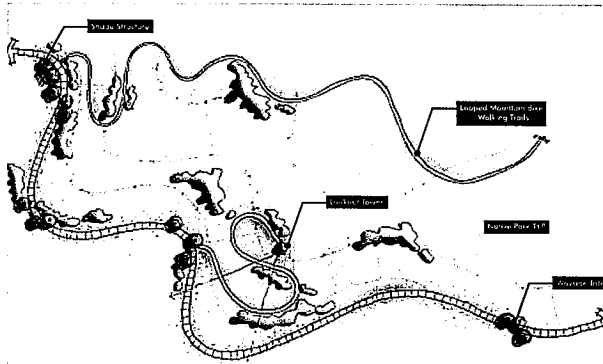
The broad expanses of open space are a key component of Hidden Valley, lending beauty to the site, providing relief from the built environment, preserving historic views and viewsheds, and “anchoring” the residential community to the native environment. The preservation of open space is a key tenet of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

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

The range of possible uses in Community Open Space includes:

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

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



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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other Non-motorized Circulation

3.6 Parks & Open Space

3.6.1 Community Parks

3.6.2 Neighborhood Parks

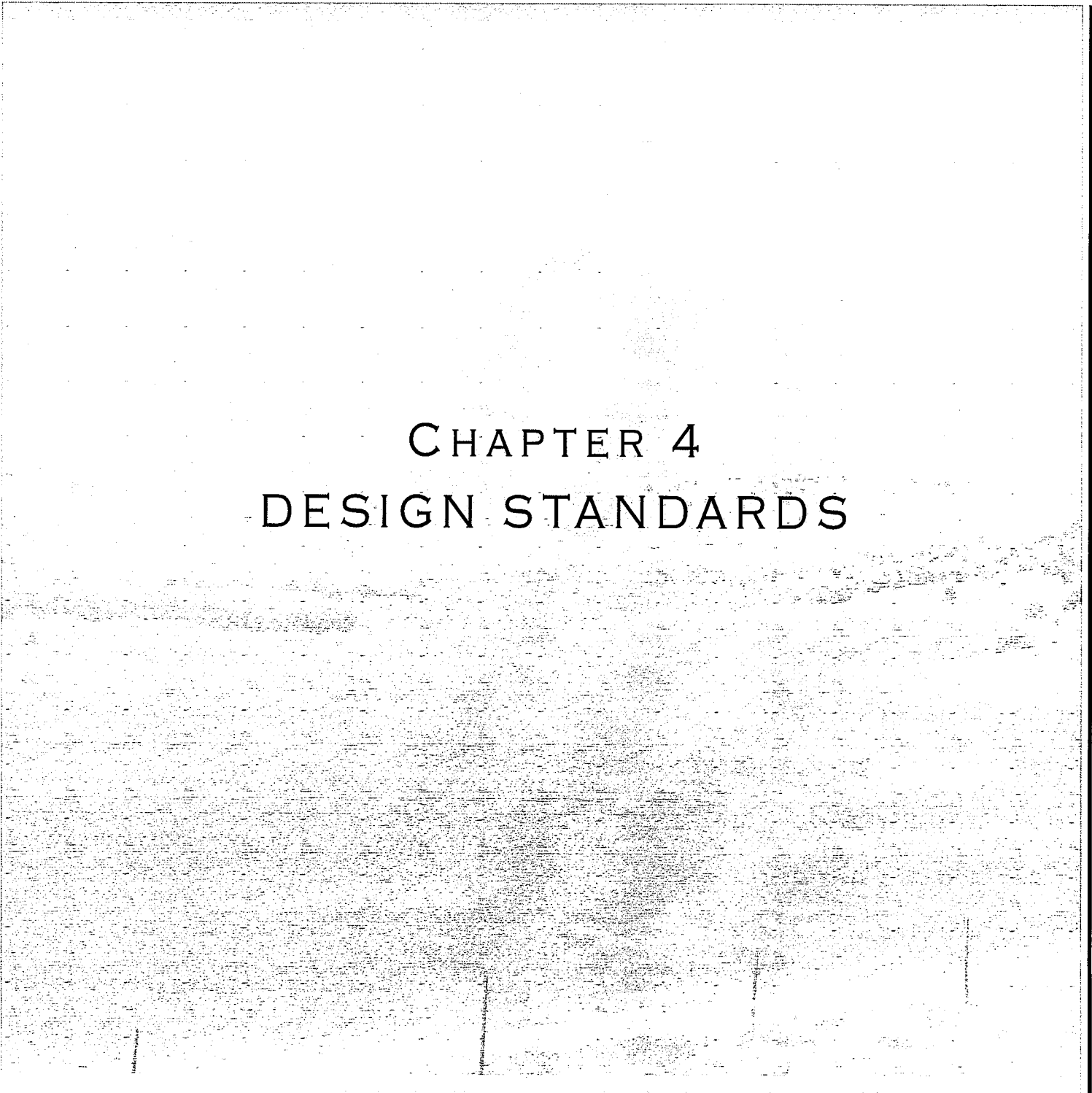
3.6.3 Pocket Parks

3.6.4 Community Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



CHAPTER 4

DESIGN STANDARDS

HIDDEN VALLEY

Chapter 1 - Introduction

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

**Chapter 3 - Site Planning
Guidelines**

Chapter 4 - Design Standards

4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.1 PURPOSE AND OVERVIEW

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

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

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

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

4.2 ARCHITECTURE GUIDELINES

4.2.1 Architecture Overview

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

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



4.2.2 Evolving Architecture Guidelines

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

- 4.1 Purpose and Overview
- 4.2 Architecture Guidelines
 - 4.2.1 Architecture Overview
 - 4.2.2 Evolving Architecture Guidelines
 - 4.2.3 Residential Guidelines
 - 4.2.3.1 Neighborhood Relationships
 - 4.2.3.2 Exterior Architecture
 - 4.2.3.3 Building Elements
 - 4.2.3.4 Building Materials and Colors
 - 4.2.3.5 Elevation Articulation (EA) Ratio
 - 4.2.4 Commercial, Mixed-use and Civic Building Guidelines
 - 4.2.4.1 Site Relationships
 - 4.2.4.2 Exterior Architecture
 - 4.2.4.3 Building Elements
 - 4.2.4.4 Building Materials and Colors
 - 4.2.4.5 Additional Provisions by Building Type
- 4.3 Landscape Guidelines
- 4.4 Signage and Wayfinding Guidelines
- 4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.2.3 Residential Guidelines

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

4.2.3.1 Neighborhood Relationships

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

Special Locations

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

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



Streetscape

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

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

Examples of good streetscapes:



Example of poorly-designed streetscape:



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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



Diversity Requirements

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

Variation Requirements

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

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

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



- *Townhouse and Multi-family Building Variation*

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



- *Color Variation*

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

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

Examples of good use of color:



Example of poor color palette:



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

Garage Orientation

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

- ***Single-family Detached Garage Orientation***

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

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

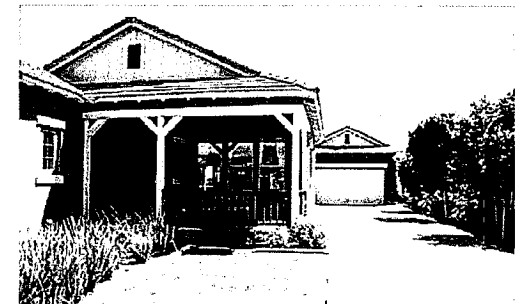
Examples of good garage orientation:



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



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



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

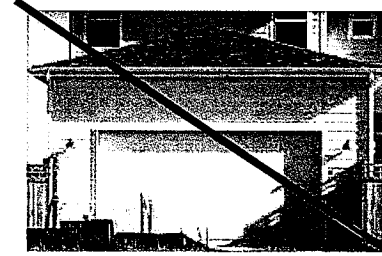
Examples poor of garage orientation:



Garage appears "tacked on" to home.



Garages project from and dominate the front of home.



Dimension between header and eave out of proportion with home.

- *Single-family Attached Garage Orientation*

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

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



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



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

- *Multifamily Building Garage Orientation*

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

- 4.1 Purpose and Overview
- 4.2 Architecture Guidelines
 - 4.2.1 Architecture Overview
 - 4.2.2 Evolving Architecture Guidelines
 - 4.2.3 Residential Guidelines
 - 4.2.3.1 Neighborhood Relationships
 - 4.2.3.2 Exterior Architecture
 - 4.2.3.3 Building Elements
 - 4.2.3.4 Building Materials and Colors
 - 4.2.3.5 Elevation Articulation (EA) Ratio
 - 4.2.4 Commercial, Mixed-use and Civic Building Guidelines
 - 4.2.4.1 Site Relationships
 - 4.2.4.2 Exterior Architecture
 - 4.2.4.3 Building Elements
 - 4.2.4.4 Building Materials and Colors
 - 4.2.4.5 Additional Provisions by Building Type

- 4.3 Landscape Guidelines
- 4.4 Signage and Wayfinding Guidelines
- 4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



Porch Requirements

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

Public to Private Transition

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

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



Alleys

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

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



4.2.3.2 Exterior Architecture

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

Building form

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

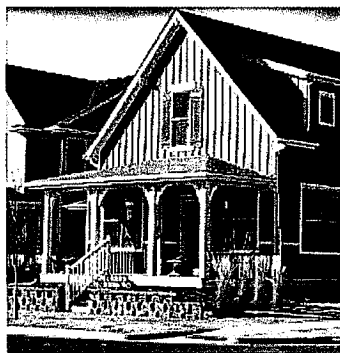
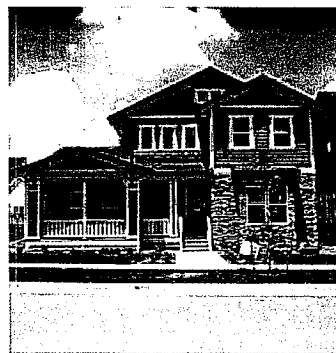


Examples of poor building massing and scale.

- *Building Massing and Scale*

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

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



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

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

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

- *Individual Unit Approach*

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

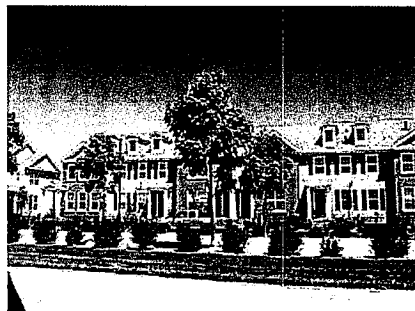
Buildings are designed to a finer scale, with unit articulation similar to that of a single-family house.

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

- *Whole Building Approach*

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

- 4.1 Purpose and Overview
- 4.2 Architecture Guidelines
 - 4.2.1 Architecture Overview
 - 4.2.2 Evolving Architecture Guidelines
 - 4.2.3 Residential Guidelines
 - 4.2.3.1 Neighborhood Relationships
 - 4.2.3.2 Exterior Architecture
 - 4.2.3.3 Building Elements
 - 4.2.3.4 Building Materials and Colors
 - 4.2.3.5 Elevation Articulation (EA) Ratio
 - 4.2.4 Commercial, Mixed-use and Civic Building Guidelines
 - 4.2.4.1 Site Relationships
 - 4.2.4.2 Exterior Architecture
 - 4.2.4.3 Building Elements
 - 4.2.4.4 Building Materials and Colors
 - 4.2.4.5 Additional Provisions by Building Type
- 4.3 Landscape Guidelines
- 4.4 Signage and Wayfinding Guidelines
- 4.5 Lighting Guidelines

Chapter 5 - Figures

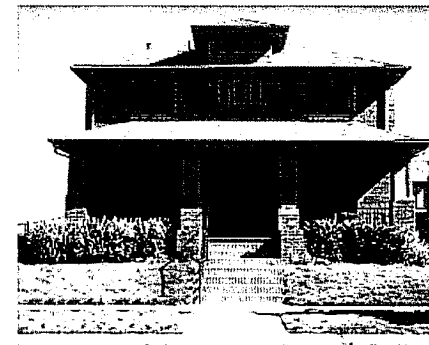
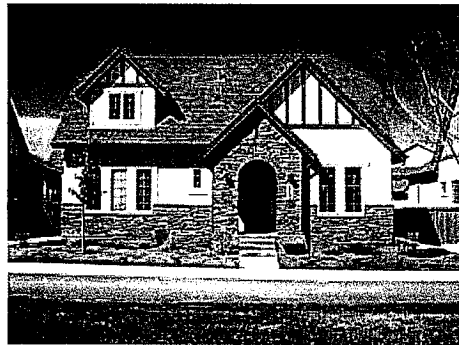
Chapter 6 - Appendix



- *Visual balance*

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

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



- *Styles*

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



Sample architectural styles that are acceptable are the following:

Farmhouse

Typical Farmhouse buildings could be articulated with:

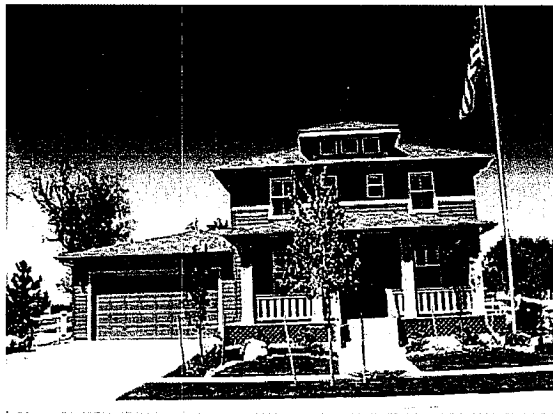
- High pitched gable roofs
- Prominent front porches
- Vertically proportioned windows (2:1 or greater) with muntins, often with shutters
- Windows with emphasized window head trim
- Clean-lined, simple building forms
- Claddings such as board and batten and lap siding
- Additive massing concepts, implying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



Prairie

Typical Prairie buildings could be articulated with:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



Craftsman

Typical Craftsman buildings could be articulated with:

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



Shingle

Typical Shingle buildings could be articulated with:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

- 4.1 Purpose and Overview
- 4.2 Architecture Guidelines
 - 4.2.1 Architecture Overview
 - 4.2.2 Evolving Architecture Guidelines
 - 4.2.3 Residential Guidelines
 - 4.2.3.1 Neighborhood Relationships
 - 4.2.3.2 Exterior Architecture
 - 4.2.3.3 Building Elements
 - 4.2.3.4 Building Materials and Colors
 - 4.2.3.5 Elevation Articulation (EA) Ratio
 - 4.2.4 Commercial, Mixed-use and Civic Building Guidelines
 - 4.2.4.1 Site Relationships
 - 4.2.4.2 Exterior Architecture
 - 4.2.4.3 Building Elements
 - 4.2.4.4 Building Materials and Colors
 - 4.2.4.5 Additional Provisions by Building Type

- 4.3 Landscape Guidelines
- 4.4 Signage and Wayfinding Guidelines
- 4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



Tudor

Typical Tudor buildings could be articulated with:

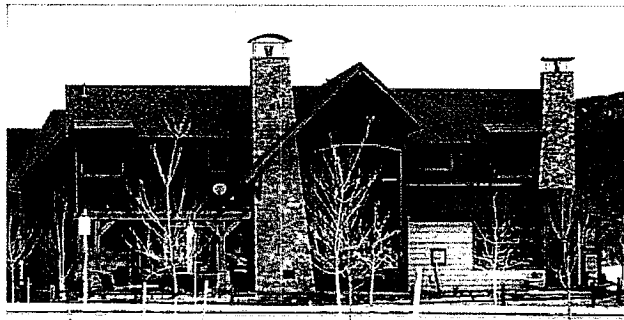
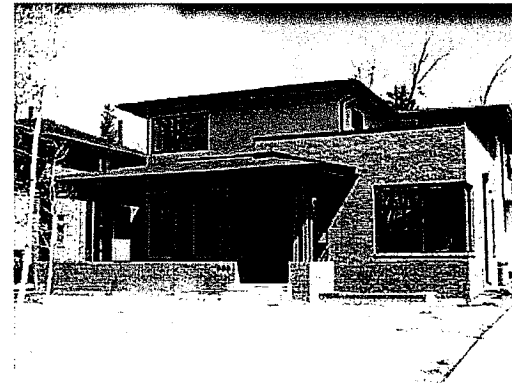
- Asymmetrical massing
- Gable roof forms with steep pitches, some with curved lower portions
- Brick, stone or stucco cladding materials
- "Timber" trim with stucco infill in gable ends
- Windows with many-pane or diamond muntins
- Minimal overhangs
- Lower rooflines with raised plate areas on the upper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



Contemporary

Typical Contemporary buildings could be articulated with:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

- *Garage Architecture*

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

- *General Garage Requirements*

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

- *Specific Garage Requirements*

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

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



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

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



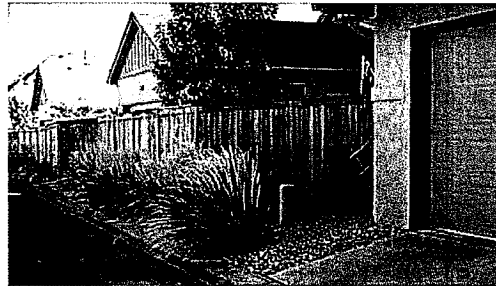
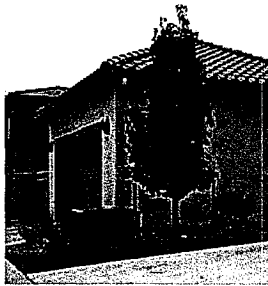
The area between top of garage door and roof is out of proportion with the home.

Examples of poor garage design that dominates the architecture

- *Mechanical Equipment*

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

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



Low profile solar panels that match roof color.

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.2.3.3 *Building elements*

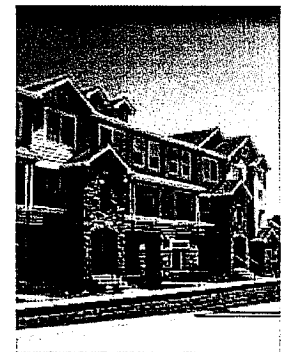
Numerous exterior design elements integrated into building form are desirable for enhancing and providing visual interest and relief. The exterior design elements should be proportional to the overall building scale and to human scale.

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

Covered Entries & Porches

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

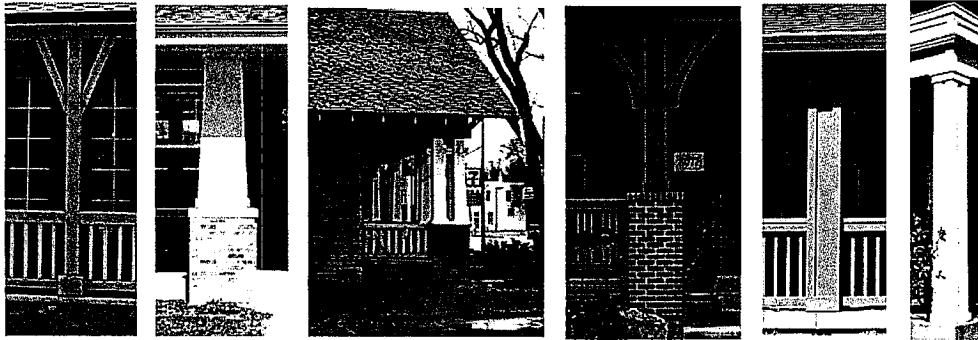
- A porch or covered entry is required at every entry door.
- All front-door entries shall be visible and accessible from the street, unless specifically approved by the Hidden Valley DRC.
- Entry design should aim to provide a graceful transition between the public and private realms.
- Front entries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



Columns & Railings

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

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



Bays

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

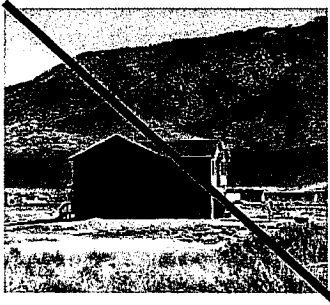
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



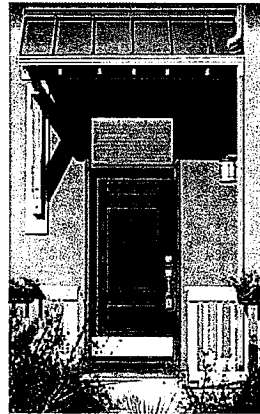
*Example of poor window placement
(no windows at all!)*

Doors & Windows

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

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

Good door treatment:



Good window treatment:



Roof Forms & Dormers

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

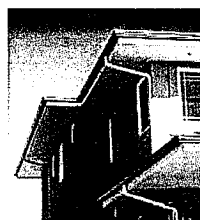
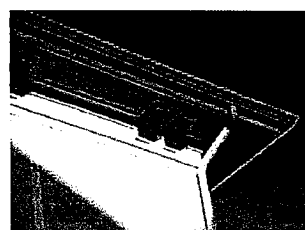
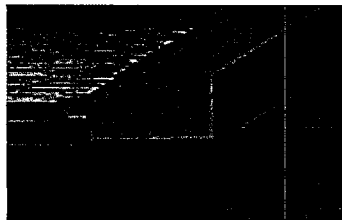
- Care should be taken so that complex roof forms retain a sense of hierarchy and reason. Overly complex roof forms and roofs not supporting the architectural style of the building are discouraged.
- A main gable or hip form should be used with complimentary sheds, dormers and other minor elements. Other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



Eaves

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

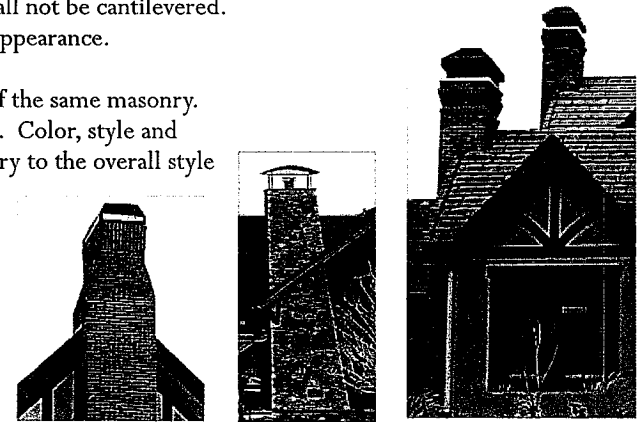
Chapter 5 - Figures

Chapter 6 - Appendix

Chimneys

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

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

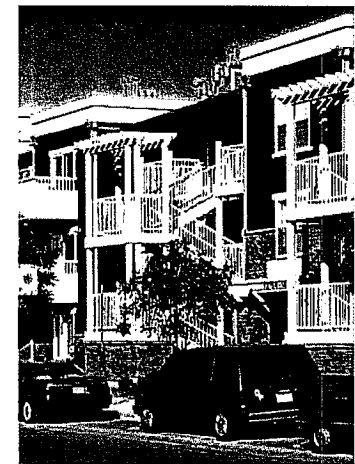
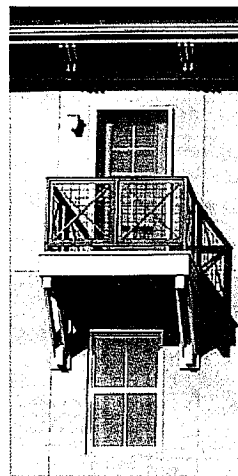


Examples of poor deck design that is un-integrated with the building's architecture

Decks, Balconies & Stairs

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

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



Decorative Elements

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

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



Fencing and Walls

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

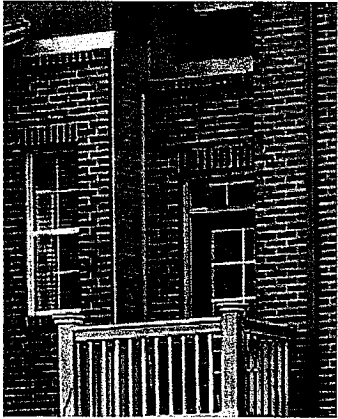
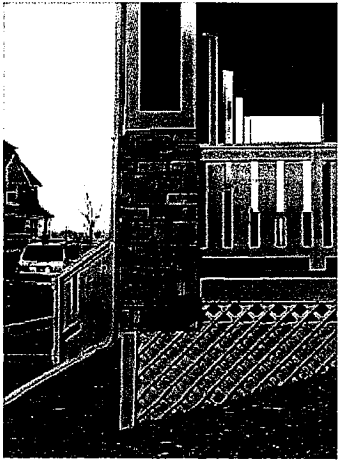
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



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

4.2.3.4 Building Materials & Colors

Exterior Building Materials

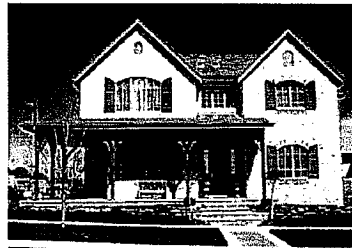
Exterior building materials (referred to as "materials" in this section) offer an opportunity to reinforce the architectural style of a building. (See the Building Massing section (page 56) for application of materials in relationship to building massing.)

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

- *Masonry*

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

- *Stucco*

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

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

Allowed:

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

Prohibited:

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

Examples of good detailing with stucco:



Examples of poor detailing:



- *Sidings*

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

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

Examples of good sidings and roof materials:



- *Roof Materials*

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

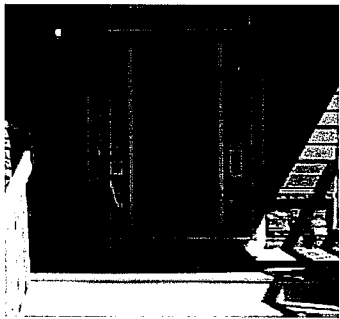
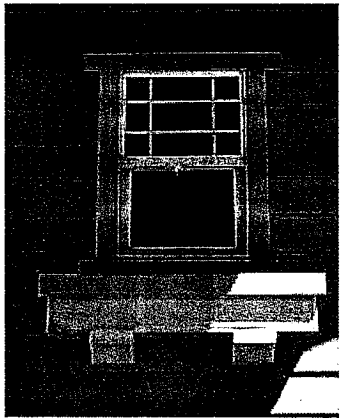
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

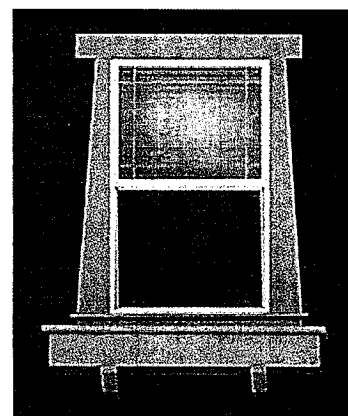
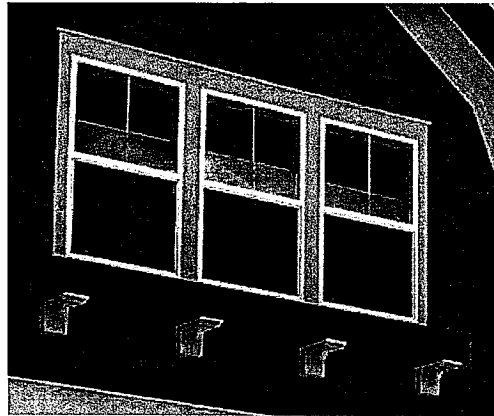
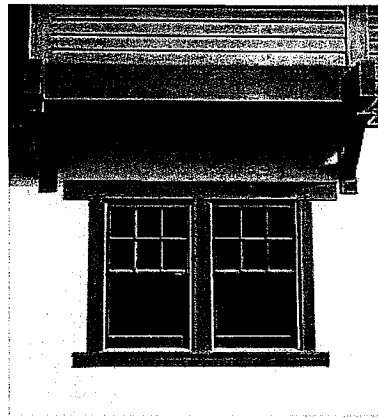
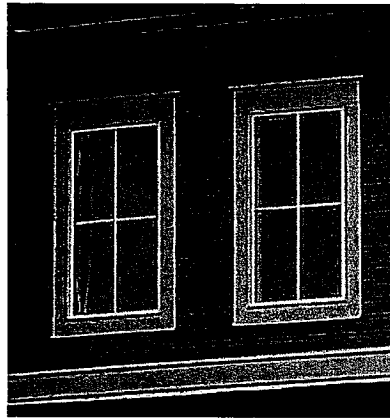
Chapter 6 - Appendix



• *Trim*

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

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



Color

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

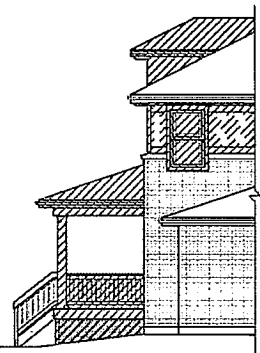
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

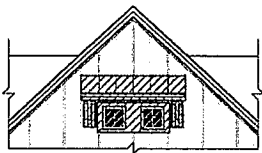
4.5 Lighting Guidelines

Chapter 5 - Figures

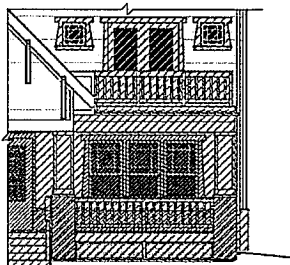
Chapter 6 - Appendix



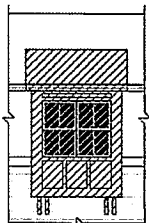
Areas of a porch that do not cover the facade are not included; both porches and dormers can be included on side elevations



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



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



Bays and bay roofs are included in Bay/Dormer Area

4.2.3.5 Elevation Articulation (EA) Ratio

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

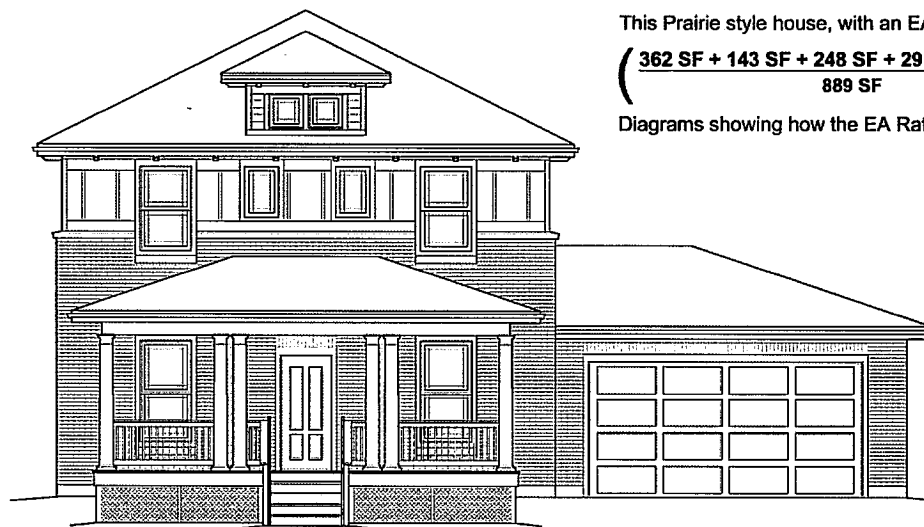
$$\left(\frac{\text{Full Credit Areas} + (0.50 \times \text{Partial Credit Areas})}{\text{Surface Area}} \right) + \text{Extra Articulation Credit} = \text{EA Ratio}$$

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

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

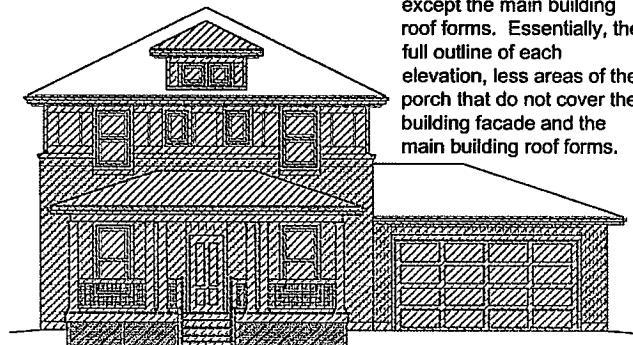
$$\left(\frac{362 \text{ SF} + 143 \text{ SF} + 248 \text{ SF} + 29 \text{ SF} + (0.50 \times 76 \text{ SF})}{889 \text{ SF}} \right) + 0.04 = 0.96 \text{ EA Ratio}$$

Diagrams showing how the EA Ratio was calculated follow.



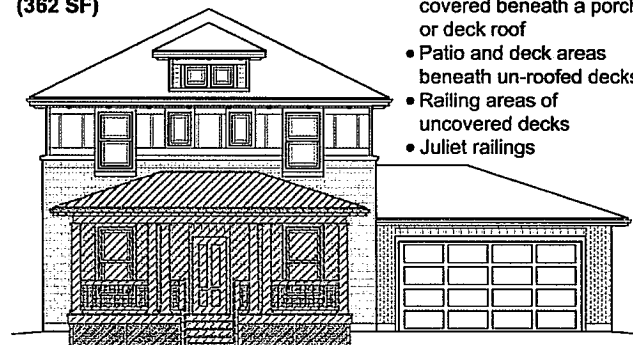
SURFACE AREA (889 SF)

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



FULL CREDIT AREA PORCH/DECK AREA (362 SF)

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



This image shows the sliding elevation of the same house; its EA Ratio is 0.66.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

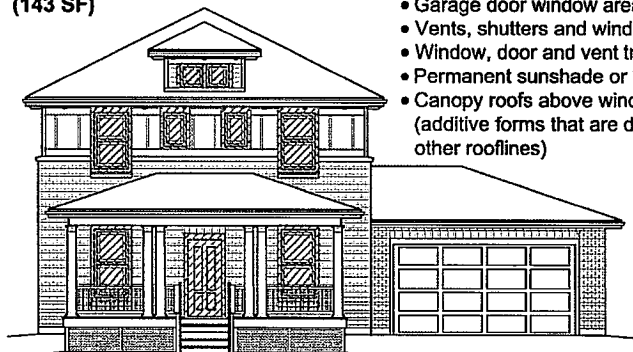
4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

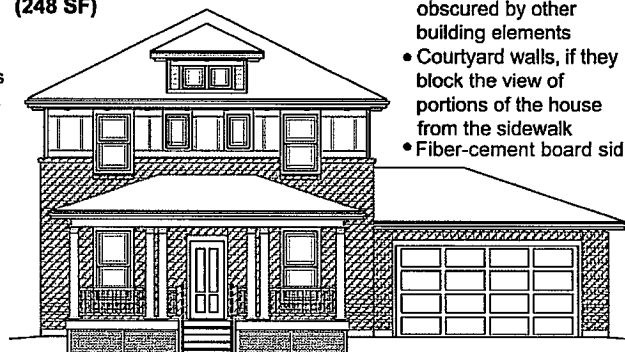
Chapter 6 - Appendix

FULL CREDIT AREA FENESTRATION AREA (143 SF)



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

FULL CREDIT AREA MASONRY AREA (248 SF)



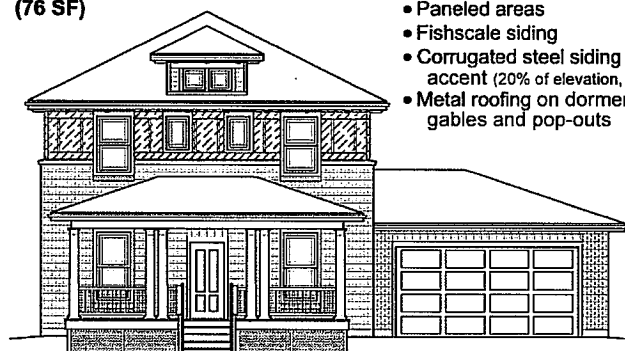
- All brick or stone, including rowlocks, drip caps, etc. that are not obscured by other building elements
- Courtyard walls, if they block the view of portions of the house from the sidewalk
- Fiber-cement board siding

FULL CREDIT AREA BAY/DORMER AREA (29 SF)



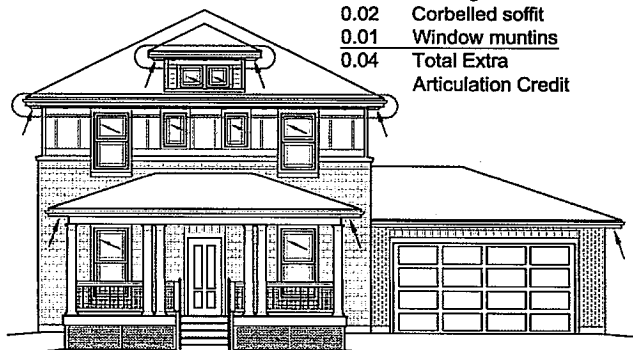
- Bays and bay roofs
- Dormers and dormer roofs, provided that they are less than 12'-0" wide, symmetrical and have a single roof form

PARTIAL CREDIT AREA SPECIAL MATERIALS AREA (76 SF)



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

EXTRA ARTICULATION CREDIT (0.03)



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

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

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

EA Ratio for Single-Family Detached Buildings

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

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

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

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

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

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

EA Ratio for Other Residential Buildings

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

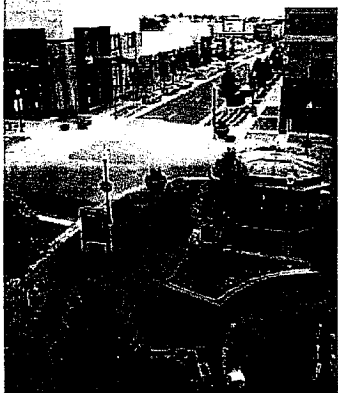
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.2.4 Commercial, Mixed Use & Civic Building Guidelines

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

4.2.4.1 Site Relationships

Special locations

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

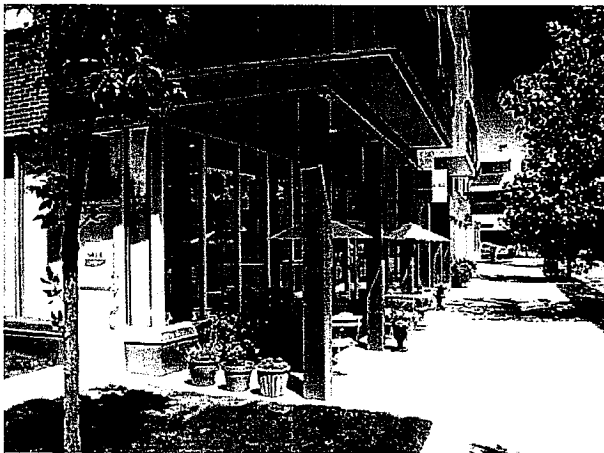
- Buildings located at intersections with gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to building corners is required.
- Buildings that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



Streetscape and Pedestrian Oriented Design

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.2.4.2 Exterior Architecture

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

Building form

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

- *Building massing*

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

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



- *Visual Balance and Scale*

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

Building styles

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

Service Areas and Mechanical Equipment

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.2.4.3 Building Elements

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

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



4.2.4.4 Building Materials & Colors

Building Materials

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

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

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

Brick

Stone

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

Metal

Architecturally finished concrete

Storefront window systems

Prohibited Materials:

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

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

Color

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

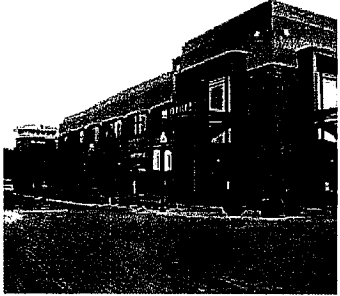
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.2.4.5 Additional Provisions by Building Type

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

Retail, Commercial and Recreation Facilities

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

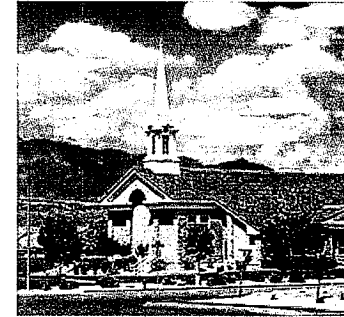
- Retail buildings shall have a maximum of 80% storefront glazing on street-facing facades. Bulkheads lower than two feet (2'-0") may be used in combination with the glazing.
- Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced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



Churches

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

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



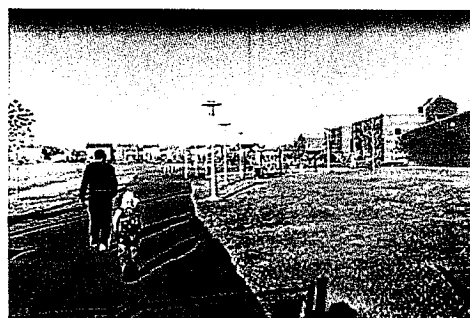
Schools & Other Civic Buildings

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

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

Schools shall also meet the following requirements:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.2.1 Architecture Overview

4.2.2 Evolving Architecture Guidelines

4.2.3 Residential Guidelines

4.2.3.1 Neighborhood Relationships

4.2.3.2 Exterior Architecture

4.2.3.3 Building Elements

4.2.3.4 Building Materials and Colors

4.2.3.5 Elevation Articulation (EA) Ratio

4.2.4 Commercial, Mixed-use and Civic

Building Guidelines

4.2.4.1 Site Relationships

4.2.4.2 Exterior Architecture

4.2.4.3 Building Elements

4.2.4.4 Building Materials and Colors

4.2.4.5 Additional Provisions by Building Type

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.3 LANDSCAPE GUIDELINES

4.3.1 General Landscape Character

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

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

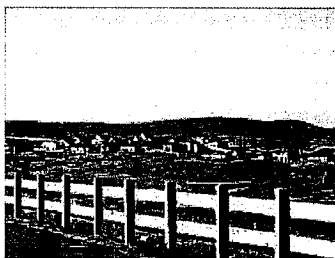
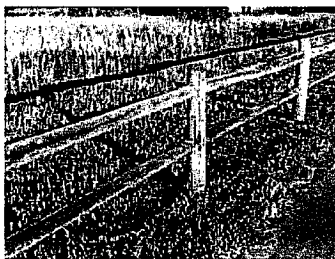
Town and Country Landscape

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

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

Aesthetic considerations for Town and Country landscape plans include:

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



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

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

4.3.2 Site Considerations

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

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.3.1 General Landscape Character

4.3.2 Site Considerations

4.3.3 Landscaped Slopes, Grading and Berming

4.3.4 Accent Walls & Retaining Walls

4.3.5 Plant Palette & Material Standards

4.3.6 Landscape “Edges”

4.3.7 Fencing

4.3.8 Irrigation and Water Use

4.3.9 Mulch

4.3.10 Xeriscaping

4.3.11 Landscape Maintenance

4.3.12 Community Landscapes

4.3.13 Residential Landscapes

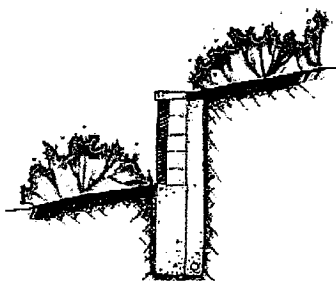
4.3.14 Commercial/Public/Community Building Landscapes

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



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

4.3.3 Landscape Grading & Berming

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

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

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

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

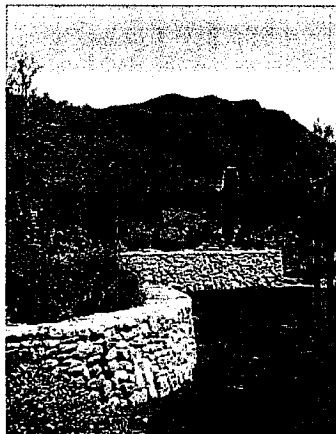


4.3.4 Accent Walls & Retaining Walls

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

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

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



4.3.4.2 Walls within or between Interior Lots

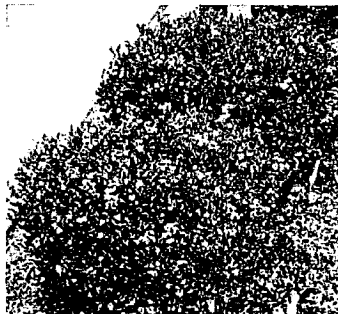
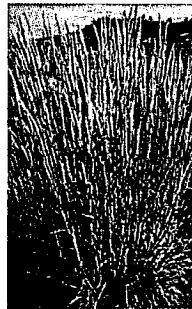
For walls not visible from community parkways, collector streets, parks, or open space, interlocking masonry wall units in grays, tans or browns are the minimum acceptable. Natural stone or cultured stone walls will be considered an upgrade. No walls with high contrast colors or patterns will be allowed.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

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

4.3.5 Plant Palette & Material Standards

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.3.1 General Landscape Character

4.3.2 Site Considerations

4.3.3 Landscaped Slopes, Grading and Berming

4.3.4 Accent Walls & Retaining Walls

4.3.4.1 Walls adjacent to Parkway, Collectors and Open Space

4.3.4.2 Walls within or between Interior Lots

4.3.5 Plant Palette & Material Standards

4.3.6 Landscape "Edges"

4.3.7 Fencing

4.3.7.1 Residential Fences

4.3.7.2 Privacy Fences

4.3.7.3 Alley Fences

4.3.7.4 Residential Areas of Limited Fences

4.3.7.5 Commercial Fences

4.3.7.6 Fences along Parkway and Open Spaces

4.3.8 Irrigation and Water Use

4.3.9 Mulch

4.3.10 Xeriscaping

4.3.11 Landscape Maintenance

4.3.12 Community Landscapes

4.3.13 Residential Landscapes

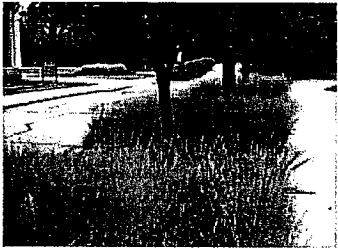
4.3.14 Commercial/Public/Community Building Landscapes

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

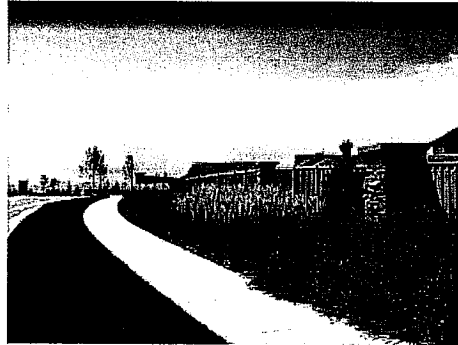
Chapter 6 - Appendix



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

4.3.6 Landscape "Edges"

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



4.3.7 Fencing

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

Materials

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

Height Dimensions

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

Buffering and Landscaping

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

4.3.7.1 Residential Fences

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



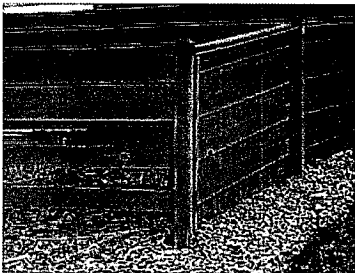
4.3.7.2 Privacy Fences

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

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

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

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.3.1 General Landscape Character

4.3.2 Site Considerations

4.3.3 Landscaped Slopes, Grading and Berming

4.3.4 Accent Walls & Retaining Walls

4.3.4.1 Walls adjacent to Parkways, Collectors and Open Space

4.3.4.2 Walls within or between Interior Lots

4.3.5 Plant Palette & Material Standards

4.3.6 Landscape "Edges"

4.3.7 Fencing

4.3.7.1 Residential Fences

4.3.7.2 Privacy Fences

4.3.7.3 Alley Fences

4.3.7.4 Residential Areas of Limited Fences

4.3.7.5 Commercial Fences

4.3.7.6 Fences along Parkways and Open Spaces

4.3.8 Irrigation and Water Use

4.3.9 Mulch

4.3.10 Xeriscaping

4.3.11 Landscape Maintenance

4.3.12 Community Landscapes

4.3.13 Residential Landscapes

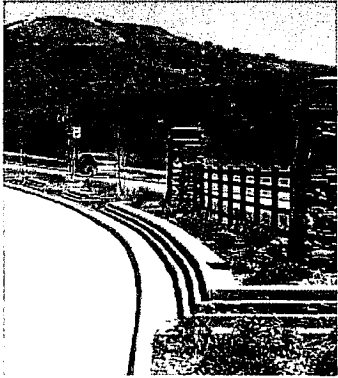
4.3.14 Commercial/Public/Community Building Landscapes

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.3.7.3 Alley Fences

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

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

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

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

4.3.7.4 Residential Areas of Limited Fences

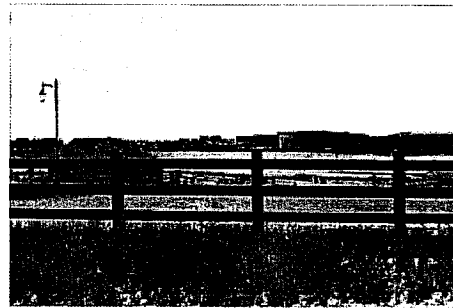
In some areas, the Hidden Valley Master Plan minimizes or limits fencing all together. Homes that are clustered or constructed adjacent to common open areas or in "garden courts" may have fencing limited to a private courtyard or patio area directly adjacent to the building. Common areas shall not be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

4.3.7.5 Commercial Fences

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

4.3.7.6 Fences along Parkway and Open Spaces

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



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

4.3.8 Irrigation and Water Use

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

4.3.8.1 *Spray irrigation*

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

4.3.8.2 *Drip irrigation*

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

4.3.9 Mulch and Landscape Edging

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

Acceptable mulches are:

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

4.3.10 Xeriscaping

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.3.1 General Landscape Character

4.3.2 Site Considerations

4.3.3 Landscaped Slopes, Grading and Berming

4.3.4 Accent Walls & Retaining Walls

4.3.4.1 Walls adjacent to Parkways, Collectors and Open Space

4.3.4.2 Walls within or between Interior Lots

4.3.5 Plant Palette & Material Standards

4.3.6 Landscape "Edges"

4.3.7 Fencing

4.3.7.1 Residential Fences

4.3.7.2 Privacy Fences

4.3.7.3 Alley Fences

4.3.7.4 Residential Areas of Limited Fences

4.3.7.5 Commercial Fences

4.3.7.6 Fences along Parkways and Open Spaces

4.3.8 Irrigation and Water Use

4.3.9 Mulch

4.3.10 Xeriscaping

4.3.11 Landscape Maintenance

4.3.12 Community Landscapes

4.3.13 Residential Landscapes

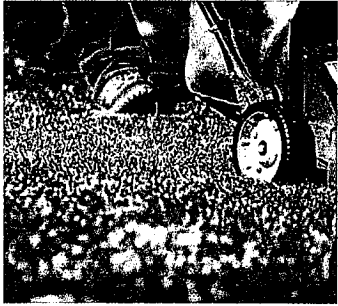
4.3.14 Commercial/Public/Community Building Landscapes

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.3.11 Landscape Maintenance

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

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

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

4.3.11.1 Snow Removal

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

4.3.12 Community Landscapes

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

4.3.12.1 Community Entries

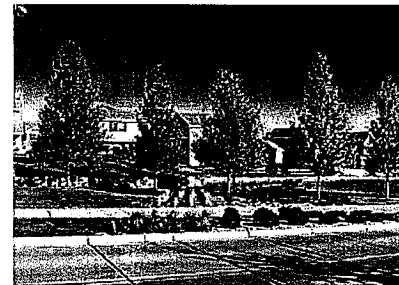
All community and neighborhood entries will be required to incorporate distinctive landscape areas at entries, roundabouts and intersections. These community and neighborhood entries shall be of a consistent design throughout Hidden Valley and shall follow the community landscape designs approved by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

4.3.12.2 Streetscapes

Streetscapes shall have a consistent design throughout the community.

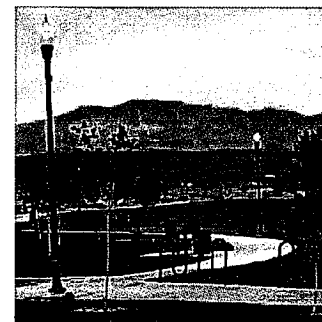
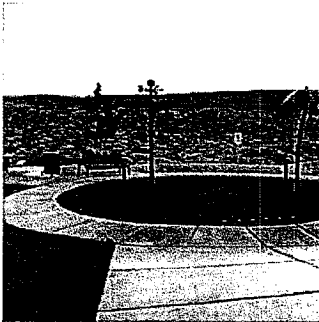
The landscape along Hidden Valley Parkway and the Mid-Valley Parkway is inspired by the vegetation and land forms of the native hillsides that surround the community. Gentle earth mounding and native plant materials should be used along the parkways to transition and screen abutting neighborhoods. Native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

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



4.3.12.3 Parks

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



4.3.12.4 Open Space and Trails

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

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

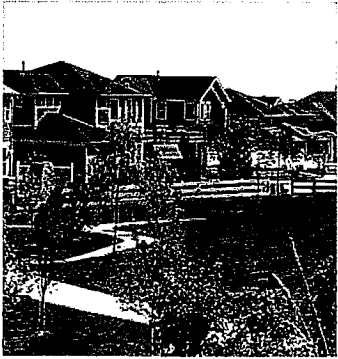
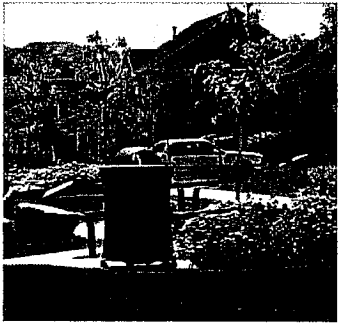
- 4.1 Purpose and Overview
- 4.2 Architecture Guidelines
- 4.3 Landscape Guidelines
 - 4.3.1 General Landscape Character
 - 4.3.2 Site Considerations
 - 4.3.3 Landscaped Slopes, Grading and Berming
 - 4.3.4 Accent Walls & Retaining Walls
 - 4.3.5 Plant Palette & Material Standards
 - 4.3.6 Landscape "Edges"
 - 4.3.7 Fencing
 - 4.3.8 Irrigation and Water Use
 - 4.3.9 Mulch
 - 4.3.10 Xeriscaping
 - 4.3.11 Landscape Maintenance
 - 4.3.11.1 Snow Removal
 - 4.3.12 Community Landscapes
 - 4.3.12.1 Community Entries
 - 4.3.12.2 Streetscapes
 - 4.3.12.3 Parks
 - 4.3.12.4 Open Space and Trails

- 4.3.13 Residential Landscapes
- 4.3.14 Commercial/Public/Community Building Landscapes

- 4.4 Signage and Wayfinding Guidelines
- 4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.3.13 Residential Landscapes

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

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

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

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

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

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

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

The following requirements apply to all residential landscapes:

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

Over 15,000 square feet 4 Street Trees

Over 20,000 square feet 5 Street Trees

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

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

- **Planting coverage:**

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

- **Soil Amendment:**

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

4.3.13.1 Pests and Plant Diseases

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

4.3.13.2 Shared Common Areas

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

4.3.13.3 Storage Sheds

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.3.1 General Landscape Character

4.3.2 Site Considerations

4.3.3 Landscaped Slopes, Grading and Berming

4.3.4 Accent Walls & Retaining Walls

4.3.5 Plant Palette & Material Standards

4.3.6 Landscape "Edges"

4.3.7 Fencing

4.3.8 Irrigation and Water Use

4.3.9 Mulch

4.3.10 Xeriscaping

4.3.11 Landscape Maintenance

4.3.11.1 Snow Removal

4.3.12 Community Landscapes

4.3.12.1 Community Entries

4.3.12.2 Streetscapes

4.3.12.3 Parks

4.3.12.4 Open Space and Trails

4.3.13 Residential Landscapes

4.3.13.1 Pests and Plant Diseases

4.3.13.2 Shared Common Areas

4.3.13.3 Storage Sheds

4.3.13.4 Mailboxes

4.3.13.5 Play Equipment

4.3.13.6 Satellite Dishes

4.3.14 Commercial/Public/Community Building Landscapes

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.3.13.4 Mailboxes

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

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

4.3.13.5 Play Equipment

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

4.3.13.6 Satellite Dishes

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

4.3.14 Commercial/Public/Community Building Landscapes

4.3.14.1 Building Perimeter Landscape

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

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



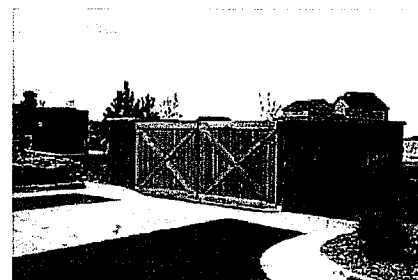
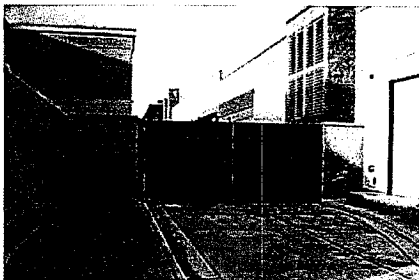
4.3.14.2 Landscape Screening / Buffers

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



4.3.14.3 Trash Receptacles and Enclosures

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.3.1 General Landscape Character

4.3.2 Site Considerations

4.3.3 Landscaped Slopes, Grading and Berming

4.3.4 Accent Walls & Retaining Walls

4.3.5 Plant Palette & Material Standards

4.3.6 Landscape "Edges"

4.3.7 Fencing

4.3.8 Irrigation and Water Use

4.3.9 Mulch

4.3.10 Xeriscaping

4.3.11 Landscape Maintenance

4.3.11.1 Snow Removal

4.3.12 Community Landscapes

4.3.12.1 Community Entries

4.3.12.2 Streetscapes

4.3.12.3 Parks

4.3.12.4 Open Space and Trails

4.3.13 Residential Landscapes

4.3.13.1 Pests and Plant Diseases

4.3.13.2 Shared Common Areas

4.3.13.3 Storage Sheds

4.3.13.4 Mailboxes

4.3.13.5 Play Equipment

4.3.13.6 Satellite Dishes

4.3.14 Commercial/Public/Community Building Landscapes

4.3.14.1 Building Perimeter Landscape

4.3.14.2 Landscape Screening / Buffers

4.3.14.3 Trash Receptacles and Enclosures

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.4 SIGNAGE AND WAYFINDING GUIDELINES

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

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

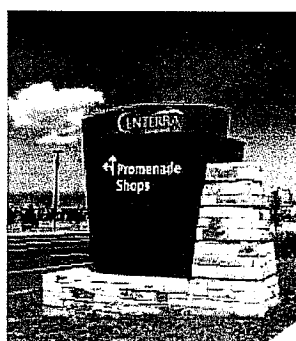
Signage proposals will be reviewed for appropriateness within the content of the proposed application. Adherence to the following minimum or maximum parameters does not necessarily assure Hidden Valley DRC approval. The Hidden Valley DRC reserves the right, at its sole discretion, as long as such waiver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

4.4.1 Regulations Applicable to All Signs

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

4.4.2 Sign Area Calculation and Setbacks

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



4.4.3 Prohibited Signs

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

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

4.4.4 Construction and Installation Requirements

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

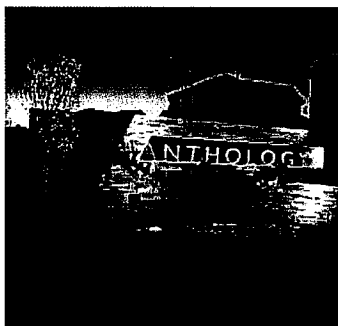
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

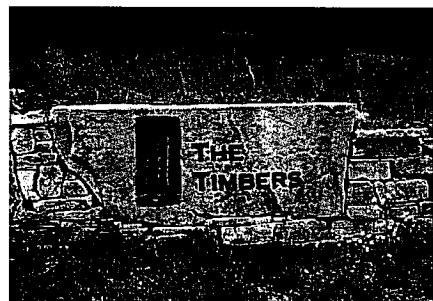


4.4.5 Community Entry Monuments and Neighborhood Entry Markers

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

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

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

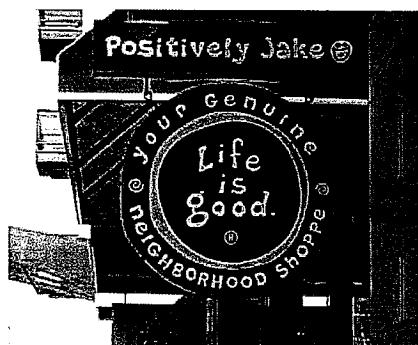


4.4.6 Commercial Signs

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

Commercial signs should comply with the following guidelines:

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



4.4.7 Real Estate Signs

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

4.4.7.1 Vacant Land “For Sale/Lease”

Permissible sign elements are:

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

4.4.7.2 Commercial/Retail “For Sale/Lease”

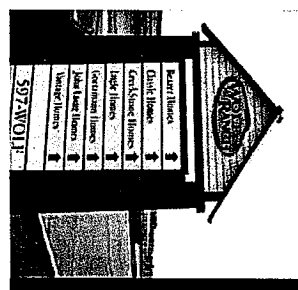
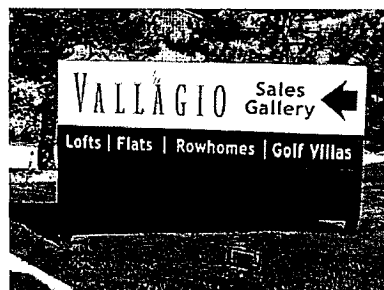
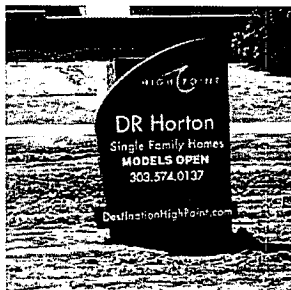
Permissible sign elements are:

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

4.4.7.3 Loft Units “For Sale/Lease”

Permissible sign elements are:

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



HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.4.1 Regulations Applicable to All Signs

4.4.2 Sign Area Calculation and Setbacks

4.4.3 Prohibited Signs

4.4.4 Construction and Installation Requirements

4.4.5 Community Entry Monuments and Neighborhood Entry Markers

4.4.6 Commercial Signs

4.4.7 Real Estate Signs

4.4.7.1 Vacant Land "For Sale/Lease"

4.4.7.2 Commercial/Retail "For Sale/Lease"

4.4.7.3 Loft Units "For Sale/lease"

4.4.8 Project Information Signs

4.5 Lighting Guidelines

Chapter 5 - Figures

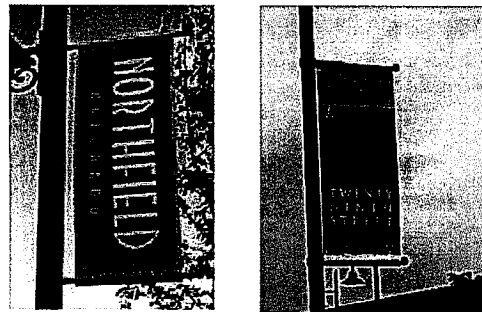
Chapter 6 - Appendix

4.4.8 Project Information Signs

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

4.4.8.1 Special Event Signs and Banners

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



4.4.8.2 Construction Signs

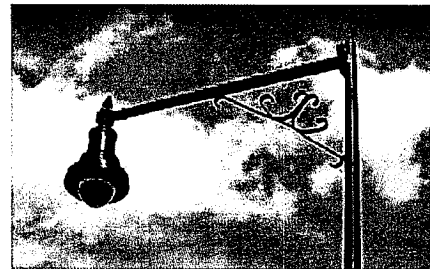
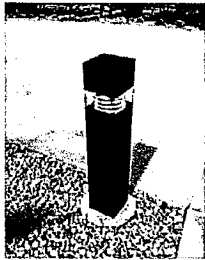
- One temporary construction sign, not to exceed 24 square feet, shall be permitted on each construction site.
- The sign may be free standing or affixed to the construction trailer, but in all cases shall be located within the construction property boundary.
- In order to facilitate the delivery of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

4.5 LIGHTING GUIDELINES

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

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

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



4.5.1 Sports field lighting

Guidelines for lighting sports fields include the following:

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

4.1 Purpose and Overview

4.2 Architecture Guidelines

4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.4.1 Regulations Applicable to All Signs

4.4.2 Sign Area Calculation and Setbacks

4.4.3 Prohibited Signs

4.4.4 Construction and Installation Requirements

4.4.5 Community Entry Monuments and Neighborhood Entry Markers

4.4.6 Commercial Signs

4.4.7 Real Estate Signs

4.4.8 Project Information Signs

4.4.8.1 Special Event Signs and Banners

4.4.8.2 Construction Signs

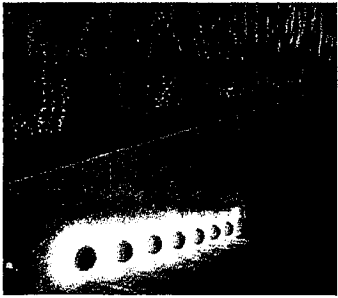
4.5 Lighting Guidelines

4.5.1 Sports Field Lighting

4.5.2 "Night Sky" Preservation

Chapter 5 - Figures

Chapter 6 - Appendix



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

4.5.2 “Night Sky” Preservation

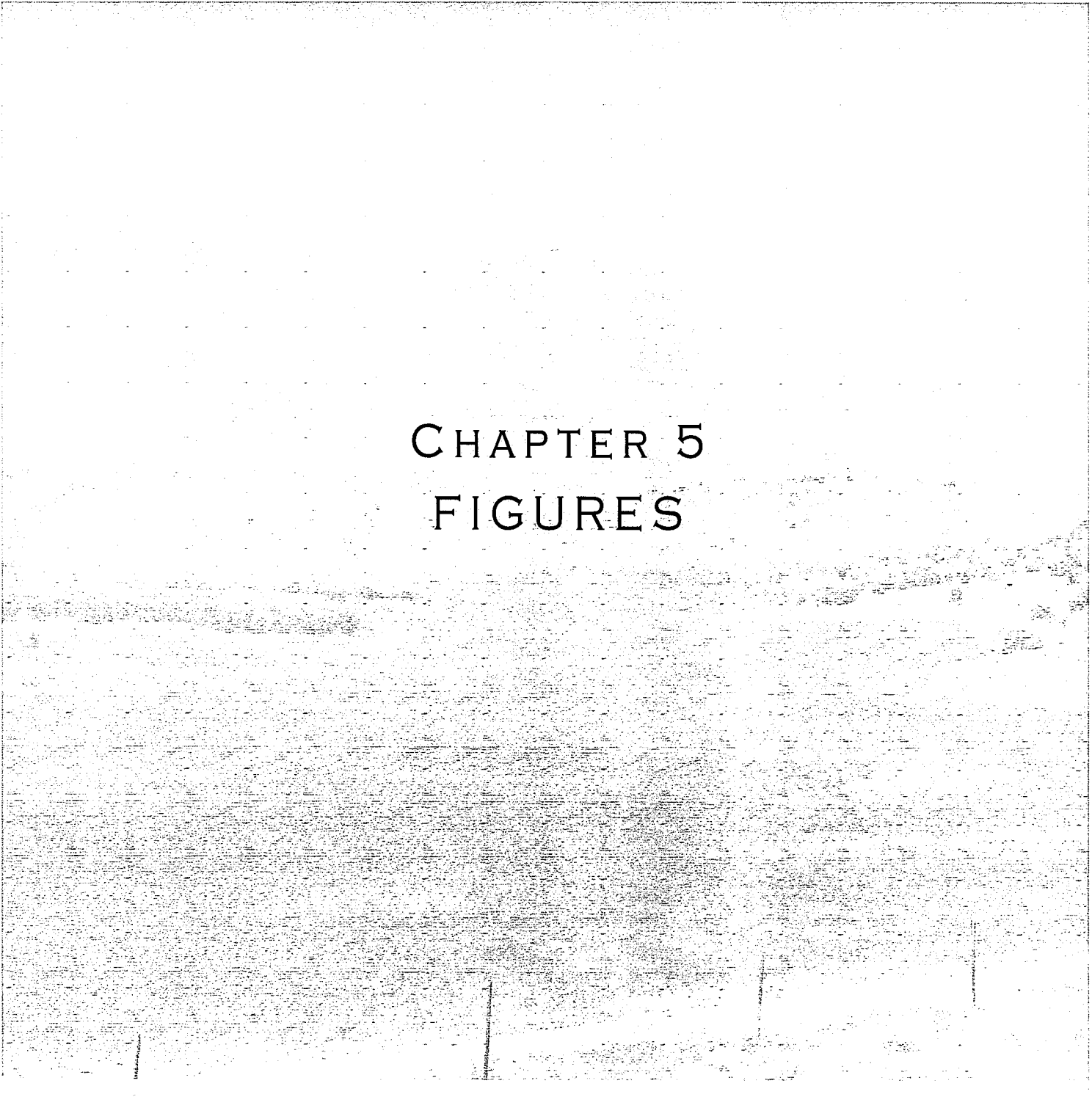
Environmentally sensitive lighting minimizes light encroachment and light pollution, and uses minimal energy through lighting equipment selection and operation. Light pollution is uncontrolled light that travels into the atmosphere, creating “sky glow.” Unshielded luminaires and excessively high lighting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

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

The following guidelines preserve the night sky:

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





CHAPTER 5 FIGURES

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

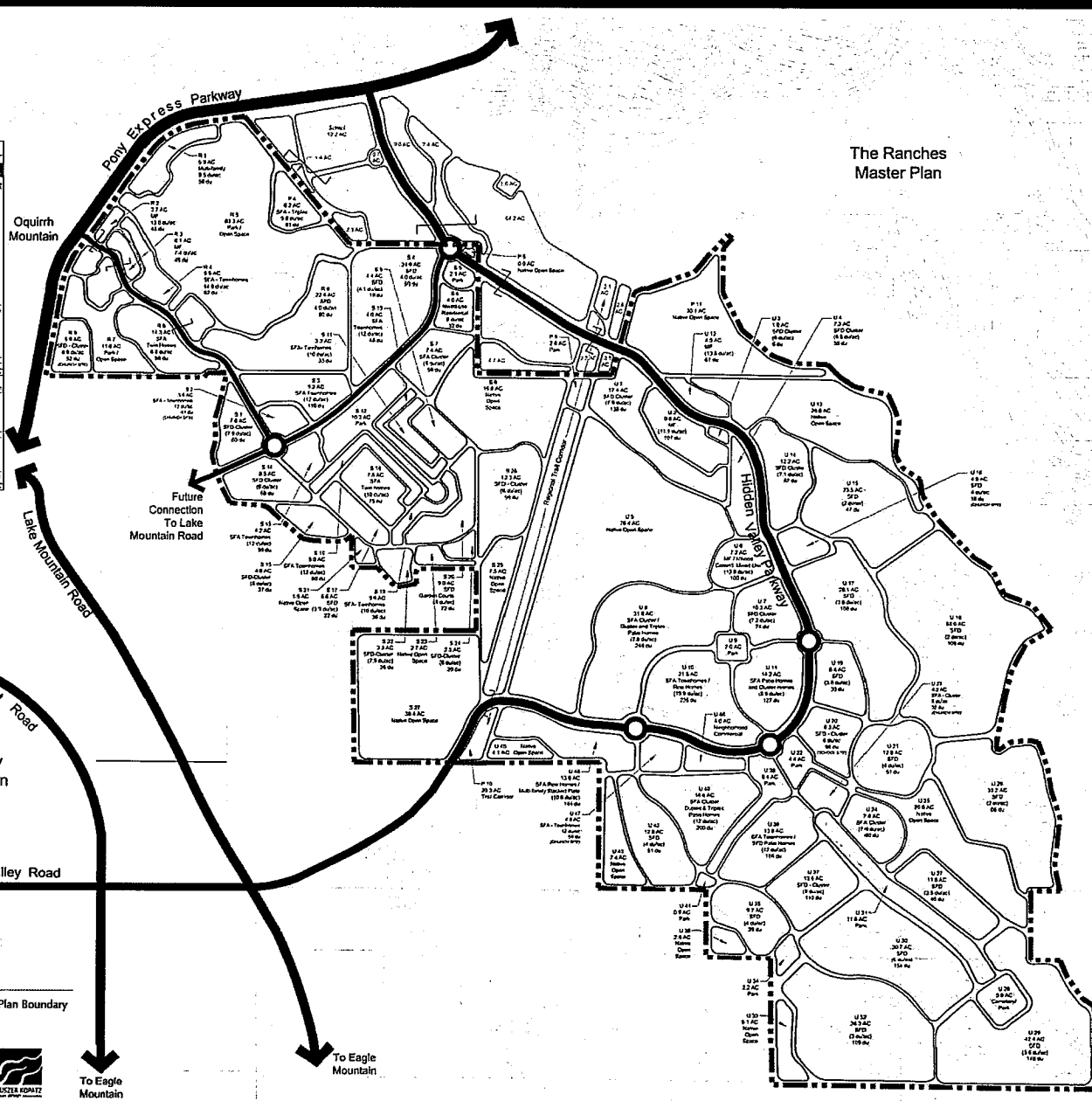
- 5.1 Hidden Valley Master Plan
- 5.2 Hidden Valley Roadway Plan
- 5.3 Hidden Valley Open Space Plan
- 5.4 Hidden Valley Slope Plan
- 5.5 5,280-foot Contour Line Map

Chapter 6 - Appendix

November 21, 2008



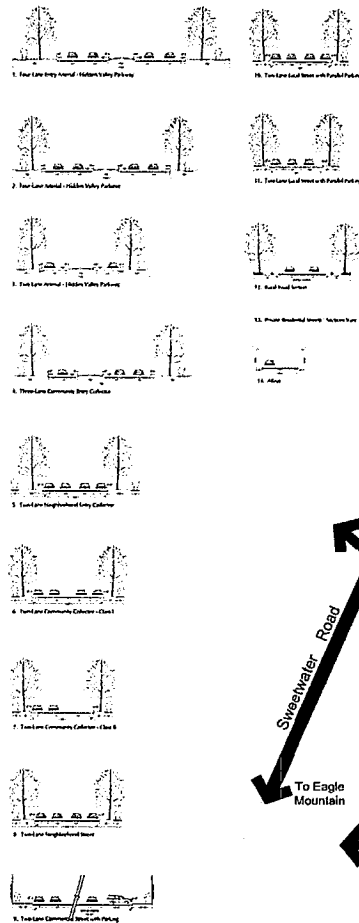
MÚZEUM KÉZDIVÁSÁRAT



HIDDEN VALLEY

Roadway Hierarchy Plan

November 21, 2008

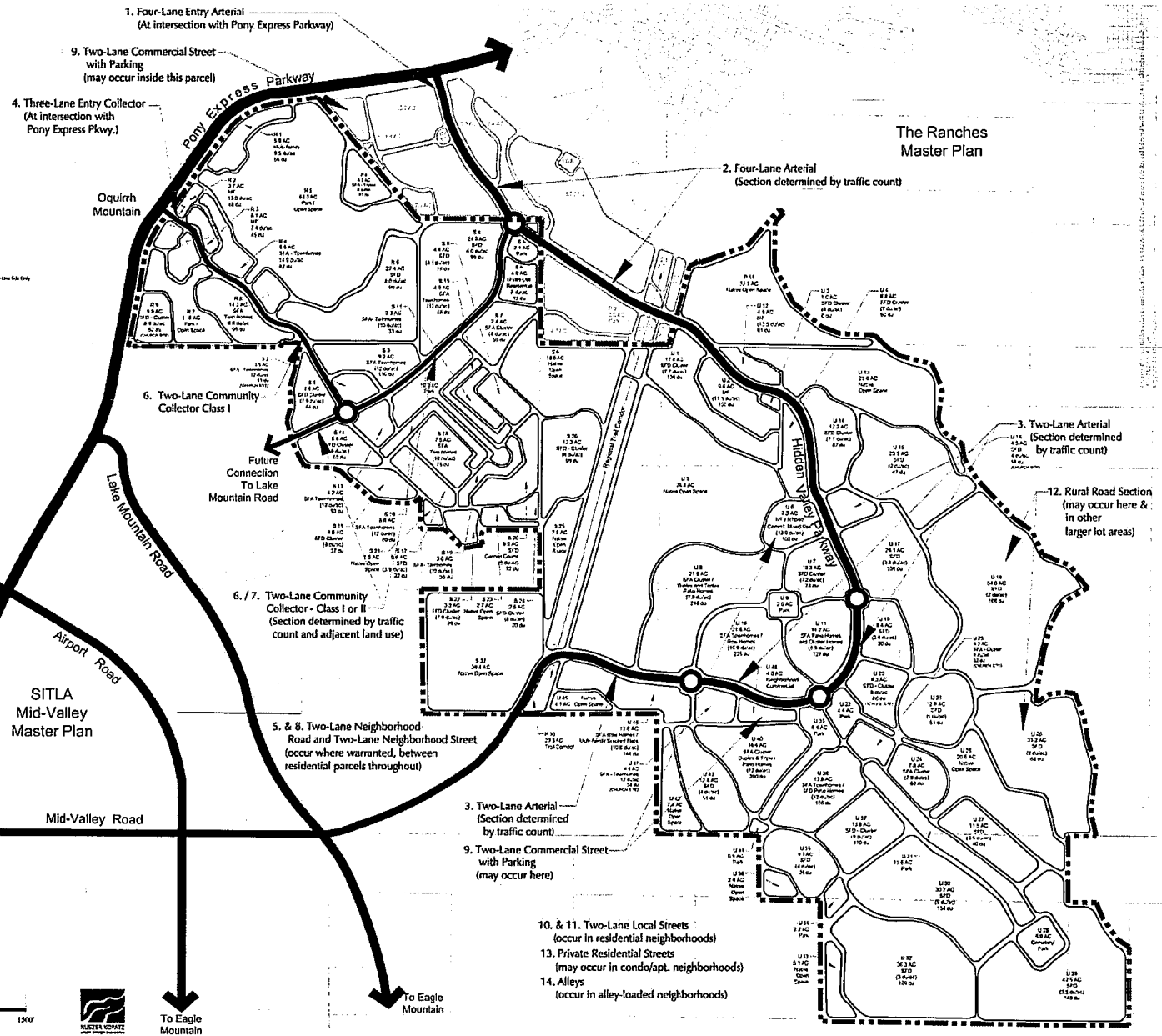
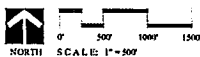


Legend

Hidden Valley Master Plan Boundary

HIDDEN VALLEY

Eagle Mountain City, Utah
November 21, 2008



The Ranches
Master Plan

HIDDEN VALLEY

Improved Open Space Concept Plan

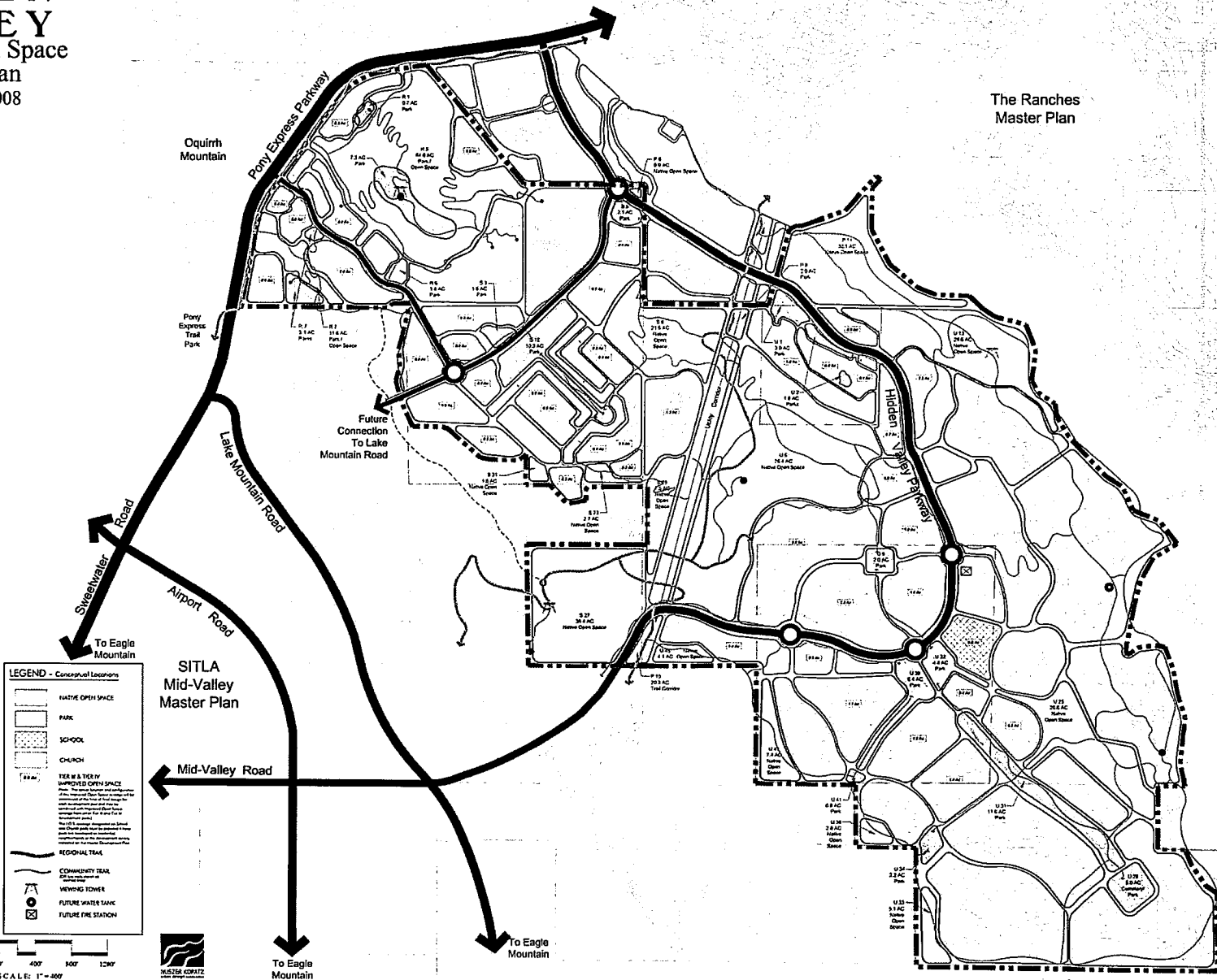
November 21, 2008

HIDDEN VALLEY MASTER PLAN

Land Use Data - Parks & Open Space

PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY			
P-9	PARK	2.8	
SUBTOTAL PARKS		2.8	0%
P-6	NATIVE OPEN SPACE	0.9	
P-10	TRAIL CORRIDOR	20.3	
P-11	NATIVE OPEN SPACE	30.1	
SUBTOTAL OPEN SPACE		51.3	3%
LOWER H.V. PARKS & OPEN SPACE TOTALS		53.9	3%
UPPER HIDDEN VALLEY			
U-1	PARK	3.0	
U-2	PARK	1.8	
U-9	PARK	2.0	
U-22	PARK	4.4	
U-28	PARK	5.0	
U-31	PARK	11.5	
U-34	PARK	2.2	
U-33	PARK	6.4	
U-41	PARK	0.9	
SUBTOTAL PARKS		37.2	2%
U-5	NATIVE OPEN SPACE	76.4	
U-13	NATIVE OPEN SPACE	28.6	
U-25	NATIVE OPEN SPACE	20.6	
U-23	NATIVE OPEN SPACE	5.1	
U-36	NATIVE OPEN SPACE	2.8	
U-43	NATIVE OPEN SPACE	7.4	
U-45	NATIVE OPEN SPACE	4.1	
SUBTOTAL OPEN SPACE		144.9	13%
UPPER H.V. PARKS & OPEN SPACE TOTALS		182.1	16%
MID-VALLEY			
S-3	PARK	1.5	
S-5	PARK	2.1	
S-12	PARK	10.3	
SUBTOTAL PARKS		13.9	1%
S-8	NATIVE OPEN SPACE	16.8	
S-21	NATIVE OPEN SPACE	1.5	
S-23	NATIVE OPEN SPACE	2.7	
S-25	NATIVE OPEN SPACE	7.5	
S-27	NATIVE OPEN SPACE	28.4	
SUBTOTAL OPEN SPACE		66.9	6%
MID-VALLEY PARKS & OPEN SPACE TOTALS		80.8	7%
HIDDEN VALLEY WEST			
W-1	PARKS	0.7	
W-5	PARKS	7.3	
W-6	PARKS	1.4	
W-7	PARKS	3.1	
SUBTOTAL PARKS		12.5	1%
W-5	PARK / OPEN SPACE	56.0	
W-7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		64.5	6%
H.V. WEST PARKS & OPEN SPACE TOTALS		77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		66.2	0%
TOTAL TIER II-IV PARKS		36.7	3%
TOTAL PARKS / OPEN SPACE		64.5	0%
TOTAL NATIVE OPEN SPACE		242.8	22%
TOTAL TRAIL CORRIDOR		20.3	2%
NEW WATER TANK		1.0	
NEW FIRE STATION		1.0	
REGIONAL TRAILS		5.1	
COMMUNITY TRAILS		20.7	
TOTAL OTHER APPROVED OPEN SPACE		27.4	2%
SCHOOL (U20)		8.3	
CHURCHES (U16, U23, U47, S2, P1)		21.7	
TOTAL OTHER OPEN SPACE		35.0	3%
HIDDEN VALLEY OPEN SPACE TOTALS		452.1	40%

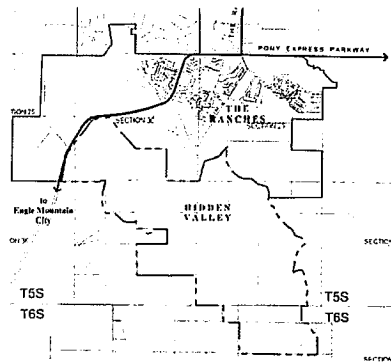
HIDDEN VALLEY
Eagle Mountain City, Utah
November 21, 2008



HIDDEN VALLEY

Slope Analysis Plan

November 21, 2008



Vicinity Map

Land Use Data

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

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

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

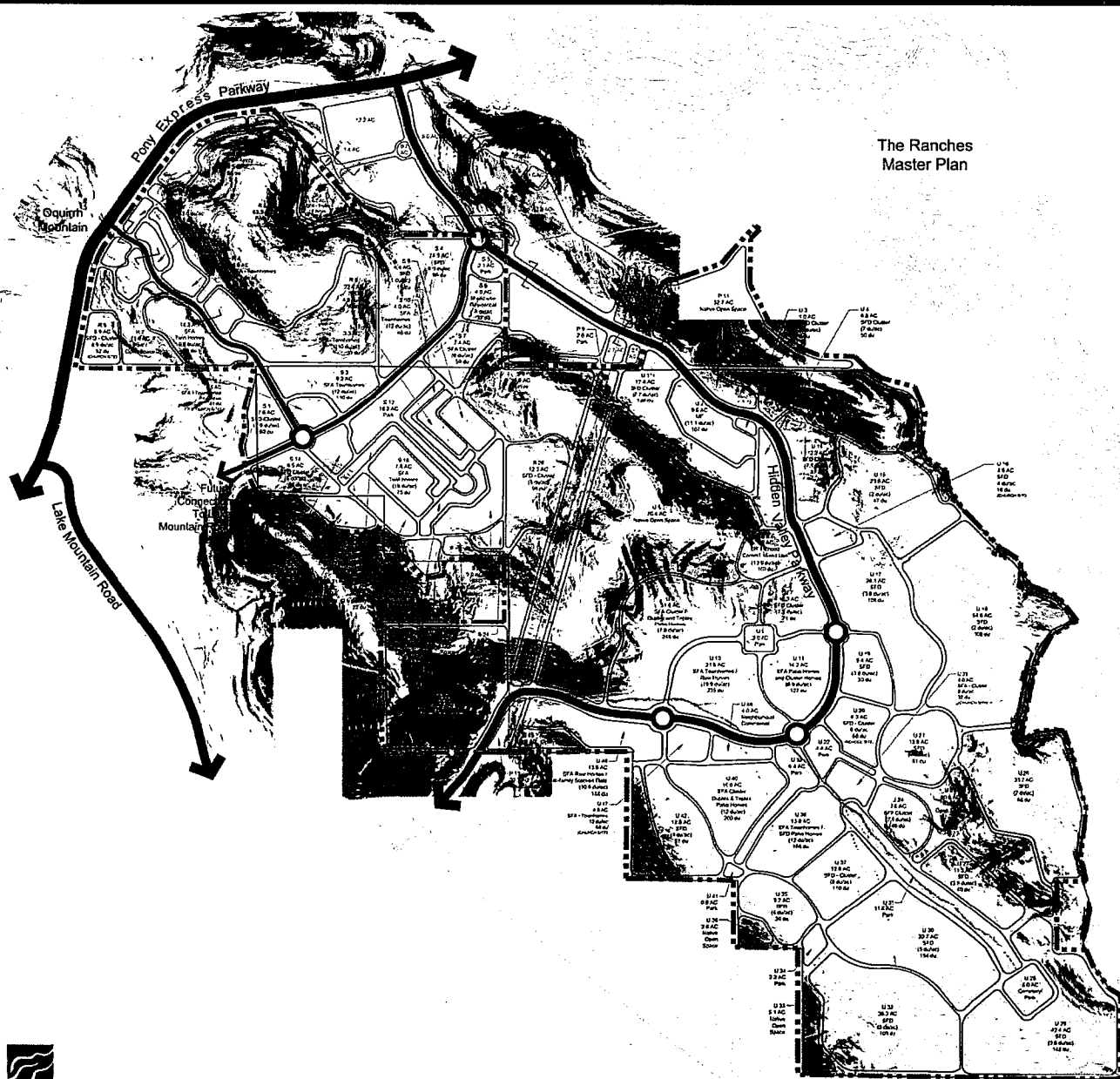
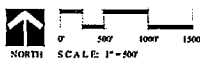
*Area does not include 20.3 Ac. Trail/Utility Corridor

Slope Legend

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

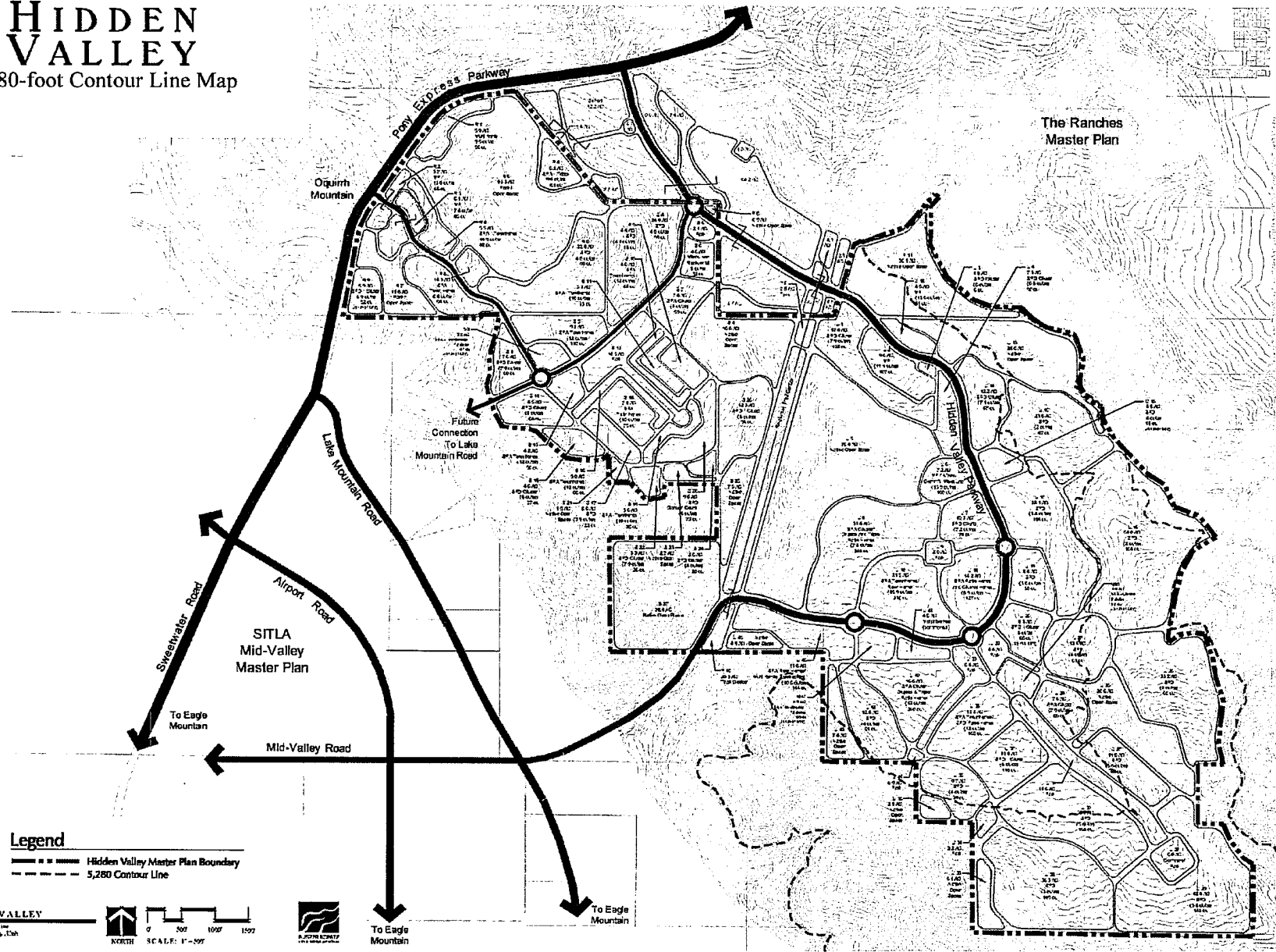
HIDDEN VALLEY

Eagle Mountain City, Utah
November 21, 2008



HIDDEN VALLEY

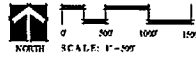
5,280-foot Contour Line Map



Legend

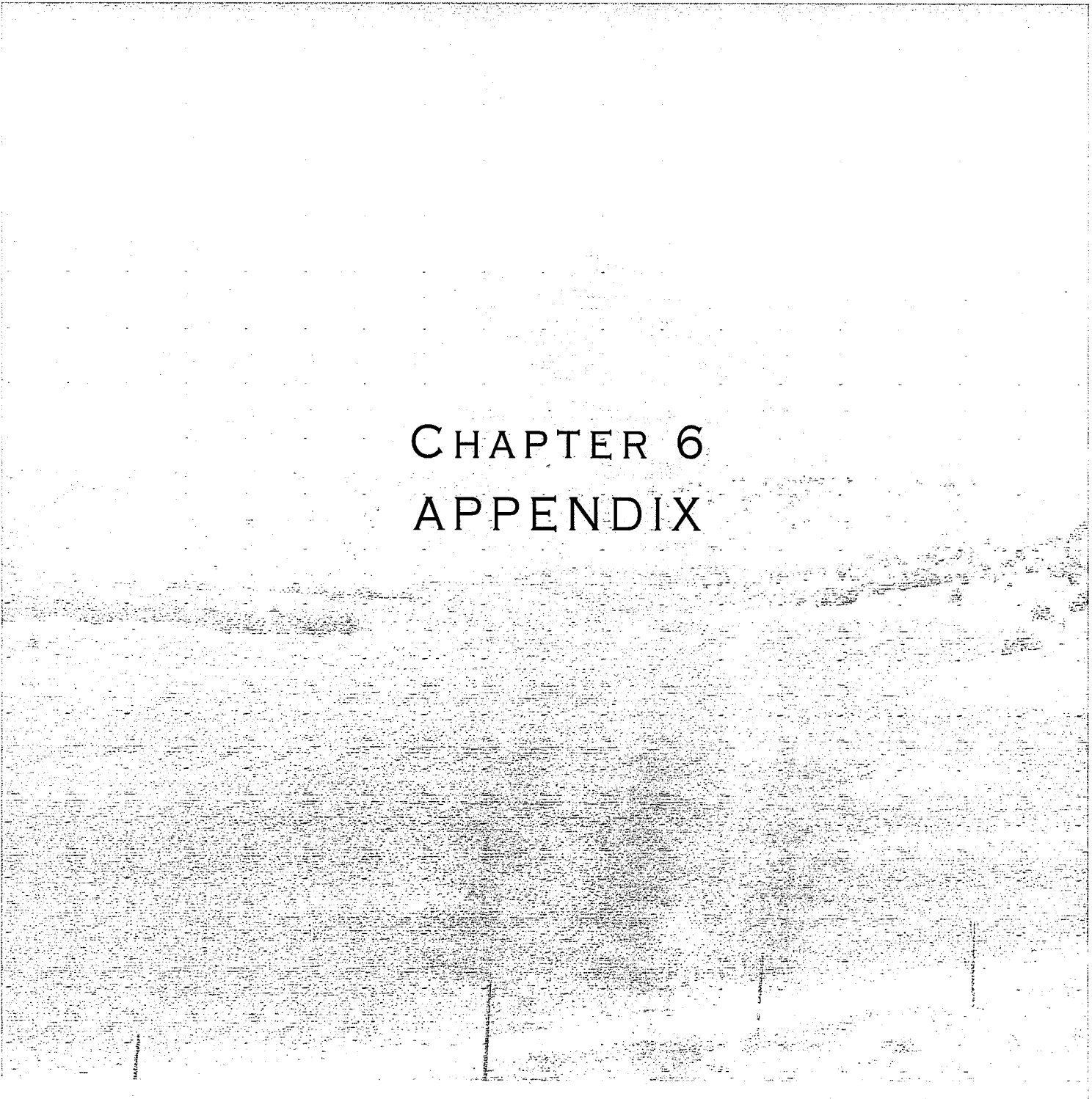
- Hidden Valley Master Plan Boundary
- 5,280 Contour Line

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



To Eagle Mountain

To Eagle Mountain



CHAPTER 6 APPENDIX

HIDDEN VALLEY

Chapter 1 - Introduction

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

**Chapter 3 - Site Planning
Guidelines**

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements

6.1 DEFINITIONS

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

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

City – Eagle Mountain City.

City Engineer – City engineer for Eagle Mountain City.

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

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

Encouraged – Preferred and most likely to be approved.

Guidelines – Hidden Valley Community Master Design Guidelines.

Hidden Valley DRC – Hidden Valley Design Review Committee.

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

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

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

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

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

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

6.2 EXPLANATION OF TERMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CMU – Concrete masonry units.

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

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

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

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

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

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

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

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

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

Eaves – The overhanging lower edge of a roof.

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

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

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

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

Facade – Any face of a building.

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

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

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

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

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

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

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

HVAC – Heating, ventilation and air conditioning system.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ROW – Right of way.

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

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

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

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

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

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

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

Unit – An individual residence or dwelling place.

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements



6.3 APPROVED PLANT LIST

These plants are approved for use within Hidden Valley:

Canopy Trees

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

Evergreen Trees

(Most not suitable for parkstrips)

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

Ornamental Trees

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements



Deciduous Shrubs

Full Sun

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

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

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

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

Utah's Choice selection
Low water needs

Low water needs

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

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

Sorbaria sorbifolia
Spiraea species
Syringa vulgaris
Viburnum lantana
Yucca harrimaniae

Shade

Holodiscus dumosus
Kerria japonica
Symphoricarpos species
Viburnum rhytidophyllum
Viburnum x rhytidophylloides

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

Mountain Spray
Japanese Kerria
Snowberry
Leather-leaf Viburnum
Blackhaw

Evergreen Shrubs

<i>Cotoneaster species</i>	Cotoneaster	
<i>Juniperus species</i>	Juniper	Very low water needs
<i>Mahonia fremontii</i>	Utah Holly	Very low water needs
<i>Mahonia aquifolium</i>	Oregon Grape	Prefers shade
<i>Pinus mugo</i>	Mugo Pine	Low water needs
<i>Euonymus fortunei 'Coloratus'</i>	Purpleleaf Wintercreeper	

Perennials

Sun

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

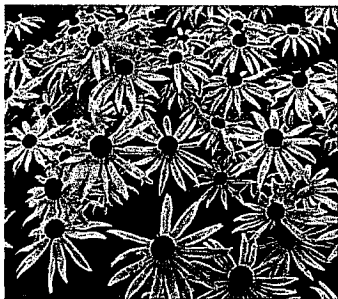
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

- 6.1 Definitions
- 6.2 Explanation of Terms
- 6.3 Approved Plant List
- 6.4 Design Review Checklist
- 6.5 Enhanced EA Ratio Requirements



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

Shade

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

Ornamental Grasses

Full Sun

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

Shade

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

Groundcovers

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

Vines

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

Trees to be planted in naturalized areas

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

Unacceptable Trees and Shrubs

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

- 6.1 Definitions
- 6.2 Explanation of Terms
- 6.3 Approved Plant List
- 6.4 Design Review Checklist
- 6.5 Enhanced EA Ratio Requirements

6.4 DESIGN REVIEW CHECKLIST

Use for submission of plans to Hidden Valley DRC:

Step 1: Pre-Design Meeting

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

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

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

Step 2: Preliminary Plan Submittal

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

Site Survey

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

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

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

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

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

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

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

In addition to the above plans, submit the following:

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

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

- 6.1 Definitions
- 6.2 Explanation of Terms
- 6.3 Approved Plant List
- 6.4 Design Review Checklist
- 6.5 Enhanced EA Ratio Requirements

Step 3: Final Plan Submittal

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

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

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

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

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

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements

Architecture Plans (at the same scale as site plans)

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

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

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

In addition to the above plans, submit the following:

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

6.5 ENHANCED EA RATIO REQUIREMENTS

Enhanced EA Ratio requirements have been established in order to promote a higher level of exterior finishing for buildings that are located in “high visibility” areas within Hidden Valley. The following enhanced EA Ratios apply to all residential structures whose finished floor elevation is above the 5,280-foot contour line, otherwise known as the “Mile High Elevation”, as depicted in Figure 5.5.

6.5.1 Enhanced EA Ratio for Single-Family Detached Buildings

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

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

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
Enhanced EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.40	0.44	0.46	0.52	0.58
Side Elevation(s) EA Ratio minimum	0.28	0.30	0.32	0.34	0.36
Passive Side Elevation EA Ratio minimum **	0.22	0.24	0.24	0.26	0.26
Rear Elevation EA Ratio minimum - Street Loac	0.32	0.34	0.36	0.38	0.44
Rear Elevation EA Ratio minimum - Alley Loac	0.16	0.20	0.23	0.26	0.32
Materials					
Exposed foundation at 2:12 or shallower slope:	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

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

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

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

6.5.2 Enhanced EA Ratio for Other Residential Buildings

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

	Building Type									
	Twinhomes		Townhomes						Multifamily	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
Enhanced EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.43	0.52	0.40	0.48	0.54	0.61	0.58	0.60	0.64	0.54
Side Elevation(s) EA Ratio minimum		0.34	0.32	0.34	0.32	0.34	0.34	0.34	0.36	
Hidden Side Elevation EA Ratio minimum		0.24	0.24	0.25	0.25	0.25	0.25	0.25	0.30	
Rear Elevation EA Ratio minimum	0.40	0.34	0.37	0.40	0.30	0.36	0.18	0.18	0.44	0.54
Materials										
Exposed foundation at 2:12 or shallower slopes		Up to 8"						Up to 12"		
Exposed foundation at slopes greater than 2:12		Up to 16"						Up to 24"		
Minimum Fenestration Area per elevation (SF)						105				
Roofing requirements						Architectural Grade				
Window Materials										
Allowable						Vinyl, Wood				
Prohibited						Aluminum				

HIDDEN VALLEY

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

6.1 Definitions

6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

Exhibit F

[Parks and Open Space Plan]

Sage Communities



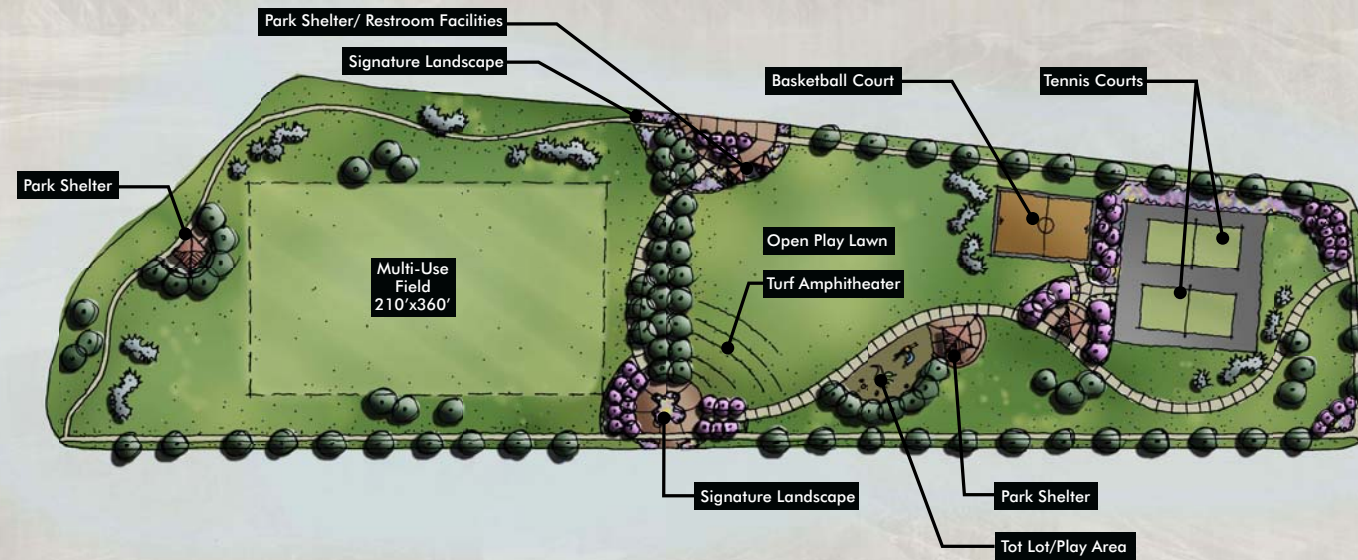
Parks, Trails, and Open Space Plan

February 4, 2008



NORTH

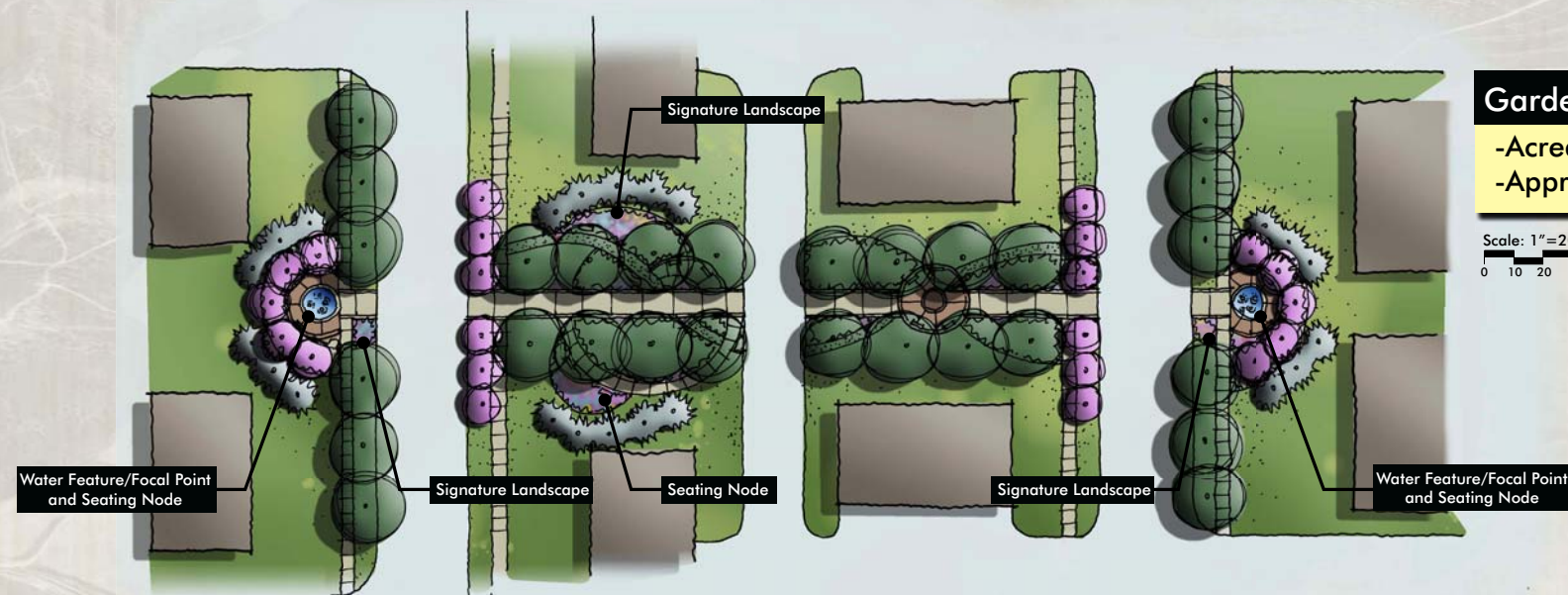
Sage Communities



Active Park-\$5.00/sf:

- Acreage: 7.6
- Approx. cost: \$1,655,000
- Amphitheater
- Tennis courts
- Basketball court

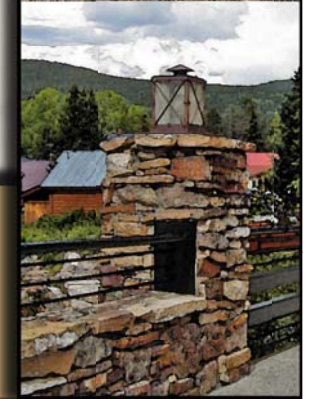
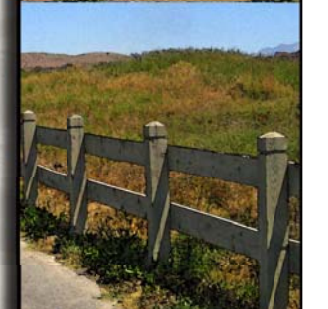
Scale: 1"=50'-0"
0 25 50 100 NORTH



Garden Park TYP-\$4.50/sf:

- Acreage: 2.7
- Approx. cost: \$430,000

Scale: 1"=20'-0"
0 10 20 40 NORTH



Sage Communities



Neighborhood Community Center A-\$500,000 ea:

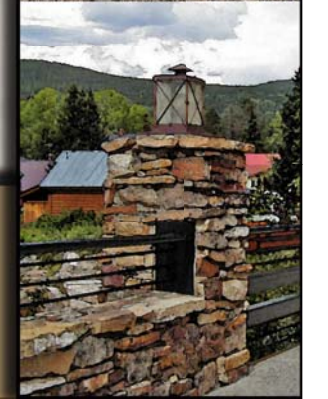
- Acreage:0.4
- Approx. cost: \$500,000
- Pedestrian Pass-Through

Primary Trailhead A-\$2.50/sf:

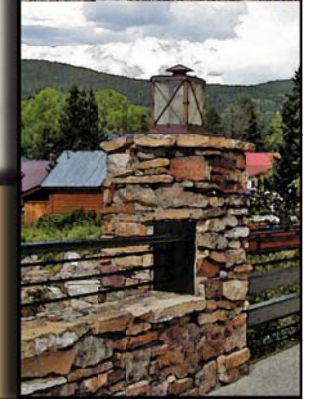
- Acreage: 0.6
- Approx. cost: \$65,000
- Tot lot

Scale: 1"=20'-0"

0 10 20 40 NORTH



Sage Communities



Sage Communities

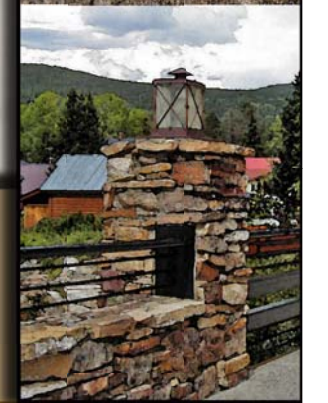
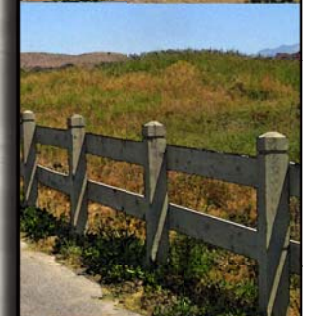


Neighborhood Community Center C-\$500,000 ea:

-Acreage: 0.9

-Approx. cost: \$500,000

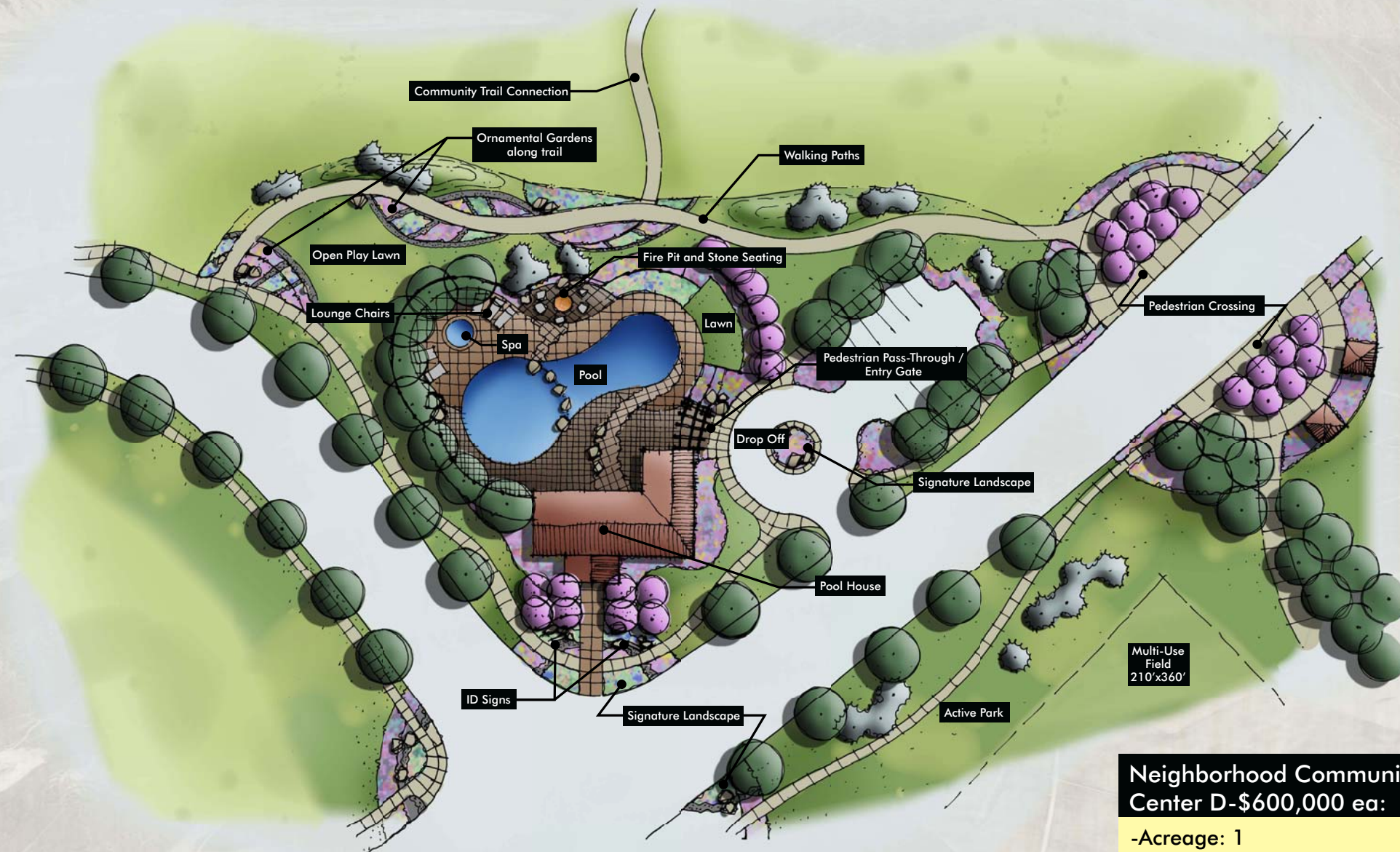
Scale: 1"=20'-0"



Parks, Trails, and Open Space Plan - Neighborhood Community Center C

February 4, 2008

Sage Communities

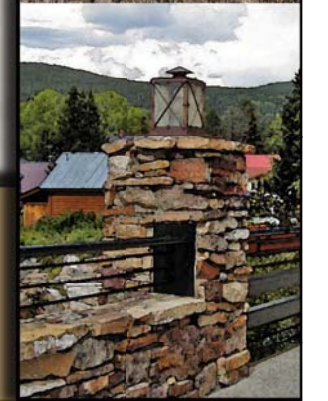
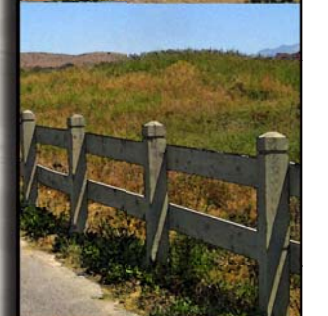


Neighborhood Community Center D-\$600,000 ea:

-Acreage: 1

-Approx. cost: \$600,000

Scale: 1"=20'-0"
0 10 20 40 NORTH



Parks, Trails, and Open Space Plan - Neighborhood Community Center D

February 4, 2008

Sage Communities

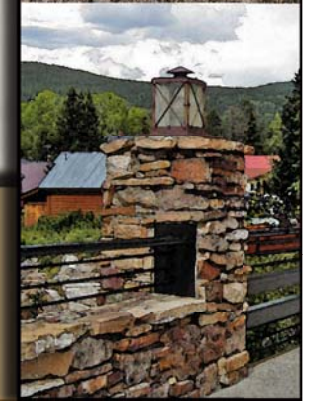
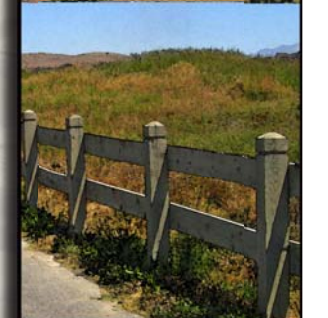


Neighborhood Community Center E-\$500,000 ea:

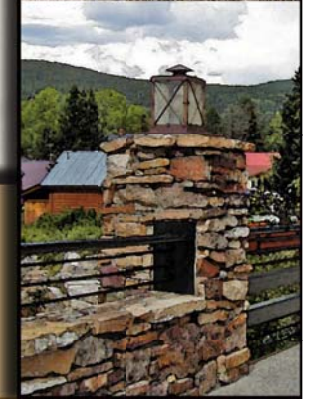
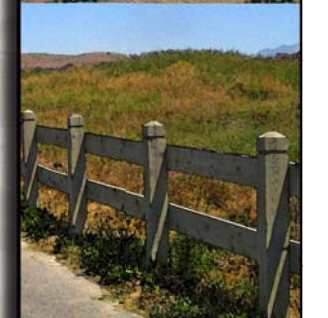
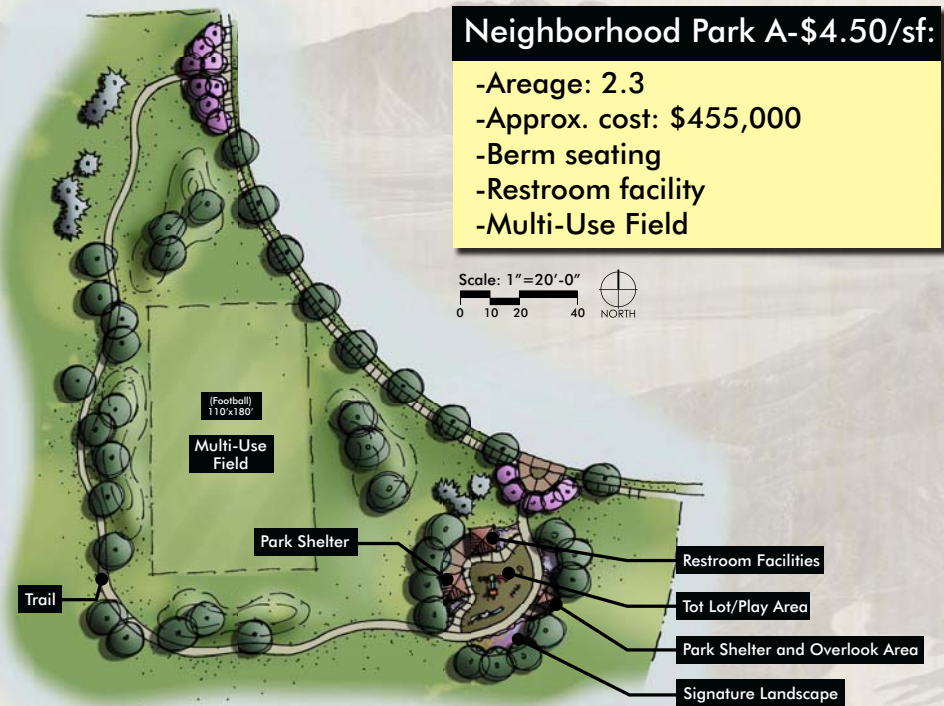
-Acreage: 3.2

-Approx. cost: \$500,000

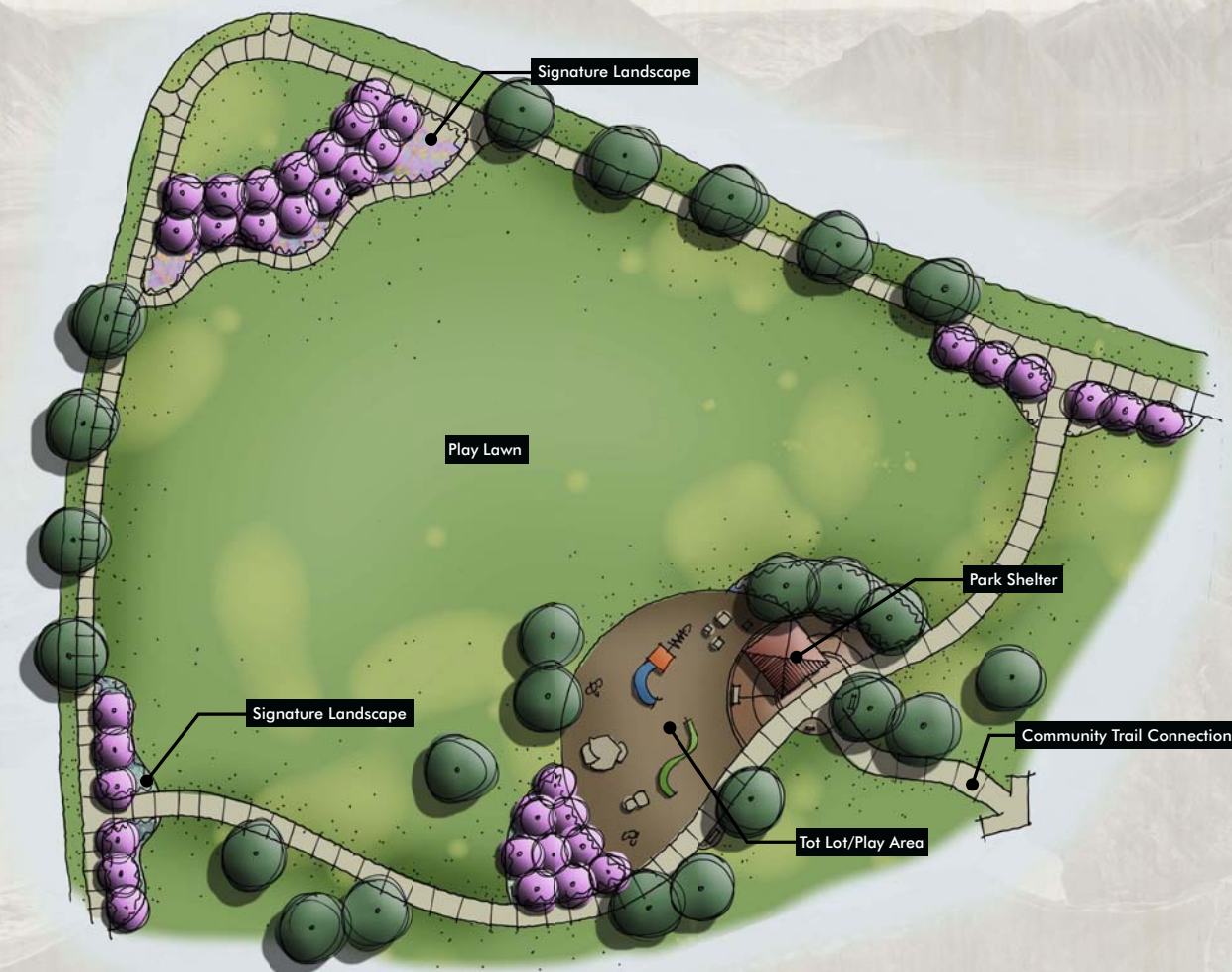
Scale: 1"=30'-0"
0 15 30 60 NORTH



Sage Communities



Sage Communities



Neighborhood Park D-\$4.50/sf:

- Acreage: 1.7
- Approx. cost: \$335,000
- Detention Pond

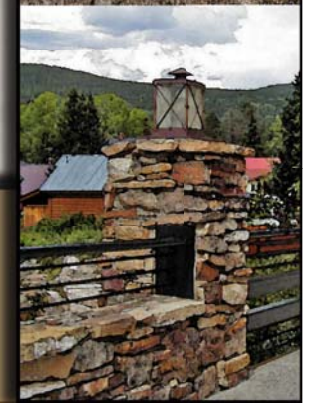
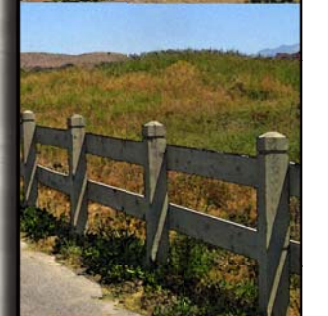
Scale: 1"=20'-0"
0 10 20 40 NORTH



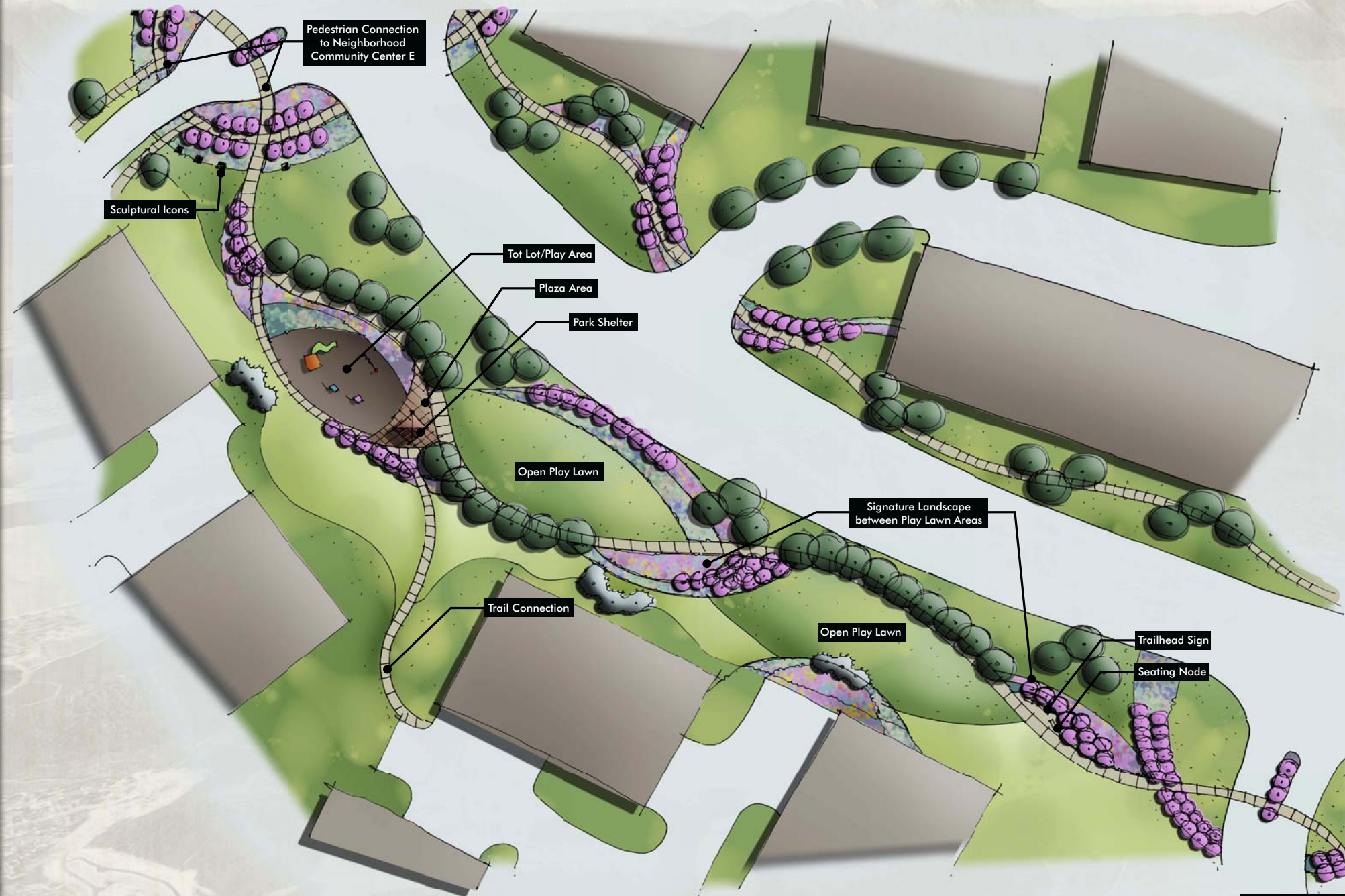
Neighborhood Park F-\$4.50/sf:

- Acreage: 0.6
- Approx. cost: \$125,000

Scale: 1"=20'-0"
0 10 20 40 NORTH



Sage Communities

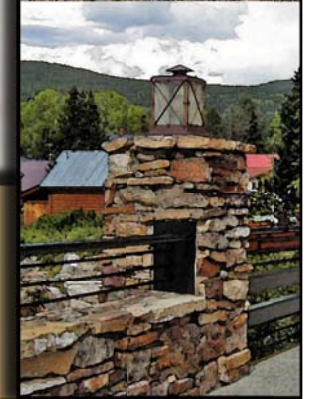
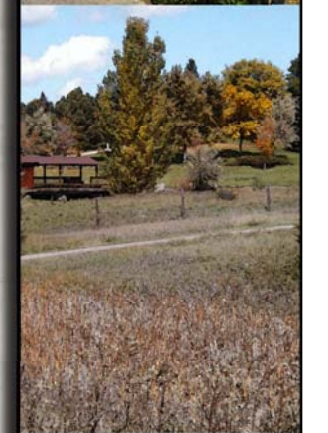
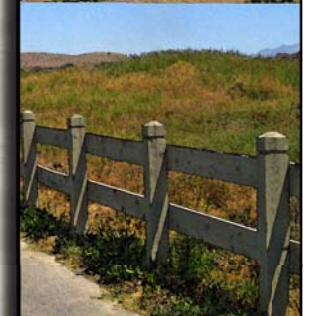


Neighborhood Park E-\$4.50/sf:

-Acreage: 1.4

-Approx. cost: \$275,000

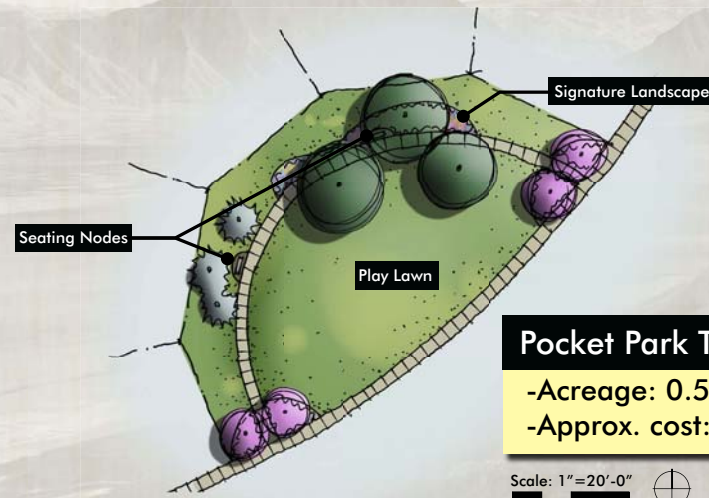
Scale: 1"=30'-0"
0 15 30 60 NORTH



Parks, Trails, and Open Space Plan - Neighborhood Park E

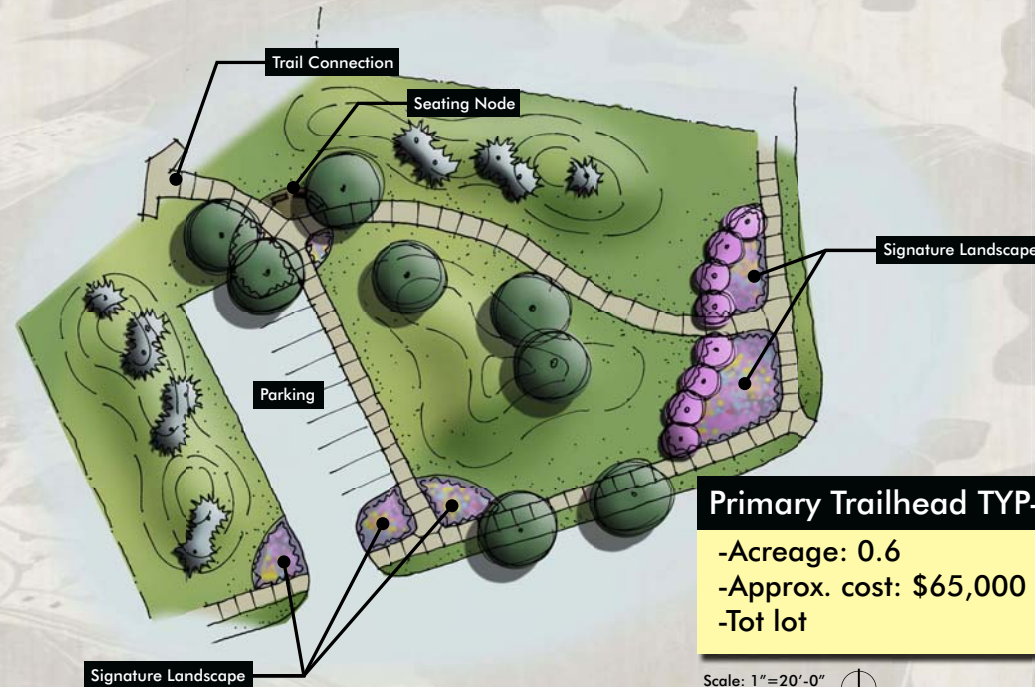
February 4, 2008

Sage Communities



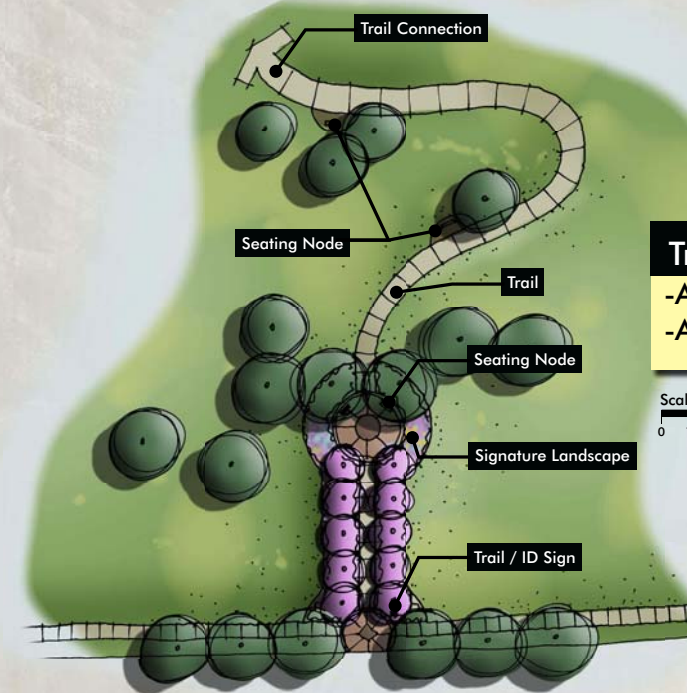
Pocket Park TYP -\$3.50/sf:
 -Acreage: 0.5
 -Approx. cost: \$80,000

Scale: 1"=20'-0"
 0 10 20 40 NORTH



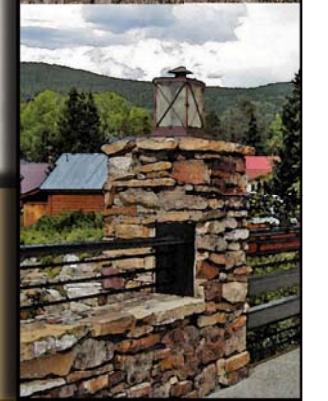
Primary Trailhead TYP-\$2.50/sf:
 -Acreage: 0.6
 -Approx. cost: \$65,000
 -Tot lot

Scale: 1"=20'-0"
 0 10 20 40 NORTH

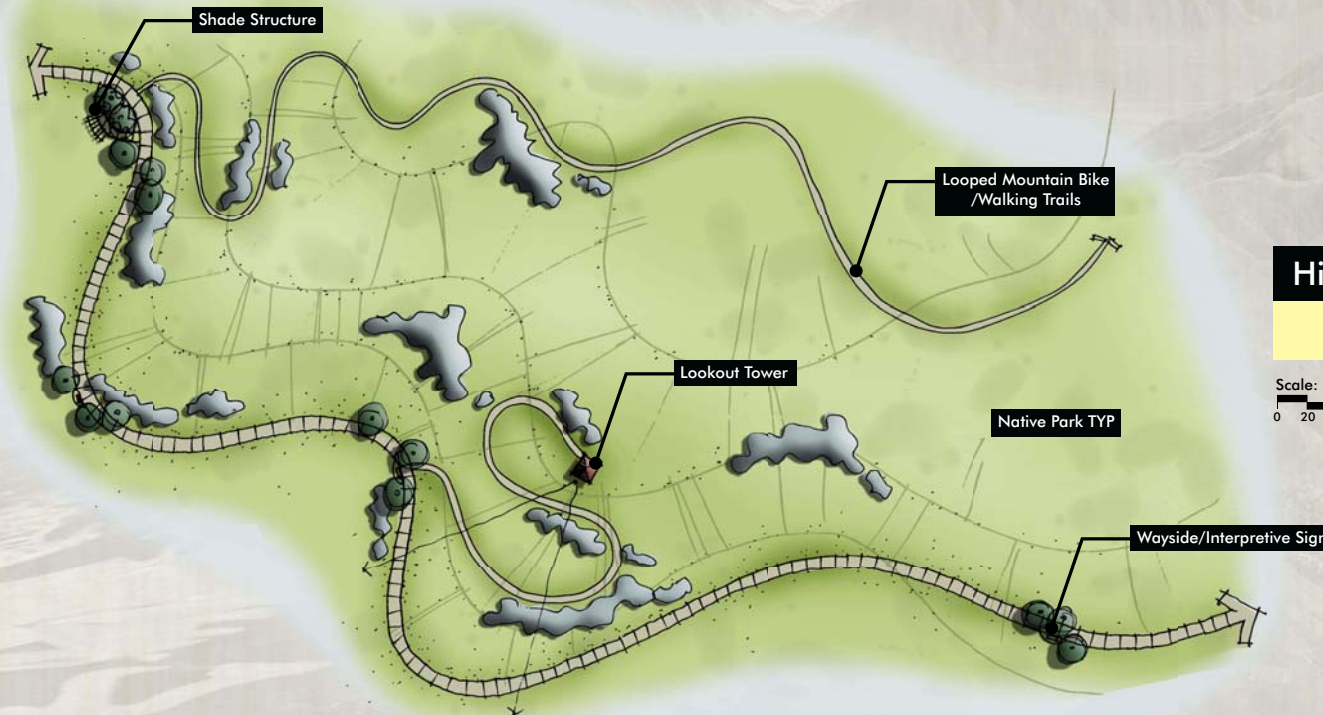


Trailhead Park TYP -\$2.75/sf:
 -Acreage: 0.3
 -Approx. cost: \$35,000

Scale: 1"=20'-0"
 0 10 20 40 NORTH

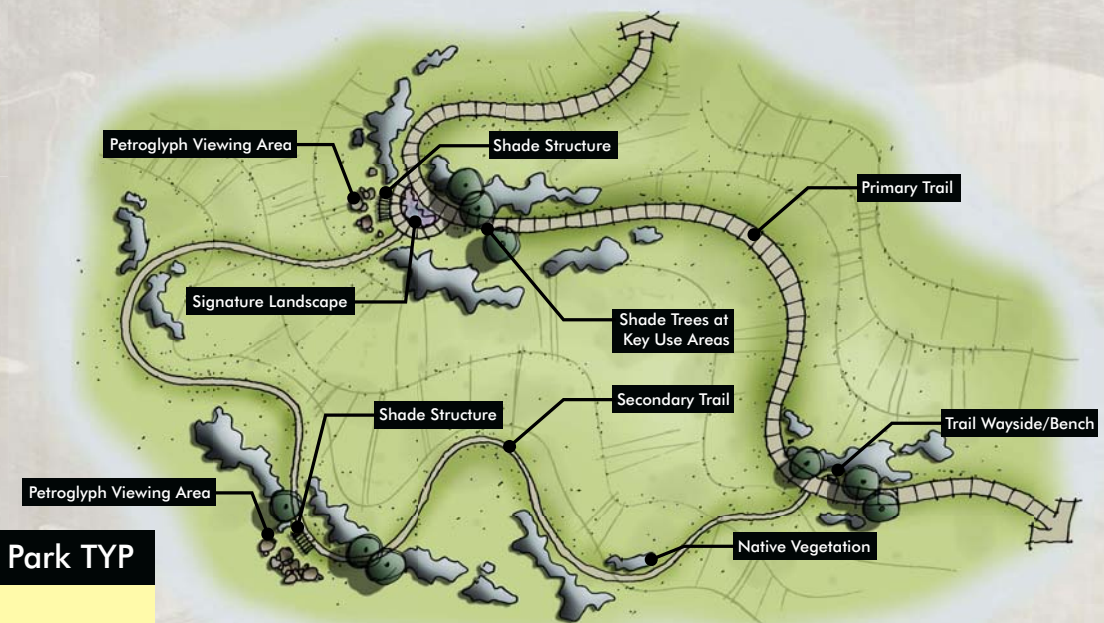


Sage Communities



Hilltop Native Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH



Petroglyph Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH

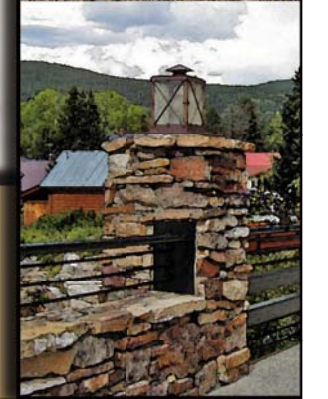
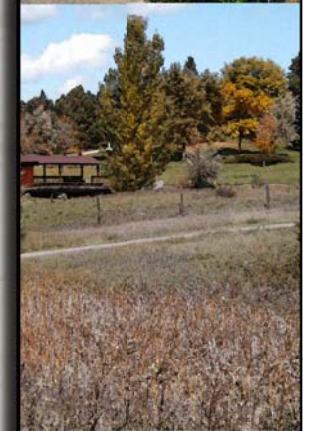
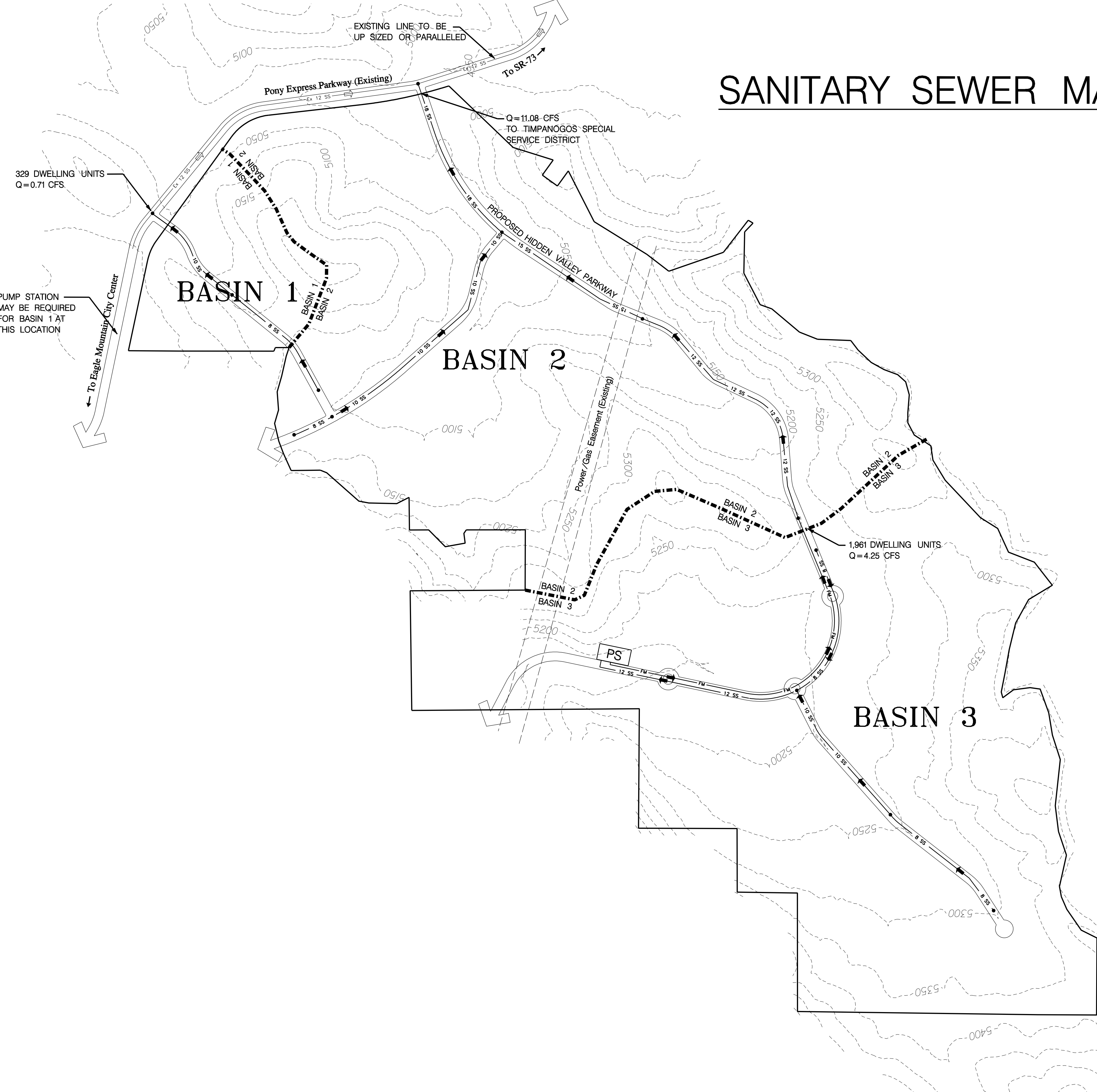


Exhibit G

[Sanitary Sewer Master Plan]

SANITARY SEWER MASTER PLAN



SANITARY SEWER LEGEND

- PROPERTY BOUNDARY
 50' CONTOUR (EXISTING)
 POWER /GAS EASEMENT (EXISTING)
 8" SS
 10" SS
 12" SS
 15" SS
 18" SS
 FM
 Ex 8" SS
 SEWER BASIN BOUNDARY LINE
 PS
 PUMP STATION
 FLOW DIRECTION

SANITARY SEWER PEAK DAY FLOW CALCULATIONS

BASIN 1

329 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 35 CAPITA PER DWELLING =
460,600 GALLONS PER DAY OR 0.71 CFS

BASIN 2

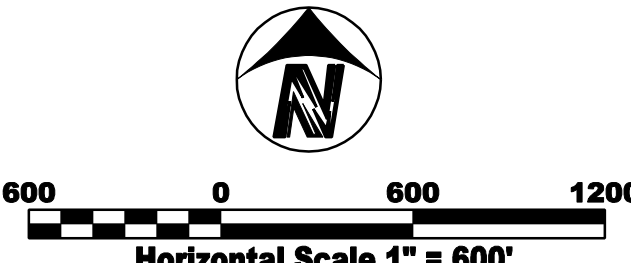
2,827 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 35 CAPITA PER DWELLING =
3,957,800 GALLONS PER DAY OR 6.12 CFS

BASIN 3

1,961 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 35 CAPITA PER DWELLING
2,745,400 GALLONS PER DAY OR 4.25 CFS

TOTAL

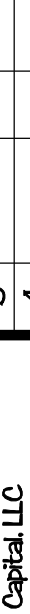
TOTAL PROJECTED PEAK DAY SANITARY SEWER FLOW = 7,163,800 GALLONS PER DAY OR 11.08 CFS



HIDDEN VALLEY

MASTER DEVELOPMENT PLAN

INFRASTRUCTURE MAP - SANITARY SEWER MASTER PLAN



Ward Engineering Group
 Planning, Engineering - Surveying
 Tel: (801) 487-8040
 Fax: (801) 487-8888
www.wardeng.com

SHEET

UT5

© Ward Engineering Group 2008

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

JOB NO.: 040003

CLIENT: Cadence Capital, LLC

DWG.: HV-WB.dgn

DESIGN: _____

DRAWN: _____

CHECK: _____

DATE: 01/29/08

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE - DRAWING IS REDUCED IF LESS THAN 27.5"

Exhibit H

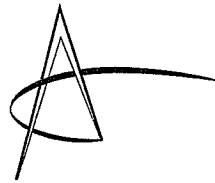
[Storm Water Master Plan]

Existing Storm Water Management Report

Prepared for:

Hidden Valley Development

Prepared by:



Ward Engineering Group

Planning. Engineering. Surveying

January 8, 2008

1.0 Title Page

1.1 Background

The following existing storm water management report and plan was prepared for the proposed *Hidden Valley Development*, located along Pony Express Parkway in Eagle Mountain, Utah, Sections 29,30,31 and 32, Township 5S, Range 1W. The site consists of approximately 1237.12 acres and will have 5117 units consisting of single-family and multi-family units. The lots will range from 5400 square feet to 20,000 square feet in area.

1.2 Preparer

Ward Engineering Group compiled the following study under the supervision of Dave Reddish, P.E. (Land Development Director). Company information is as follows:

Ward Engineering Group
231 West 800 South, Suite A
Salt Lake City, Utah 84101

Tel: (801) 487-8040

Fax: (801) 487-8668

2.0 Property Description

The 1237.12 acres is nestled in a valley with steep side slopes sloping down to the valley floor. Much of the site has been used for the farming of winter wheat in the gentle sloping valley. The soil conditions of the site are as follows: There are up to 18 inches of top soil followed by layers of lean clay, silty clay, silt, sand and gravel. At several locations very dense shallow cemented soils underlain by bedrock were encountered. (For further soil information see the Preliminary Soil Report by Earthtec Dated December 13, 2007 Job No. 073190)

3.0 Off-site Drainage Description

There is one offsite basin (218.49 acres) that sheet flows onto the southwest side of the property. This basin has fairly steep slopes and the total flow from offsite is $Q_{10} = 24.54$ cfs and $Q_{100} = 66.57$ cfs.

4.0 On-Site Drainage Description

The proposed site has been broken down into 5 Basins with 5 different discharge locations. See UT2 for map showing basins and discharge locations. The existing flows from Basin 1 (543.13 acres) discharge along the west side of the property through an existing ditch. The 10 year flow rate is 53.46 cfs and the 100 year flow rate is 135.37 cfs. Basin 2 (586.57 acres) discharges along Pony

Express Parkway on the north end of the property. The 10 year flow rate is 66.16 cfs and the 100 year flow rate is 160.41 cfs. Basins 3 and 4 (36.24 acres and 22.41 acres) also discharge along Pony Express Parkway at the northwest end of the property. The 10 year flow rates are 7.13 cfs and 7.98 cfs and the 100 year flow rates are 19.41 cfs and 16.20 cfs respectively. Basin 5 (65.80 acres) sheet flows off the back side along the east property line. The 10 year flow rate is 10.52 cfs and the 100 year flow rate is 28.67 cfs.

5.0 Master Plan Drainage Considerations

Each development or at a minimum each sub-basin will be required to detain it's developed 100-yr 24 hour storm event and shall be allowed to discharge at the historic runoff rate. Energy dissipation and erosion protection shall be provided at all outlets where storm water is released into natural channels.

Under ground storm collection pipes shall be designed for the 10 year-24 hour storm event flow. The minimum pipe size shall be 15" diameter and the pipes shall not be designed for surcharged/pressure flow conditions.

The 100 year – 24 hour storm event must be conveyed within the collection system and the roadway surface while maintaining one (12' Wide) Travel lane free of water and not over topping the curbs.

6.0 FEMA Floodplain Requirements

Based on the current FEMA Flood Insurance Rate Map panel 4955170115B, Hidden Valley Development is not currently located in a FEMA-designated Special Flood Hazard Area. Current designation for the area is "X".

7.0 Design Runoff Computations

7.1 Selection of Hydrologic Model

The SCS TR-20 method of analysis was utilized due to the size of the site.

7.2 Model Input Parameters

The input parameters needed for the SCS Method TR-20 area are as follows: (See Appendix for detailed calculations).

- a) Watershed Area is calculated run-off areas based on watershed boundaries created from existing or proposed contours. (See sheet UT2 for details)
- b) Time of concentration is estimated Shallow Concentrated flow and Sheet Flow. The TR-20 Sheet Flow procedure is designed to calculate the Tc for flow over plane surfaces, as usually occurs in the uppermost regions of a

watershed. Shallow concentrated flow is calculated using Length over velocity.

- c) Rainfall Intensities/Depth Rainfall information was taken from the "Precipitation-Frequency Atlas of the United States" NOAA (National Oceanic and Atmospheric Administration)

- d) Run-off Coefficients

The curve number, or CN, is determined according to the soil type and ground cover. A high CN (such as 98 for pavement) indicates minimum retention, while a low CN (such as 30 for certain wooded areas) indicates a large retention capability.

Soils are classified into hydrologic soil groups to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSG's, (hydrologic soil groups), which are A, B, C, and D, are one element used in determining runoff curve number.

The infiltration rate is the rate at which water enters the soil at the soil surface. It is controlled by surface conditions. HSG also indicates the transmission rate - the rate at which the water moves through the soil. This rate is controlled by the soil profile. The four groups are defined by SCS soil scientists as follows:

Group A soils have low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands and gravels, and have a high rate of water transmission (greater than 0.30 in/hr).

Group B soils have moderate infiltration rates when thoroughly wetted, and consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-0.30 in/hr).

Group C soils have low infiltration rates when thoroughly wetted, and consist chiefly of soils with a layer that impedes downward movement of water, and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr).

Group D soils have high runoff potential. They have very low infiltration rates when thoroughly wetted, and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0-0.05 in/hr).

8.0 Summary

The Hidden Valley development has 5 discharge locations for a total discharge of 169.79 cfs and 426.63 cfs for the 10/100 year storm event respectively. Basins 1 and 2 yield the highest discharge flows of 119.62 cfs and 295.78 cfs for the 10/100 year storm event respectively and may need special erosion protection during construction. Offsite flows from the southwest Basin 6 have been accounted for in the overall calculations and pipe sizing for the development. The flows from each basin are shown on sheet UT2 of this report.

APPENDIX

1000 0

National Resource Land

FLOOD HAZARD
UNINCORPORATED
COUNTY AND TOWNSHIP
FOR INFORMATION
INSURANCE RATES
TO SEPARATELY
INSURANCE RATES

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 115 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

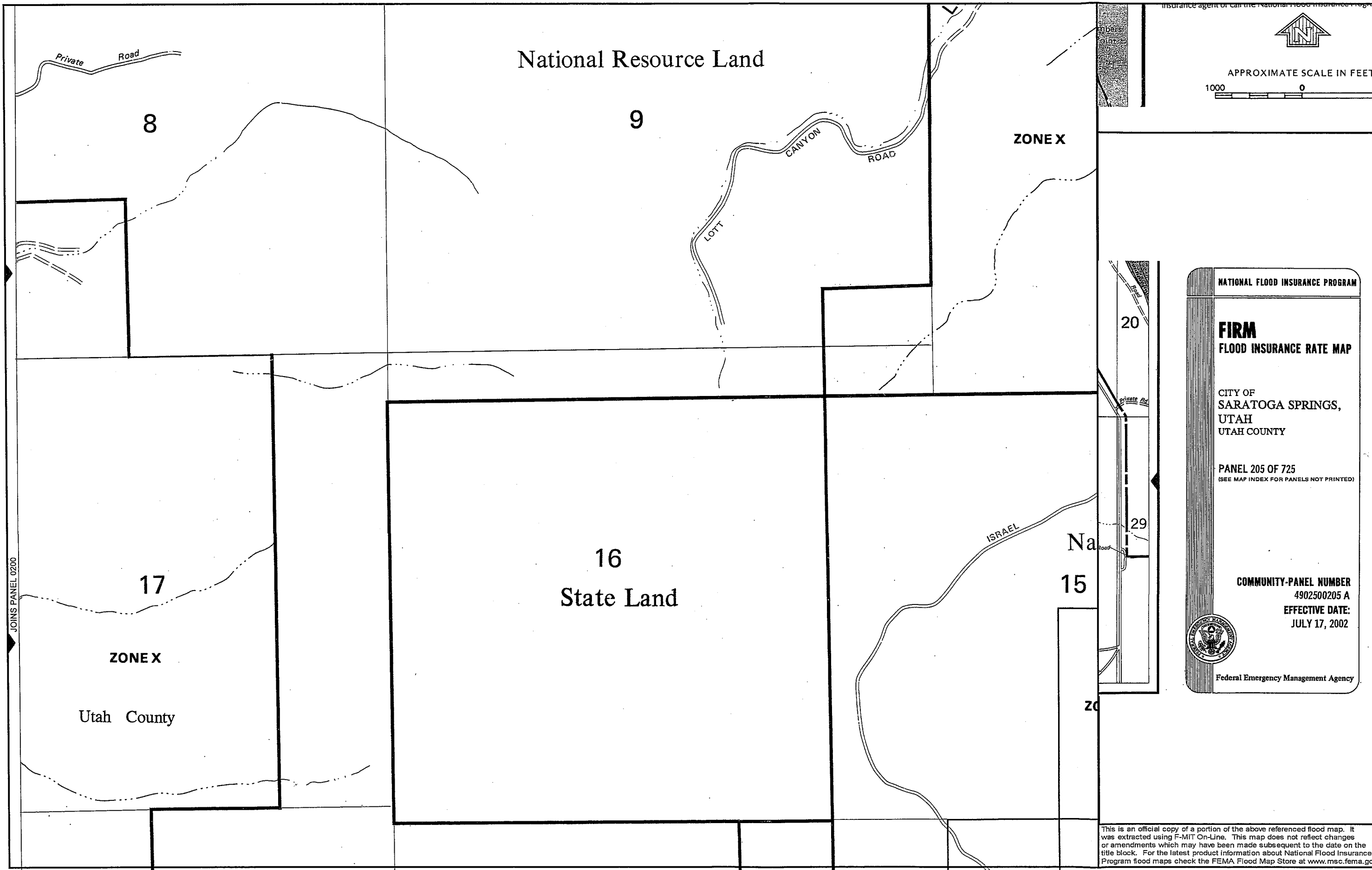
COMMUNITY-PANEL NUMBER
4902500115 A

EFFECTIVE DATE:
JULY 17, 2002



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 205 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500205 A
EFFECTIVE DATE:
JULY 17, 2002


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

1/24/2008 9:01:33 AM L:\cadence Capital\Hidden Valley\CAD003 Master Plan\Design\Construction Dwg\HW-001 existing.dgn

POINT OF DISCHARGE
BASIN 2
 $Q_{10} = 66.16$ cfs
 $Q_{100} = 160.41$ cfs

POINT OF DISCHARGE
BASIN 2
 $Q_{10} = 7.13$ cfs
 $Q_{100} = 19.41$ cfs

BASIN 3
38.24 ACRES

BASIN 4
22.41 ACRES

POINT OF DISCHARGE
BASIN 4
 $Q_{10} = 7.98$ cfs
 $Q_{100} = 16.20$ cfs

BASIN 2
586.57 ACRES

BASIN 1
543.13 ACRES

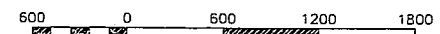
POINT OF DISCHARGE
BASIN 1
 $Q_{10} = 53.46$ cfs
 $Q_{100} = 135.37$ cfs

BASIN 5
65.80 ACRES

POINT OF DISCHARGE
BASIN 5
 $Q_{10} = 10.52$ cfs
 $Q_{100} = 28.67$ cfs

BASIN 6
218.487 ACRES
 $Q_{10} = 24.54$ cfs
 $Q_{100} = 66.57$ cfs

————— PROPERTY BOUNDARY
- - - - - DRAINAGE BASIN
- - - - - DRAINAGE SUB-BASIN
← FLOW DIRECTION



Scale 1" = 600'

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
HISTORIC DRAINAGE CONDITIONS

SHEET:
UT2

DESIGN:	CLIENT: CADENCE CAPITAL LLC	NO.	DATE	BY	DESCRIPTION
DRAWN:	DWG: Dwg	1			
CHECK:	JOB NO: CAD003	2			
DATE: 1/6/07	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DIMING IS REQUIRED IF LESS THAN 25'-0"	3			
		4			
		5			



POINT PRECIPITATION
FREQUENCY ESTIMATES
FROM NOAA ATLAS 14

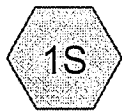


Utah 40.227 N 112.089 W 4888 feet

From "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4
G.M. Bonnin, D. Martin, B. Lin, T. Parybekt, M. Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2006

Precipitation Frequency Estimates (inches)

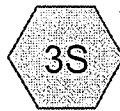
ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
1	0.11	0.17	0.21	0.29	0.36	0.44	0.49	0.62	0.76	0.90	1.00	1.19	1.40	1.58	2.06	2.43	3.03	3.56
2	0.14	0.22	0.27	0.37	0.45	0.55	0.61	0.77	0.94	1.10	1.23	1.46	1.72	1.94	2.53	2.98	3.71	4.36
5	0.20	0.31	0.38	0.51	0.63	0.72	0.79	0.94	1.13	1.32	1.47	1.76	2.06	2.31	3.00	3.55	4.38	5.13
10	0.25	0.38	0.47	0.64	0.79	0.89	0.93	1.09	1.30	1.50	1.67	2.01	2.35	2.62	3.37	4.00	4.90	5.72
25	0.33	0.50	0.62	0.83	1.03	1.14	1.17	1.31	1.53	1.73	1.94	2.37	2.73	3.03	3.85	4.58	5.56	6.47
50	0.40	0.60	0.75	1.01	1.25	1.36	1.39	1.49	1.70	1.91	2.15	2.64	3.03	3.33	4.19	5.02	6.04	7.00
100	0.48	0.73	0.90	1.21	1.50	1.62	1.64	1.73	1.88	2.09	2.37	2.93	3.33	3.64	4.53	5.46	6.50	7.51
200	0.57	0.87	1.08	1.45	1.80	1.92	1.94	2.02	2.15	2.27	2.58	3.23	3.63	3.94	4.85	5.88	6.92	7.98
500	0.72	1.09	1.35	1.82	2.25	2.39	2.41	2.49	2.58	2.61	2.87	3.64	4.04	4.33	5.25	6.42	7.45	8.55
1000	0.85	1.29	1.60	2.15	2.66	2.81	2.82	2.89	2.93	2.96	3.09	3.96	4.35	4.62	5.54	6.81	7.82	8.94



Basin 1 upper



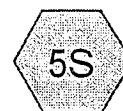
Basin 2 lower



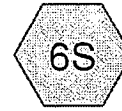
Basin 3



Basin 4



Offsite Basin 5



Offsite Basin 6



Drainage Diagram for Hidden Valley Historic

Prepared by Ward Engineering Group, Printed 1/24/2008

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 10 yr Rainfall=1.50"

Printed 1/24/2008

Page 2

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 53.46 cfs @ 12.96 hrs, Volume= 12.830 af, Depth> 0.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 66.16 cfs @ 12.92 hrs, Volume= 15.269 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 7.13 cfs @ 12.23 hrs, Volume= 0.824 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 10 yr Rainfall=1.50"

Printed 1/24/2008

Page 3

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps Sheet Flow, Fallow n= 0.050 P2= 1.10"
8.8	300	0.1000	0.57		
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 7.98 cfs @ 12.27 hrs, Volume= 0.844 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps Sheet Flow, Range n= 0.130 P2= 1.10"
16.0	300	0.1500	0.31		
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 10.52 cfs @ 12.32 hrs, Volume= 1.418 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow, Range n= 0.130 P2= 1.10" Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
3.6	845	0.1500	3.87		
30.8	1,145	Total			

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 10 yr Rainfall=1.50"

Printed 1/24/2008

Page 4

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 24.54 cfs @ 12.61 hrs, Volume= 4.698 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow, Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 100 yr Rainfall=2.09"

Printed 1/24/2008

Page 5

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 135.37 cfs @ 12.91 hrs, Volume= 27.794 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 160.41 cfs @ 12.89 hrs, Volume= 32.173 af, Depth> 0.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 19.41 cfs @ 12.21 hrs, Volume= 1.835 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 100 yr Rainfall=2.09"

Printed 1/24/2008

Page 6

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		Sheet Flow, Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 16.20 cfs @ 12.26 hrs, Volume= 1.609 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		Sheet Flow, Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 28.67 cfs @ 12.29 hrs, Volume= 3.158 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs

Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow, Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		Shallow Concentrated Flow, Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Hidden Valley Historic

Prepared by Ward Engineering Group

HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Type II 24-hr 100 yr Rainfall=2.09"

Printed 1/24/2008

Page 7

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 66.57 cfs @ 12.56 hrs, Volume= 10.469 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description			
218.487	79	Desert shrub range, Good, HSG C			
218.487		Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		Sheet Flow,
					Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		Shallow Concentrated Flow,
					Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

1/30/2008 12:12:00 PM L:\Codence Capital\Hidden Valley\CAD003 Master Plan\Design\Construction Dwg\HV-UT3.dgn



REVISIONS	
NO.	DESCRIPTION
5	
4	
3	
2	
1	

CLIENT: Codence Capital, LLC	DESIGN: Sallie A. Sallie A. Sallie A.
DWG: HV-UT3.dgn	DRAWN: Sallie A. Sallie A. Sallie A.
JOB NO: CAD003	CHECK: Sallie A. Sallie A. Sallie A.
DATE: 1/29/08	DATE: 1/29/08

Ward Engineering Group
Planning • Engineering • Surveying
231 West 800 South, Suite A, Salt Lake City, Utah 84101
Tel: (801) 487-5040 Fax: (801) 487-5988
www.wardeng.com

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
DRAINAGE AND EROSION PLAN - STORM WATER MASTER PLAN

Horizontal Scale 1" = 600'

UT3

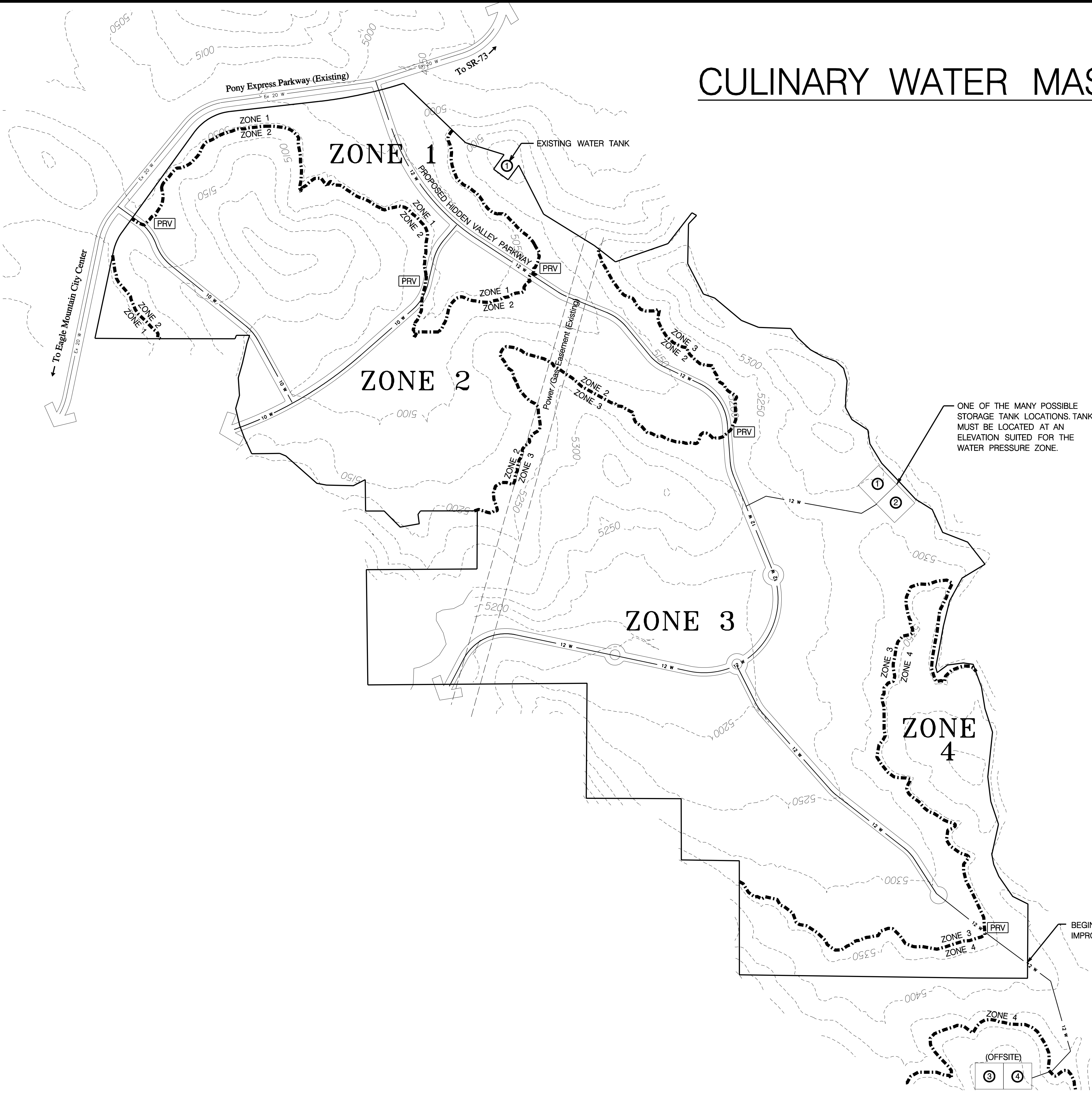
Exhibit I

[Traffic Study]

Exhibit J

[Culinary Water Master Plan]

CULINARY WATER MASTER PLAN



CULINARY WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- PRESSURE ZONE BOUNDARY
- 12" WATER LINE
- 10" WATER LINE
- 8" WATER LINE
- EXISTING 20" WATER LINE (PONY EXPRESS PARKWAY)
- WATER STORAGE TANK (APPROXIMATELY 2AC SITE SHOWN FOR EACH)
- PRESSURE REDUCING VALVE

STORAGE REQUIREMENT

INDOOR USE = 400 GALLONSUNIT = 2,046,800 GALLONS
*OUTDOOR USE = 264.46 GALLONSUNIT (AVG.) = 1,353,235 GALLONS

FIRE = 2000 GPM FOR 120 MIN. OR 0.25M GALLONS

TOTAL STORAGE REQUIREMENT = 3,650,035 GALLONS

- ZONE 1 = 301,510 GALLONS
- ZONE 2 = 1,405,060 GALLONS
- ZONE 3 = 1,606,440 GALLONS
- ZONE 4 = 274,525 GALLONS

* THE OUTDOOR STORAGE AND SOURCE REQUIREMENTS WILL BE REVISED WHEN THE IRRIGATION DESIGN IS COMPLETE.

SOURCE REQUIREMENT

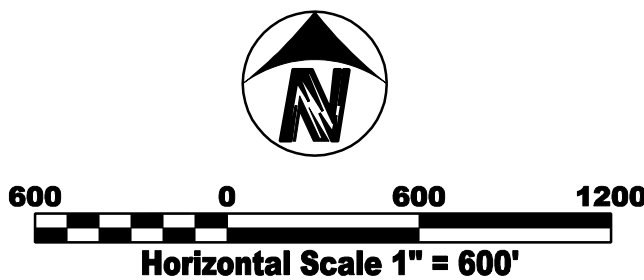
INDOOR = 800 GALLONS/DAY/CONNECTION = 2,843 GPM
OUTDOOR = 0.367 GPMUNIT (AVG.) = 1,880 GPM

TOTAL SOURCE REQUIREMENT = 4,723 GPM (OR 6,801,120 GPD)

- ZONE 1 = 332 GPM
- ZONE 2 = 1,866 GPM
- ZONE 3 = 2,230 GPM
- ZONE 4 = 295 GPM

NOTE:
THE WATER SYSTEM SHOWN HAS BEEN SIZED AND LOCATED FOR MASTER PLANNING PURPOSES ONLY. FINAL LOCATIONS AND SIZES WILL BE DETERMINED AT A LATER DATE.

ZONE	PRESSURE RANGE	ELEVATION RANGE	TANK ELEVATION
1	48 PSI	5060 + LOWER	EXISTING TANK
2	40 PSI – 115 PSI	5060 – 5200	5300
3	40 PSI – 115 PSI	5200 – 5340	5440
4	40 PSI – 115 PSI	5340 – 5480	5580



HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
INFRASTRUCTURE MAP - CULINARY WATER MASTER PLAN

SHEET
UT4

CLIENT: Cadence Capital, LLC
DWG: HV-Water
JOB NO: C00003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED TO LESS THAN 22x34"

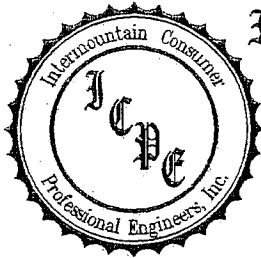
DESIGN: 231 West 800 South Suite A Salt Lake City, Utah 84101
DRAWN: 84101
CHECK: 84101
DATE: 1/29/08
Tel: (801) 487-5040 Fax: (801) 487-8988
www.wardeng.com

Ward Engineering Group
Planning · Engineering · Surveying

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

Exhibit K

[Dry Utility Analysis]



Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 27, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Electric Infrastructure Questions

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received the questions on the offsite electric infrastructure for the proposed Lower Hidden Valley included in your January 26, 2011 email.

The additional pad mounted switchgear to be installed along the south side of Pony Express Parkway to serve the initial three phases of the development would generally serve the development only. These switchgear are not included in the current Capital Facilities Plan.

The Ranches Parkway South (2010 Peak Load 5.5 MW) and Underground Tie Circuit (2010 Peak Load 4.25 MW) are two of the most heavily loaded Eagle Mountain City distribution circuits. Adding the first three phases of the Lower Hidden Valley to either or both of these circuits will overload one or both of the circuits when the three phases of the development are built out. These overloads can be avoided by connecting these three phases of the development to the Underground Tie Circuit and transferring load from the Underground Tie Circuit to the Underbuild Circuit. To complete this transfer the projects that have previously been identified to allow more load to be transferred between the Underground Tie Circuit and the Underbuild Circuit should be completed in 2011. These previously identified projects will likely not benefit others. The amount of load that can be transferred to the Underbuild Circuit will only be enough to serve a portion of the Lower Hidden Valley development. If the amount of load transferred exceeds the requirements for the development the excess capacity would be usable by others. I do not believe these projects are included in the current Capital Facilities Plan.

Construction of the South Substation to increase the capacity of the Underground Tie Circuit by allowing the circuit to be divided into two circuits, one fed from the existing North Substation and one from the new South Substation. The construction of the South Substation will definitely benefit others and it is included in the current Capital Facilities Plan.

Electric service to Phases 4 and 5 of the Lower Hidden Valley development will be provided from the existing Underbuild Circuit. Construction of the new South Substation will allow the existing Underbuild Circuit to be split into two circuits one fed from the existing North Substation and one from the new South Substation. Several underground feeder additions extending from one or both of the Underbuild Circuits into the Lower Hidden Valley development will be required when Phase 4 and 5 are developed. These underground feeders will generally serve the Lower Hidden Valley development only. These underground feeders are not included in the current Capital Facilities Plan.

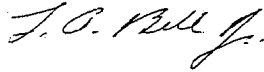
Mr. Adam Ferre
January 27, 2011
Page 2

The existing 750 kmil Aluminum circuit that extends south from Pony Express Parkway along the east side of the street in front of the Grade School to the City's well (located south and east of the Grade School) will also need to be extended into Phase 5 of the development. This circuit extension will generally serve the Lower Hidden Valley development only. This circuit extension is not included in the current Capital Facilities Plan.

I can not respond to Item 3 in your January 26, 2011 email.

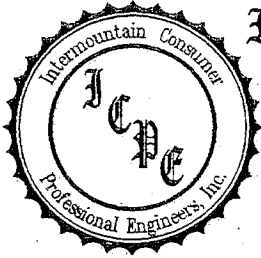
If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,



Leslie A. Bell, Jr.

LAB/lb



Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 21, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Offsite Natural Gas Infrastructure

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received and reviewed the information on the proposed Lower Hidden Valley development attached to your January 19, 2011 email. Phases 1 through 3 of the development are located along the south side of and adjacent to Pony Express Parkway. Phase 4 and 5 are south and east of Pony Express Parkway and the other three phases of the development.

Possible existing natural gas facilities that can be expanded or extended to provide natural gas service the Lower Hidden Valley development are as follows:

1. The low pressure natural gas line located along the south side Pony Express Parkway, ending at the existing Lone Tree Development could be extended further south along Pony Express Parkway and Sweetwater Road (reference Item 3).
2. The low pressure natural gas lines located along Eagle Mountain Boulevard could be extended north along Lake Mountain Road and then east into the development.
3. The low pressure gas line ending at Bobby Wren Road on Sweetwater Road could be extended north along the east side of Sweetwater Road to connect to the low pressure gas line serving the Lone Tree Development.
4. A pressure reduction station(s) could be located along the high pressure natural gas line that is installed along the east side of Sweetwater Road and the south side of Pony Express Parkway.

More than one of the previously listed alternatives will need to be implemented to provide natural gas service to the Lower Hidden Valley development. The selected alternatives will provide the capability to serve additional development located along the routes of the facilities.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

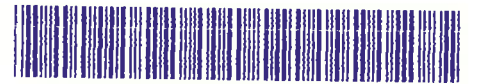
Sincerely,

Leslie A. Bell, Jr.

LAB/lb

WHEN RECORDED, MAIL TO:

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



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

EAGLE MOUNTAIN CITY

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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

END OF AMENDMENTS

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

(Signature Page Follows)

DATED this 14th day of June, 2023

PERRY DEVELOPMENT, LLC

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

STATE OF UTAH)
 :SS

COUNTY OF JALISCO)

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



[Signature]
 NOTARY PUBLIC

DATED this 18 day of May, 2023.

EAGLE MOUNTAIN CITY

By: 
Print Name: Tom Westmoreland
Title: Mayor

APPROVED AS TO FORM:

ATTEST:


City Attorney


for City Recorder



EXHIBIT A

AMENDED LEGAL DESCRIPTION

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

(June 09, 2023)

23-0134

(TA)

ENT 39645:2023 PG 7 of 14

COMPOSITE DESCRIPTION

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

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

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

Contains 236.82 Acres±



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

EXHIBIT B

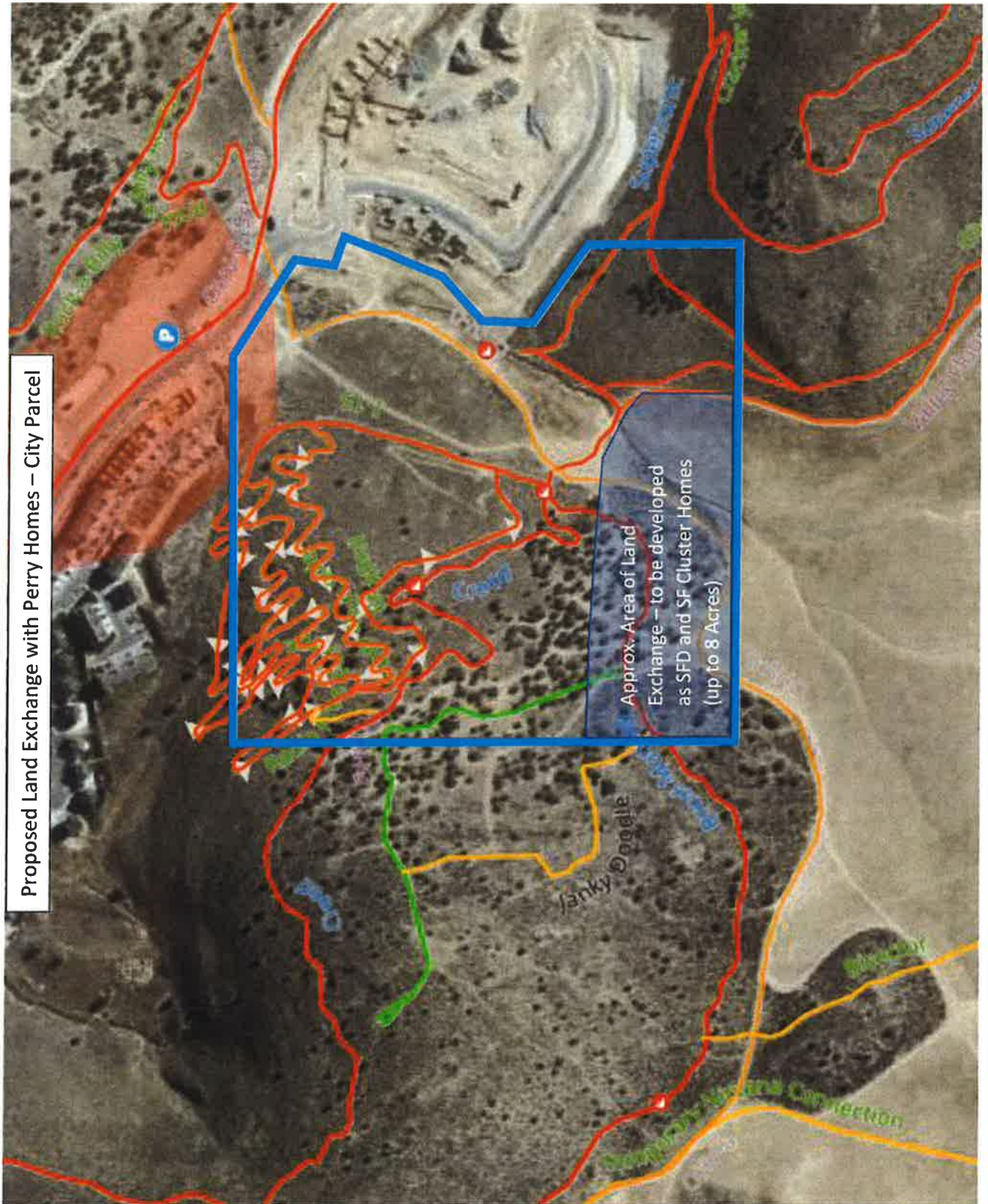
AMENDED LAND USE MAP

Land Use Data

PARCEL	LAND USE	AREA (AC)	DENSITY (DUGAC)	RES PLAN	DU	THIR AREA	%	MASTER PLAN	TOTAL
LOWER HIDDEN VALLEY									
1	SPA - TOWN EX	0.2	9.8	61	III				0.0%
SUBTOTAL RESIDENTIAL		0.2	9.8	61	III				0.0%
LOWER HIDDEN VALLEY TOTALS		0.2	9.8	61	III				0.0%
HIDDEN VALLEY WEST									
1	MULTI-FAMILY	5.9	9.5	50	III				
2	MULTI-FAMILY	3.7	13.0	48	IV				
3	MULTI-FAMILY	6.1	7.4	45	III				
4	SPA - TOWNHOMES	1.7	17.0	17	III				
5	SPA - TOWNHOMES	20.4	4.0	96	II				
6	SPA - TWIN HOMES	14.3	8.8	96	III				
7	SPA - TWIN HOMES	5.9	6.9	55	III				
SUBTOTAL RESIDENTIAL		68.8	7.8	471					6.1%
SUBTOTAL OPEN SPACE		56.7							
SUBTOTAL PARKS & OPEN SPACE		56.7							
HIDDEN VALLEY WEST TOTALS									
SUBTOTAL RESIDENTIAL		132.6	3.4	471					12.3%
MID-VALLEY									
1	SPA - TOWNHOMES (Chain Sale)	5.6	9.0	45	III				
2	SPA - TOWNHOMES	3.5	11.7	41	III				
3	SPA - TOWNHOMES	9.2	12.0	110	III				
4	SPA - TOWNHOMES	0.6	3.3	2	II				
5	SPA - TOWNHOMES	1.0	10.0	10	III				
6	SPA - TOWNHOMES	4.4	4.1	18	II				
7	SPA - TOWNHOMES	4.0	12.0	48	III				
8	SPA - TOWNHOMES	3.3	10.0	33	III				
9	SPA - TOWNHOMES	4.2	11.9	50	III				
10	SPA - TOWNHOMES	8.3	8.0	66	III				
11	SPA - TOWNHOMES	4.2	4.0	17	II				
12	SPA - TOWNHOMES	4.2	4.0	17	II				
13	SPA - TOWNHOMES	7.5	10.3	75	III				
14	SPA - TOWNHOMES	3.6	10.0	36	III				
15	SPA - TOWNHOMES	4.0	10.0	40	III				
16	SPA - TOWNHOMES	3.0	8.0	24	III				
17	SPA - TOWNHOMES	3.0	8.0	24	III				
18	SPA - TOWNHOMES	2.5	8.0	20	III				
SUBTOTAL RESIDENTIAL		78.8	8.3	724					7.0%
SUBTOTAL OPEN SPACE		1.5							
SUBTOTAL PARKS & OPEN SPACE		1.5							
HIDDEN VALLEY COMBINED DATA									
1	TRADITIONAL CLUSTER	31.6	4.0	127					
TOTAL HIGH FAMILY		35.3	6.1	271					
TOTAL MEDIUM FAMILY		64.9	6.1	708					5.6%
TOTAL MEDIUM FAMILY		16.7	10.5	149					
TOTAL MEDIUM FAMILY		83.7	9.0	855					7.5%
TOTAL RESIDENTIAL		148.8	8.4	1,256					13.3%
TOTAL PARKS		34.3	-	-					2.2%
TOTAL NATIVE OPEN SPACE		74.1	-	-					6.6%
TOTAL ROW		1.1							0.1%
TOTAL		244.6	6.1	1,256					21.9%

Exhibit B

Proposed Land Exchange with Perry Homes – City Parcel



my

OMR Investments Holdings

LOWER HIDDEN VALLEY

Improved Open Space Concept Plan

Proposed Amendment
- February 2023

Exhibit B

ENT 39645:2023 PG 12 of 14

Land Use Data - Parks & Open Space		% OF MASTER PLAN AREA	
PARCEL / LAND USE	AREA (AC)	AREA (AC)	PERCENT
HIDDEN VALLEY			
S 3 PARK	1.5		
S 12 PARK	10.3		
SUBTOTAL PARKS	11.8	11%	
S 2 NATIVE OPEN SPACE	16.8		
S 21 NATIVE OPEN SPACE	1.5		
S 23 NATIVE OPEN SPACE	2.7		
SUBTOTAL NATIVE OPEN SPACE	21.0	20%	
HIDDEN VALLEY PARKS & OPEN SPACE TOTAL	32.8	31%	
HIDDEN VALLEY WEST			
R 6 PARK	8.0		
R 6 PARKS	1.4		
SUBTOTAL PARKS	12.5	11%	
R 5 PARK / OPEN SPACE	56.0		
R 7 PARK / OPEN SPACE	8.5		
SUBTOTAL PARK / OPEN SPACE	64.5	6%	
WEST PARKS & OPEN SPACE TOTALS	77.0	7%	
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS	24.3	2%	
TOTAL PARKS / OPEN SPACE	64.5	6%	
TOTAL NATIVE OPEN SPACE	21.0	2%	
TOTAL COMMUNITY TRAILS	6.8	1%	
TOTAL CHURCHES (57.85)	5.4	1%	
HIDDEN VALLEY OPEN SPACE TOTALS	118.0	11%	

LEGEND - Conceptual Locations

- NATIVE OPEN SPACE
- PARK
- CHURCH
- COMMUNITY TRAIL
- WINDY TOWER
- HIDDEN VALLEY MASTER PLAN BOUNDARY
- OMR INVESTMENTS HOLDINGS

LOWER HIDDEN VALLEY

Stanley Consultants

1" = 400'

North Arrow

Scale: 1" = 400'

October 29, 2010

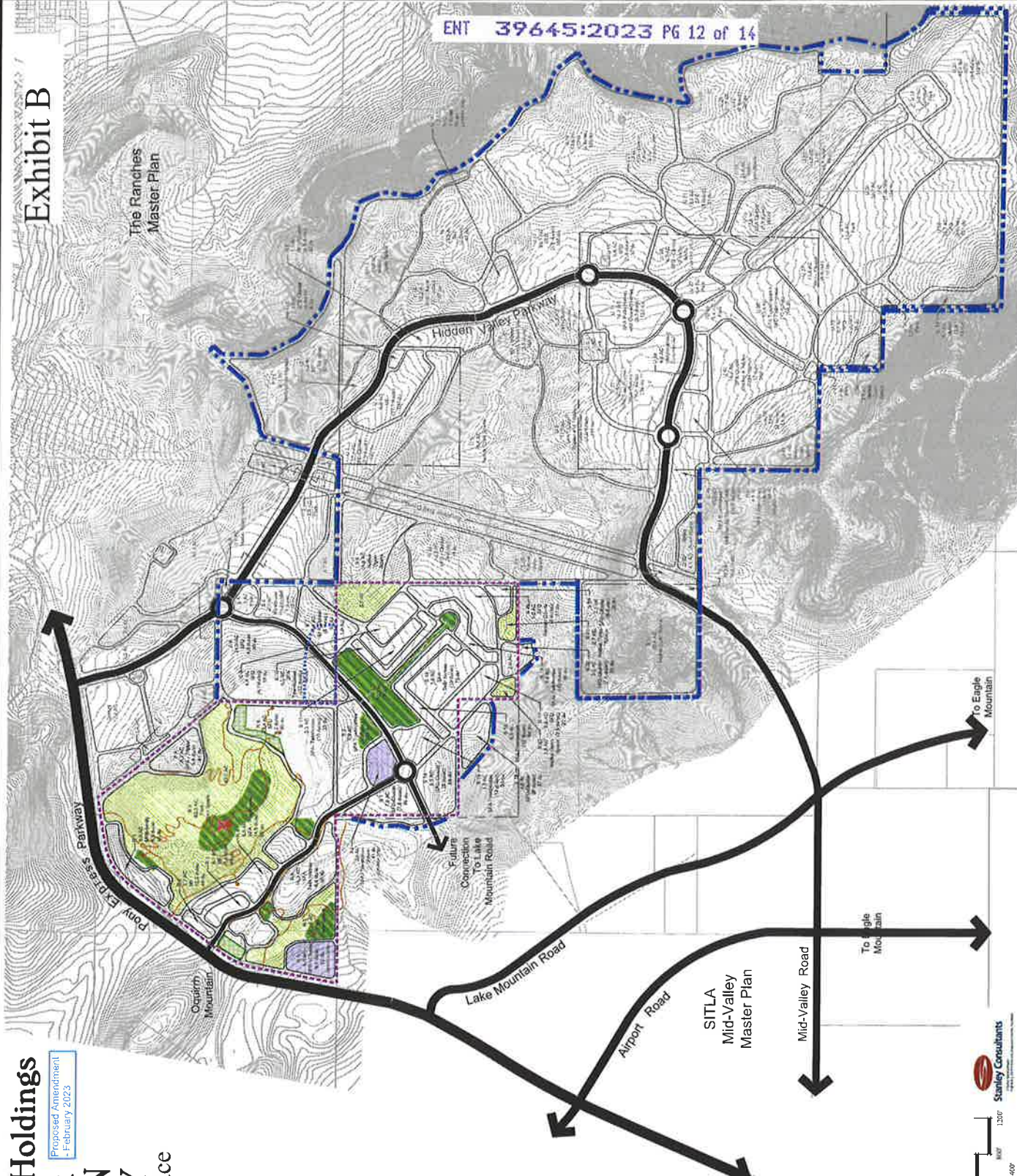


EXHIBIT C

PHASING MAP

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

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

EXHIBIT E

DESIGN STANDARDS

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





EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

March 6, 2024 , 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

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

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Elizabeth Fewkes, Recording Secretary; and Michele Graves, Library Director.

Mayor Westmoreland called the meeting to order at 4:14 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Lower Hidden Valley Concept Plan

This item was presented and discussed following item 1.B.

Senior Planner Robert Hobbs explained that Perry Homes had submitted a concept plan for proposed changes to the previously adopted Lower Hidden Valley Master Development Plan. Staff informed Perry Homes that the changes were significant enough to require reapproval and provided comments on the plan. The applicant would also like feedback from the City Council regarding the updated plans.

Applicant representative Vice President of Land Entitlements and Acquisitions for Perry Homes Lynsi Neve presented refinements they made to the plan to protect the trails and open space. The relocation of the park places it in a more central location and will allow the preservation of open space and better use of the topography of the site. The updated plan has a significant reduction in density.

Deputy City Administrator/Community Development Director Steve Mumford explained that the approval required changes to the road network which impacted the location of some of the uses. The developer agreed to relocate units to preserve the wildlife corridor and crossing.

Discussion clarified what changes had been made between the approved and proposed plans and that the agreement allows for 20 units per building for the multifamily.

The City Council provided the following feedback:

- Concerns with trail connectivity and triplex access;
- Objections to roundabouts as they are frequently used incorrectly and impede snow removal;
- Advice to coordinate with the Utah Department of Transportation (UDOT) to plan connections to future highways or expressways;
- The wildlife corridor and bike trails in proximity to the homes in the project provide marketing opportunities for the developer;
- Ensure the plan meets standards, specifically grading and buildable slope requirements, unless allowed per the master development agreement;
- Request for a document with clear indication of the changes and differences between the new proposal and the previous approval when the item returns for approval;
- Support of the proposed open space uses and amenities for a variety of ages; and
- Recommendations to add water stations, wildlife information and signage on the trails, and petroglyph preservation and management.

1.B. DISCUSSION – Cedar Valley Highway Study

This item was presented and discussed first prior to item 1.A.

UDOT (Utah Department of Transportation) Region 3 Planning Manager Eric Rasband explained in 2023, the Utah State Legislature appropriated an additional \$60 million allocation for corridor preservation for UDOT to purchase land for transportation corridors prior to the development of surrounding land. Funding is contingent upon a willing buyer and willing seller relationship with the landowner approaching UDOT for the sale. The program allows UDOT to purchase land for corridor projects up to 40 years in the future. A portion of the money was allocated to land purchase for the Cedar Valley Highway. They partnered with the Mountainland Association of Government (MAG) and property owners to conduct a study to identify the corridor for the highway, impacted land, and the effects on current City streets such as Pony Express Parkway. The Transportation Commission will review a request for funding during meetings next week, in May, and in June. The corridor cross-section will have a six-lane freeway, three lanes in each direction, with on-way frontage roads similar to the planned SR-73 Freeway, a 425-foot corridor width, an elevated freeway section, and trails on both sides. He presented two alignment options. They have been meeting with impacted property owners in Eagle Mountain. UDOT prefers and plans to move forward with Option 2, in part because they would be able to secure land for the corridor needed in the future at a good investment. Three other corridors were identified for allocation of a portion of the State funding but they have not been approached by property owners motivated to sell land for those corridors at this time.

Ivan Hooper with Avenue Consultants presented a traffic analysis of four potential traffic scenarios to understand the effects of each option on City streets by the year 2050. Of the options, the Eagle Mountain Boulevard alignment with a Midvalley Connection to the Mountain View Corridor alleviated the most traffic from Pony Express Parkway (west of Ranches Parkway) and Old Airport Road (south of Cory B. Wride Memorial Highway).

City Engineer Chris Trusty informed the City Council that UDOT plans to install traffic signals at Eagle Mountain Boulevard and Cory B. Wride Memorial Highway and Mount Saratoga Boulevard and SR-73.

Mr. Rasband stated traffic lights will be installed in 2025. They will partner with Eagle Mountain City to secure funding for the segment of Old Airport Road in front of the new middle school.

1.C. DISCUSSION – Community Development Block Grant (CDBG)

Grants Coordinator/Management Analyst Natalie Winterton presented the item and reviewed the Community Development Block Grant (CDBG) program project planning process for the next five years and the four selection process options to choose projects for the following fiscal year. A committee could be created and utilized in the future but it would be difficult this year due to the upcoming deadlines. Project constraints include limited time and a limited budget of \$200,000. The amount the City receives is determined by a formula based on population and proportion of low- and moderate-income (LMI) persons and the amount of funding the Federal Government allocates to the program each year. Up to 50% of the funds can be rolled over to the following year.

Department heads suggested the following projects that would be feasible to complete this fiscal year:

- Seniors: Pave the Senior Center parking lot, purchase a new bus, or expand the Senior Center Building
- Americans with Disabilities Act (ADA): Funding ADA features for the website redesign
- LMI: Utility payment assistance

Ms. Winterton reviewed the Council project priorities from the previous meeting and indicated which categories would require a survey or other limiting factors making them unfeasible for the CDBG year starting on July 1, 2024.

Given the time constraints, Councilmembers Wood and Clark supported Option 2 with staff creating a list of potential projects, as staff better understand the needs of the City and the desires of the Council.

Assistant City Administrator/City Recorder Fionnuala Kofoed verified that a new bus would need to be specifically for senior usage to qualify for CDBG funding.

Discussion ensued regarding project suggestions and the benefits and challenges of allocating the funds to various projects.

1.D. UPDATE – General Plan Timeline General Plan

Planning Director Brandon Larsen presented the item. He stated one of the primary focuses of the project is to update the Future Land Use and Transportation Map with more detail. He reviewed the planning context, community context, future framework, decision-making framework, and land use element of the General Plan. The General Plan entails a transportation element, water use and preservation element, economic element, housing element, moderate-income housing element, and open space. The General Plan encompasses environmental stewardship, plan implementation, best practices, annexation policy declaration, and additional appendices. The data and information in the plan need to be updated. As recently as 2022, Eagle Mountain was reclassified as a large city by the US Census Bureau with a population estimate of 54,149. Staff will begin with a statistically valid scientific survey, water element, and the future land use map. A General Plan working group will be

formed early to mid-summer as well as focus groups. The plan will be presented to the City Council in four segments to allow for a thorough review. The process should take 16 to 18 months with an anticipated completion date and adoption around August of 2025. A budget amendment will be forthcoming to cover consulting fees for the Future Land Use Map and Water Use and Preservation Element mandated per Utah Code, the scientific survey, and a part-time, long-range planner.

Deputy City Administrator/Community Development Director Steve Mumford verified that based on building permit data, staff believes that the actual population is closer to 65,500 residents and possibly as high as 70,000.

Councilmember Wood recommended involving farmers and ranchers in the process of creating an agricultural element in the plan and making the water element document visually appealing to aid comprehension.

Councilmember Clark suggested formulating a marketing plan for dispersion of the information to the residents and to promote economic development.

Discussion ensued regarding the growth and population of Eagle Mountain and surrounding cities, holding events at parks in the City to gather more resident input, and whether to hire a part-time planner to only assist with the General Plan update or a full-time long-range planner to assist with the General Plan update and small area planning.

2. AGENDA REVIEW

10. AGREEMENTS

10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

Jim Smith with Pony Express Events reported on his inspection of used arena equipment from The Days of '47 Rodeo, Salt Lake City Inc. The City was able to negotiate a purchase price in the amount of \$62,500. The arena is in like-new condition and a similar new arena retails for around \$200,000. It is the same brand as the other rodeo equipment and the panels from both sets can be interconnected. The seller will provide an inventory list that they can check when they pick up the purchase to verify all pieces are accounted for and included. Replacement pieces are available for individual purchase. With the additional equipment, the city will be able to set up a warmup arena that will improve safety and functionality.

Assistant City Administrator/Recorder Fionnuala Kofoed stated she was unable to obtain an official appraisal of the cost of the equipment but recognized that the evaluation indicated significant cost savings. She received a copy of the original contract and verified that there were no contractual issues.

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

Councilmember Wood requested that the item be removed from the consent agenda and placed as a scheduled item.

12. MINUTES

12.A. February 20, 2024 Minutes – Regular City Council Meeting

Councilmember Wright inquired about the invitation for a Councilmember to participate in the MAG and Wasatch Front Regional Council (WFRC) Fresh Look Transit Study mentioned in the City Administrator Items in the minutes.

Mr. Mumford explained that the City Engineer, the Mayor, and he met with MAG, UDOT, and Utah Transit Authority (UTA) representatives to begin initial discussions. The kickoff meeting for the committee will be held at the beginning of April.

14. SITE PLANS

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

Councilmember Wood stated that Oak Hollow residents reached out to him about the adequacy of the headlight screening between the parking lot landscaping and the homes especially for raised trucks and agreed with their concerns.

City Engineer Chris Trusty stated that he had the same concern when reviewing the plan. The top back of curb elevation is at about 96.79 feet and the existing grade on the other side by the fence is about 96 feet. The elevation of the parking spaces will be lower than the grade of the adjacent homes by one-half to one foot. The garbage enclosure will also assist with screening headlights.

Discussion clarified that the elevation difference between the commercial and residential properties is not as significant and problematic as for other areas in Oak Hollow. Staff agreed to monitor the situation throughout the approval process to ensure adequate headlight screening through landscaping or other methods will be provided.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:15 p.m.

7:00 P.M. POLICY SESSION

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

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

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

5. PLEDGE OF ALLEGIANCE

Toby Wisenburg from Boy Scouts of America Pack 111 led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m. As there were no comments, he closed public comments.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark thanked the scouts and residents for participating in the meeting and the first responders for their service. She appreciates the work and dedication of small business owners to provide commerce for the community.

Councilmember Burnham

Councilmember Burnham expressed appreciation to residents for their meeting attendance, participation, and willingness to serve. She enjoys speaking with residents and hearing their perspectives and concerns.

Councilmember Wood

Councilmember Wood thanked staff for assisting with tumbleweed removal and Toby Wisenburg for leading the Pledge of Allegiance.

Councilmember Wright

Councilmember Wright echoed the appreciation to the staff members for their public service in removing tumbleweeds, the assistance and patience of the residents, and the dedication of City staff working the weekend in a storm. He praised staff for frequently going above and beyond their responsibilities.

Councilmember Gray

Councilmember Gray recognized staff for removing tumbleweeds from private property as it is not a part of their regular duties. He thanked caucus organizers, participants, and delegates.

Mayor Westmoreland

Mayor Westmoreland welcomed meeting participants.

9. APPOINTMENTS

9.A. Library Board

MOTION: *Councilmember Clark moved to approve the appointment of Dillon Boss to the Library Advisory Board for a one-year term through December 2024. Councilmember Gray seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to Dillon Boss.

CONSENT AGENDA

10. AGREEMENTS

- 10.A. Purchase Agreement – Land for Right-of-Way – LSC Real Estate
- 10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.
- 10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

11. BOND RELEASES

- 11.A. Harmony Phase A, Plat 9 – Into Warranty
- 11.B. Silverlake Plat 31 – Into Warranty

12. MINUTES

- 12.A. February 20, 2024 Minutes – Regular City Council Meeting

13. RESOLUTIONS

- 13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Kimberly Ruesch as the Eagle Mountain Interim City Treasurer
- 13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah Appointing Paula Buck as the Eagle Mountain City Deputy Treasurer

- 13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah Altering Reporting Structure while Kimberly Ruesch serves as the Eagle Mountain Interim City Treasurer RES--Altering Reporting Structure

14. SITE PLANS

- 14.A. SITE PLAN – Eagle Vision Building Two at 4416 E. Pony Express Parkway (Utah County Parcel #38:674:0002)
- 14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

MOTION: *Councilmember Wood moved to approve the consent agenda removing items 10.C and 14.B and placing them as scheduled items. Councilmember Burnham seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:0 with one abstention.

Ms. Kofoed recognized Tara Freeman for her service to the City as Treasurer. She administered the Oath of Office to Kimberly Ruesch and Paula Buck.

SCHEDULED ITEMS

- 10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

This item was presented and discussed following item 14.B.

Councilmember Wright stated that in his research for this item, he reviewed the International City/County Management Association (ICMA) Recruitment Guidelines for “Selecting a Local Government Administrator” which states on page one, “Selecting a chief administrator is perhaps the most important decision that elected local officials will make for their community.” He thinks that Eagle Mountain City is in a great place with the Deputy City Administrator and Assistant City Administrator and is in capable and able hands if the process takes many months. He requested to discuss whether the City Council desires to engage experts or to conduct the search for a City Administrator in-house. He cited from page four of the recruitment guidelines, “More often, however, the governing body will contract with a firm that specializes in providing executive search assistance. When using an executive search firm, the governing body plays an active role in the process. It develops the administrator profile, approves the selection of the applicants, interviews the candidates, and, of course, makes the final selection.” He recommended that staff and the Council become familiar with the document and use it as a template for devising a recruitment process.

Councilmember Wood supported Councilmember Wright’s statements and recommendation to use the ICMA process. He suggested allowing time for staff and the other Councilmembers to review the guidelines and have the item return at a future meeting for further consideration.

Discussion ensued regarding the following:

- The contents of and the proposal to adopt the ICMA guidelines;
- The City’s ability to elect using elements from the request for proposals (RFP) process to select a recruitment firm to increase fidelity and transparency even though it is not a requirement and would delay the process;
- The importance of unity in the decision rather than expedience;
- Concern with delays in hiring a City Administrator placing undue burden on and exhausting the Deputy and Assistant City Administrator;
- Hesitancy with limiting the selection of recruitment firms to local companies and challenges with out-of-state firms being unfamiliar with the needs and culture of the City;
- Staff having employed the ICMA guidelines in their recommendation of the three proposed firms while trying to customize the process to meet the needs of Eagle Mountain; and
- Councilmembers desire to clarify the recruitment process before considering individual recruitment firms.

The City Council decided to table the item and further discuss the desired recruitment process during item 19.

MOTION: *Councilmember Gray moved to table the professional service agreement for recruitment consultants Jason Walker and David Kitchen. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

14.B. SITE PLAN – Wendy’s Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

This item was presented and discussed prior to item 10.C.

Planner Caden Lyon presented the site plan and an updated landscaping plan with two trees in front of the building rather than the initial five to better conform with the adjacent businesses on Pony Express Parkway. Staff has reviewed the application extensively and feels it meets screening and privacy requirements.

The City Council considered and approved the request to reduce the number of trees considering the landscaping of other businesses, visibility of the building and signage, and line of sight for motorists and discussed the screening provided by the proposed trees and shrubbery for the back parking lot.

MOTION: *Councilmember Wright moved to approve the site plan for the Wendy's Ranches 4302 Pony Express Parkway (Utah County Parcel #65:645:0004) with the following conditions:*

- 1. The applicant shall be permitted to alter the landscaping plan to provide two trees on the north side of the property;*
 - 2. The pedestrian crosswalk shall be sufficiently illuminated to comply with Eagle Mountain Municipal Code 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation; and*
 - 3. The lighting on the building shall be compliant with Eagle Mountain Municipal Code 17.56 Outdoor Lighting Standards.*
- Councilmember Gray seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15. PONY EXPRESS 27

- 15.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two

Items 15.A. and 15.B. were presented and discussed concurrently.

Planner Steven Lehmitz explained that nothing had changed since the presentation of the item at the February 20, 2024 meeting and verified the item was postponed for review until this meeting because the applicant was unable to attend the previous meeting.

Applicant representative Brian Haskell, speaking on behalf of the landowner, said since 2004 when they acquired the property, the owners have not had any parties express interest in commercial development of the parcel, and commercial zoning adjacent to a wildlife corridor seems incompatible. They have received interest in townhomes and multifamily projects which were not feasible due to topography and other constraints. The owner felt there has been zoning of the property without proper notification and felt they were not given formal notice of the expiration of the Ranches Master Plan. In April 2008, the landowner put forward a project with 190 units rather than the vested 290 units. He continued to state in 2023, the City imposed commercial zoning on the property including the Wildlife Corridor Overlay Zone without proper notification. They felt the overlay needed clarification and there were problems with the implementation of the corridor on their property as there is no easement or deed exception. Without further discussion, understanding, and negotiation, they felt the wildlife corridor could be considered a taking. The new proposal has 59 units without commercial use. The applicants encourage and urge the Council to accept their application to avoid them incurring further damages as they have previously voiced objection to the rezoning of their property in 2023.

City Attorney Marcus Draper clarified that in 2023, a process was initiated on this property to rezone it to Community Commercial that was tabled by the Planning Commission and not brought back. No rezoning of the property occurred. The property is currently zoned Village Core. As a sophisticated party, the applicant is responsible for knowing when their development agreements are expiring. His legal opinion is that the vesting of a specific number of units expired with the Ranches MDA. The wildlife corridor is not a taking as the ordinance provides for density transfer credits.

Mr. Larsen explained that Village Core zoning contemplates commercial and residential development and the property was rezoned Village Core Commercial in 2008.

Mr. Haskell stated that as the 2008 rezone included 190 residential units, he believes the intention was to allow residential uses.

Councilmember Burnham stated that as the application of the Wildlife Corridor Overlay Zone allows for negotiations, she feels it is inappropriate to call it a taking. The City understands that it is an ask and desires to work with applicants. She is not opposed to having commercial and residential but is opposed to only residential. The proposed number of units is too high for her comfort.

Applicant representative David Crockett provided company background about Pulte Homes and presented the concept plan for a single-family, detached product RC Zone development with a walkable neighborhood with hiking and mountain bike trails, and improved open space. They feel it is the highest and best use for the property as the site has terrain challenges to providing large, flat areas for commercial buildings and parking. They are amenable to a condition of approval for a connection to the wildlife corridor and to coordinate with staff to incorporate the standards once the Wildlife Corridor Overlay Zone has been finalized. They are no longer seeking to purchase City property as the lots on the City parcel would need to be removed to accommodate the wildlife crossing and replaced with a cul-de-sac.

Discussion ensued regarding the following:

- Needing a secondary access for more than 30 lots to meet fire and safety code requirements;
- The desire to retain commercial uses;
- Safety concerns with a proposed access on Pony Express Parkway on a blind corner, the additional traffic near the school, and the proximity of the house to a road that might need to expand in the future; and
- The viability and need for commercial in this area in the future as the area continues to be developed.

Mayor Westmoreland opened the public hearing at 8:47 p.m.

Jeff Ruth concurred with concerns expressed by the Councilmembers and spoke against permitting residential uses.

Bettina Cameron speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance commented they do not intend for wildlife corridor preservation to be a taking from property owners. She appreciates Councilmember Burnham's clarification on the matter and suggested changes to the plan to prevent a taking. She advocated for the City to retain its property adjacent to the development as it is a part of the wildlife corridor.

Mayor Westmoreland closed the public hearing at 8:53 p.m.

MOTION: *Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, amending the General Plan Parcel Numbers 58:040:0326 and a portion of 58:040:0228 from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two. Councilmember Gray seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

- 15.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC

Mayor Westmoreland opened the public hearing at 8:56 p.m.

Bettina Cameron requested that the City Council require addressing the needs of the wildlife corridor as a condition should they elect to approve the item.

Mayor Westmoreland closed the public hearing at 8:57 p.m.

MOTION: *Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC. Councilmember Gray seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Councilmember Wright said that he would be open to considering mixed-use with residential and commercial combined in a single building. Councilmember Gray agreed. Councilmember Clark stated that mixed-use has been successful in a different area in the City and suggested that the applicant speak with the Economic Development Director about businesses looking to locate in Eagle Mountain.

Discussion ensued regarding traffic impacts and access requirements of commercial and mixed-use.

16. ORDINANCES/PUBLIC HEARINGS

- 16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same; and Other Related Matters

This item was presented and discussed following item 16.B.

City Engineer Chris Trusty introduced Fred Philpot of LRB Public Finance Advisors who presented the item and reviewed the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) process. The service area of the IFA is City-wide. The City has adopted an acceptable standard of a level of service (LOS) D for its street network and intersections. Buy-in related to existing reimbursement agreements is included in the analysis. The total construction year cost related to growth is \$46,523,248 based on an inflation rate of 4% annually. The City will utilize proceeds from the 2022 Sales Tax Bonds to fund or partially fund projects associated with Project 1 and Project 7 of the IFFP. The fee per trip was calculated to determine the IFA by land-use type. He presented a sample of transportation impact fees for various use types. The schedule allows for additional consideration for unique circumstances such as schools and allows developers to provide information that may suggest an alternative fee.

Mr. Trusty clarified that road improvements planned for the next five years are included in the analysis. The impact fee schedule is updated every two years to include new projects and can be updated more frequently. Impact fees are assessed with the application of a building permit and additional fees would be charged for renovations for a higher impact use.

Discussion clarified when the City is allowed to charge impact fees for new and use changes and the impacts of various uses.

Mayor Westmoreland opened the public hearing at 10:39 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, adopting an updated impact fee enactment for a Transportation Impact Fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters. Councilmember Wood seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone

This item was presented and discussed prior to item 16.A.

Wildlife Biologist/Environmental Planner Todd Black presented the item. He stated the changes to Eagle Mountain Municipal Code Chapter 17.49 was done to add clarity, add additional wildlife overlay zones, and amend existing overlay zones since the prior review by the City Council. The standards were reviewed and recommended for approval by the Planning Commission. His intent is to have Wildlife Corridor Overlay Zones cover several types of corridors or uses in addition to the critical mule deer migration corridor. State and Federal agencies, not the City, impose and control restrictions for endangered species and their habitats. Once the City finalizes the distance, a hydrological engineer will determine and mark the wash setback for developments. The City will need to work with developers and the MDAs to make adjustments to the corridor alignment.

Councilmember Gray expressed concern that the fencing requirements impede the landowners' rights and usability of their property for agriculture and livestock and create safety and liability issues. He desires a method for the landowners to propose alternative fencing that will accommodate both wildlife and livestock.

The City Council discussed the standards and requested staff incorporate the following amendments to the standards prior to the adoption of the amendments at a future meeting:

- Amend the verbiage referencing the 2023 Transportation Master Plan to indicate the current Transportation Master Plan;
- Add the overlay to the special use standards table rather than issuing conditional use permits;
- Clarify the definition of "agricultural activities" as the current wording could be misinterpreted as a prohibition against the construction of barns, loafing sheds, greenhouses, or other buildings;
- Combine 17.49.020(A) and 17.49.020(B);
- Amend 17.49.060(G)(3) to allow the City Council to grant an exemption for an alternative fencing plan for agricultural uses on private property;
- Remove 17.49.080(3) Homeowners' Association from the standards;
- Delineate between pets and livestock in 17.49.080(G) and have the restrictions and permissions determined by the land use authority or follow the alternative animal management plan exception process as stipulated in 6.10.080; and
- Add language indicating that the City will mark the setback from the top of the wash and retain the information in a GIS database.

Mayor Westmoreland opened the public hearing at 10:17 p.m.

Bettina Cameron, speaking on behalf of Eagle Mountain Nature and Wildlife Alliance, elaborated on the community group's suggestions to staff and the Council for amendments to the standards.

MOTION: *Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone. Councilmember Burnham seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17. ORDINANCES

- 17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process

Senior Planner Robert Hobbs presented the item. He stated the State's last legislative session included passage of House Bill #406. The bill introduced various edits to State law, including the allowance for a property line adjustment to be executed by survey in lieu of platting (via a plat amendment process) between a subdivision and an outlying parcel of ground. The amendment attached to this report introduces that allowance into Municipal Code in accordance with the State's action. Staff has revised the amendment's language by inserting a disclaimer as desired by the Council when this matter was last reviewed.

The Planning Commission, during their regularly scheduled public hearing of November 28, 2023, moved to recommend approval to the City Council of Eagle Mountain Municipal Code conditioned as follows:

1. 17.10.030 Definitions language be approved as presented;
2. 16.50 Lot Line Adjustments language be approved as presented;
3. Staff shall add language in the appropriate section of 16.50.030 regarding requiring a legal description of the lot line change prepared by a publicly licensed surveyor to be presented to the City Council;
4. 16.55.040 Approval Process and Exceptions language be approved with the changes that are presented in the staff report; and
5. Staff may bring section 16.50.030, which was not included in the staff report, to the Planning Commission for additional review if they feel it is necessary.

Councilmember Wood requested that the City devise a process to assist property owners with recognizing when a parcel has multiple zones.

Mr. Draper stated that a notice could be recorded with the property containing information about the zoning.

Councilmember Gray asked staff to amend 16.50.020 to add language clarifying the specific circumstances under which lot lines could be adjusted for adjacent properties.

Discussion ensued regarding the lot line adjustment process and the possibility for associated fees of related processes being onerous and the inability of the City to prohibit lot line adjustments that

cross into a different zone, but an application could be denied if the adjustment would cause the violation of another land use ordinance or regulation.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process. Councilmember Wright seconded the motion.*

AMENDED MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process directing staff to have a notice of the zoning recorded with the property information. Councilmember Wright seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:0 with one abstention.

MOTION: *Councilmember Gray moved to recess the meeting at 10:57 p.m. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was recessed from 10:57 p.m. to 11:03 p.m.

18. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan updated the City Council on the status of the Legislative Priorities List.

16.B. UPDATE – State Legislation

Mr. Stachan provided an overview of the bills that passed and failed during the Utah State Legislature 2024 General Session that concluded on Friday, March 1st that affect local government some of which may require changes to Municipal Code, City policies, or budget plans. The governor has not signed all the bills but has not indicated that he plans to veto any of them.

19. CITY COUNCIL/MAYOR'S BUSINESS

The City Council discussed an assignment for a Councilmember to attend the Fresh Look transit study on April 1st at 10:00 a.m. and how to move forward with determining a process and hiring a recruitment firm to help find a new City Administrator. They requested that the Mayor place the tabled item 10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen on the agenda of the next meeting.

Councilmember Gray asked to have a discussion about industrial standards due to a request by Dan Ford for a variance.

Discussion ensued regarding the difficulty in meeting the requirements to qualify for a variance.

20. CITY COUNCIL BOARD LIAISON REPORTS

21. COMMUNICATION ITEMS

21.A. Financial Update

21.B. Upcoming Agenda Items

22. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 11:55 p.m. Councilmember Wood seconded the motion.*

Those Voting Yes

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

Those Voting No

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

Those Abstaining

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

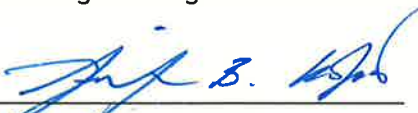
Those Absent

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

The motion passed with a unanimous vote.

The meeting was adjourned at 11:55 p.m.

Approved by the City Council on March 19, 2024.


Fionnuala B. Kofoed, MMC
City Recorder





EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 1, 2025, 4:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Clifford Strachan, Director of Legislative Affairs; John Magness, Management and Policy Analyst; Evan Berrett, Economic Development Director; Gina Olsen, City Recorder; Natalie Winterton, Grants Coordinator and Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist and Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Public Utility Manager; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities Director; Brad Hickman, Public Works Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; Dawn Hancock, Special Events Coordinator and Jason Hall, Parks and Recreation Coordinator.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney and Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

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

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Utah Inland Port Authority

[The recording of the discussion can be found online here at 00:00:31.](#)

Economic Development Director Evan Berrett, along with representatives from the Utah Inland Port Authority, presented the item. In response to a request from the City Council, the Utah Inland Port Authority representatives provided clarification on previously raised questions and addressed any new questions from the Council.

1.B. DISCUSSION – Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision)

[The recording of the discussion can be found online here at 01:18:24.](#)

Senior Planner Robert Hobbs and the applicant, Perry Homes, reviewed with the City Council development issues, and possible minor desirable modifications to the MDP/MDA's plan.

2. AGENDA REVIEW

- 12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

[The recording of the discussion can be found online here at 01:36:46.](#)

Councilmembers discussed potential modifications to the road design and considered the impact the proposed roads may have on the existing and planned trail systems.

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

[The recording of the discussion can be found online here at 01:39:27.](#)

Councilmembers discussed changing “absent” to “absent due to recusal” to help clarify that councilmembers are still present, just not in the meeting.

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

[The recording of the discussion can be found online here at 01:42:54.](#)

Councilmembers requested to pull Item 14.A. from the Consent Agenda and move the item to Scheduled Items for further discussion.

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

[The recording of the discussion can be found online here at 01:43:27.](#)

Councilmembers discussed the terms of the Interlocal Agreement with Utah County that will jointly administer a countywide vote-by-mail Primary and General Election for the 2025 Municipal Election for Eagle Mountain City.

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

[The recording of the discussion can be found online here at 01:44:29.](#)

It was clarified that this item is scheduled for a Public Hearing only, with no decision to be made at this time. Further discussion will be held during the upcoming Policy Session.

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

[The recording of the discussion can be found online here at 01:45:00.](#)

Councilmembers requested discussion on this be held until the Policy Session to allow City Attorney Marcus Draper to participate electronically.

- 18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

[The recording of the discussion can be found online here at 01:45:24.](#)

City Planner Steven Lehmitz presented the proposed ordinance that amends the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry for Utah County Parcel No. 59:047:0003.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wood moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:58:25.](#)

The Work Session was adjourned to a Closed Session at 6:00 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 07:22 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:24 PM.

The following individuals spoke during the public comment period: Jeff Ruth

Mayor Westmoreland closed the public comment period at 7:27 PM.

[The recording of the public comments can be found online here at 02:01:48.](#)

8. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

[The recording of the discussion can be found online here at 02:07:35.](#)

9. PROCLAMATIONS

9.A. PROCLAMATION - Proclaiming April 25, 2025 as Arbor Day

[The recording of the proclamation can be found online here at 02:15:15.](#)

Mayor Tom Westmoreland read the proclamation.

MOTION: *Councilmember Burnham moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming April 25, 2025 as Arbor Day. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

9.B. PROCLAMATION - Proclaiming April as Financial Literacy Month in Eagle Mountain City

Councilmember Wright read the proclamation.

[The recording of the proclamation can be found online here at 02:17:56.](#)

MOTION: *Councilmember Gray moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming April as Financial Literacy Month. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

10. APPOINTMENTS

10.A. Cemetery Advisory Board

1. Marian Burningham - Fulfilling term through December 31, 2027

MOTION: *Councilmember Wright moved to approve the appointment of Marian Burningham for a three year term, through December 31, 2027, to the Cemetery Advisory Board. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

City Recorder Gina Olsen administered the Oath of Office to Marian Burningham.

[The recording of the appointment can be found online here at 02:20:15.](#)

CONSENT AGENDA

11. BOND RELEASES

- 11.A. Silverlake Plat 33 - Out of Warranty
- 11.B. Silverlake Plat 34 - Out of Warranty
- 11.C. Majors Subdivision Plat 1 - Out of Warranty

12. CHANGE ORDERS

- 12.A. Well #8 Design Contract with Jones & DeMille Engineering - 1st Amendment
- 12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

13. MINUTES

- 13.A. March 18, 2025 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

- 14.A. SITE PLAN - UTA Park and Ride

15. RESOLUTIONS

- 15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

MOTION: *Councilmember Wright moved to approve the Consent Agenda, removing item 14.A. to be addressed in the scheduled items. Councilmember Wood seconded the motion.*

Councilmember Gray requested that the correction to the minutes be included in the motion.

AMENDED MOTION: *Councilmember Wright moved to approve the Consent Agenda removing 14.A. to be addressed in the scheduled items and including the adjustments to the March 18, 2025 minutes as noted from Councilmember Gray in the Work Session. Councilmember Wood seconded the amended motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:23:49.](#)

SCHEDULED ITEMS

- 14.A. SITE PLAN - UTA Park and Ride

[The recording of the discussion can be found online here at 02:24:58.](#)

Planner Steven Lehmitz; UTA Representative Dede Murray; UTA Board of Trustees Jeff Acerson presented the item. Applicants explained their partnership to construct a Park and Ride location along Pony Express Parkway, underneath the power corridor. It will be accessed off Rock Creek Road, and include 56 parking stalls, and feature a signalized (HAWK) crosswalk across Pony Express Parkway.

MOTION: *Councilmember Wood moved to approve the UTA Park and ride Site Plan as presented. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 02:50:17.](#)

16. PUBLIC HEARINGS

16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

[The recording of the discussion can be found online here at 02:51:57.](#)

Grants Coordinator and Management Analyst Natalie Winteron presented the item. Eagle Mountain City is in its second year as a Community Development Block Grant (CDBG) entitlement community, receiving funding directly from the U.S. Department of Housing and Urban Development (HUD). For the Fiscal Year 2025-2026, the City anticipates approximately \$200,000 in CDBG funding after accounting for administrative costs. Additionally, funds were reserved from the previous year to supplement this allocation, bringing the total available funding to approximately \$241,445. This is not an action item. The City Council will consider CDBG projects for the next funding year for approval after the public comment period ends on April 10, 2025.

Representative Camila Rosas, from Family Haven, Representative Heather Allen, from Friends of Utah County Justice Center, and Josh Osborne, from Tabitha's Way, each presented their respective items and answered questions from the City Council.

Mayor Westmoreland opened the Public Hearing at 8:39 PM, seeing no one, he closed the Public Hearing.

Councilmember Gray clarified that the Public Hearing portion of the April 1, 2025 meeting should be concluded; however, the overall Public Comment portion will remain open until April 10, 2025.

Natalie Winteron presented staff recommendations to Councilmembers.

[The recording of the discussion can be found online here at 03:20:09.](#)

FIX THE TIME TO ADJOURN

MOTION: *Councilmember Wright moved to fix the time to adjourn the meeting at 10:30 PM.
Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:20:09.](#)

17. RESOLUTIONS/PUBLIC HEARINGS

- 17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

[The recording of the discussion can be found online here at 03:42:05.](#)

City Attorney, Marcus Draper presented the item electronically. In 2021, Oquirrh Wood Ranch LLC ("OWR") granted the City a permanent Sanitary Sewer Easement from the Tyson plant across its property to a sewer lift station. That easement is located on property that OWR now intends to sell to Tract. As part of the Firefly development, OWR intends to construct a sewer line in the Pole Canyon Blvd right-of-way that would gravity feed to the City's sewer treatment plant. The expected completion date is within the next 9 months or so. This would eliminate the need for the lift station and its associated costs. The Public Works department is supportive of this plan.

Mayor Westmoreland opened the Public Hearing at 9:04 PM, seeing no one desiring to speak, he closed the Public Hearing at 9:05 PM.

Councilmember Gray declared that he has other business dealings outside of Utah County with the owners of OWR that are unrelated with this item. Councilmember Gray and City Attorney Marcus Draper reviewed the conflict of interest provisions in City Code and determined that Councilmember Gray did not need to recuse himself.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:43:53.](#)

18. ORDINANCES/PUBLIC HEARINGS

- 18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

[The recording of the discussion can be found online here at 03:48:11.](#)

Mayor Westmoreland opened the Public Hearing at 9:09 PM.

City Recorder Gina Olsen asked Mayor Westmoreland if a brief background could be provided for the benefit of the public in attendance. An update was presented by Planner Steven Lehmitz and applicant Mitch Nelson.

When no one desired to speak, Mayor Westmoreland closed the Public Hearing at 9:12 PM.

MOTION: *Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 03:58:26.](#)

18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7

[The recording of the discussion can be found online here at 03:59:26.](#)

This is a related ordinance which amends the zoning from Agriculture to Industrial and applies the Regional Technology and Industry (RTI) Overlay for Utah County Parcel No. 59:047:0003.

Mayor Westmoreland opened the Public Hearing at 9:21 PM, seeing no one desired to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7 to industrial base zoning and apply the RTI overlay zone. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:00:05.](#)

18.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning

[The recording of the discussion can be found online here at 04:02:56.](#)

Senior Planner, Robert Hobbs presented a proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

Mayor Westmoreland opened the Public Hearing at 9:30 PM, seeing no one desired to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning as presented in the updated packet. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:12:25.](#)

19. RESOLUTIONS

- 19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

[The recording of the discussion can be found online here at 04:14:10.](#)

Economic Development Director Evan Berrett presented the item. In response to a request from the City Council, representatives from the Utah Inland Port Authority provided clarification on previously raised questions and addressed any additional questions presented during the meeting.

MOTION: *Councilmember Burnham moved to approve A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	No
Rich Wood	No
Brett Wright	No

The motion failed for lack of majority vote; 2:3.

[The recording of the motion can be found online here at 04:20:35.](#)

20. CITY MANAGER ITEMS

20.A. Discussion and Possible Action Regarding the Technology Selection and Construction Methodology for the Proposed Sewer Treatment Facility

[The recording of the discussion can be found online here at 04:22:24.](#)

City Manager Benjamin Reeves presented the item explaining the expansion of the processing capacity of the Eagle Mountain Sewer Treatment Plant is critically needed. Considering Eagle Mountain City's historic growth rate and available land for future expansion and a desire to evaluate infrastructure enhancements at a regional level, the Eagle Mountain City Council enlisted the services of AE2S and JWO to assist City Staff in evaluating various sewer treatment technologies and construction methodologies to determine the option that best meets the needs of the cities rapid growth.

Consultants have outlined three different technology options, which included 1.) Oxidation Ditch with Disc Filters, 2.) Aerobic Granular Sludge with Disc Filters, and 3.) Membrane Bioreactor (MBR). An extensive amount of time was spent evaluating the community's needs against the benefits of each option. Each factor was scored by frontline City staff members and professional experts. Weight and scores were given to each selection criterion which resulted in a recommendation to proceed with the implementation of the MBR Technology solution.

The primary basis for this recommendation includes:

- Flexibility and Scalability (Easiest technology to expand and scale)
- Compact Footprint (Less land required for the treatment facility)
- Exceptionally High-Quality Effluent/Type 1 Reuse Water - (Creates an ever-expanding renewable water resource)

While this technology has a higher cost of operations due to its higher energy use, the overall benefits of MBR Technology make this the preferred solution to meet Eagle Mountain City's immediate and future expansion needs.

The second consideration was whether to construct the plant utilizing a traditional Design, Bid, Build, or a Construction Manager/General Contractor (CM/GC) construction methodology. After careful consideration of the benefits afforded to the project by bringing on a Construction Manager very early in the design phase of the project, the team is recommending the use of the CM/GC Construction Methodology to provide the greatest overall value with the highest possible quality.

MOTION: *Councilmember Burnham moved to adopt implementation of the MBR technology solution and the use of CM/CG construction methodology for the proposed sewer treatment facility. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:45:38.](#)

20.B. Discussion and Possible Action on Inclusion of a Recreation, Arts, and Parks (RAP) Sales Tax Question on the 2025 Municipal Election Ballot

[The recording of the discussion can be found online here at 04:46:54.](#)

City Manager Benjamin Reeves presented the item. Eagle Mountain City has a desire to provide a high quality of life for its residents by providing parks, trails, recreational opportunities, and cultural activities and venues for its residents and visitors to enjoy. Under Utah State Statute, funding is available for these purposes via a Recreation, Art, and Parks (RAP) Sales Tax that could be considered by Eagle Mountain City voters as a ballot measure during the 2025 Municipal Election.

Cities with a RAP Tax

Currently, all cities in Salt Lake County and most of the cities in Utah County have a RAP Tax. (Cities in Utah County with a RAP Tax include: Alpine, American Fork, Cedar Hills, Highland, Lehi, Lindon, Mapleton, Orem, Payson, Pleasant Grove, Provo, Santaquin, Saratoga Springs, Spanish Fork, Springville, Bluffdale (via SL County) and Draper (via SL County). Cities in Utah County without a RAP Tax include: Cedar Fort, Eagle Mountain, Elkridge, Fairfield, Genola, Goshen, Salem, Woodland Hills). When Eagle Mountain residents spend money in cities that have adopted a RAP Tax, those dollars stay in the city where the purchase is made—helping to fund parks, trails, arts, and recreational amenities in that community.

- Current: If Eagle Mountain had a RAP Tax in place in 2024, the City would have generated an additional \$593,755 that year. This number will continue to increase rapidly as Eagle Mountain's commercial base continues to grow with Walmart and other retail establishments.
- Rate: A RAP Tax is 0.1% of all sales made within a city's municipal boundaries. For example, the Sales Tax Rate in Saratoga Springs is 7.45% and in Eagle Mountain it is 7.35%. The difference is Saratoga Springs' RAP Tax.

Voter Approval Needed: A beneficial aspect of a RAP Tax is that the City Council can place the question before the voters to consider and decide. The City Council would not be raising taxes; rather, the City Council would be providing the voters the opportunity to make their own choice regarding their investment in their own Recreation, Arts, and Parks amenities and offerings. Additionally, this is not a permanent tax but something that must come back to the voters every ten years, thus ensuring accountability in the use of those funds to benefit the lives of those who voted for it at the ballot box.

MOTION:

Councilmember Wright moved authorize staff to begin analysis and preparation for a potential future action to place a Recreation, Arts, and Parks (RAP) Sales Tax question on the 2025 Municipal Election ballot. Councilmember Wood seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes

Brett Wright Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 04:51:59.](#)

21. LEGISLATIVE ITEMS

21.A. UPDATE / MOTION – Legislative Priorities List

[The recording of the discussion can be found online here at 04:52:51.](#)

Director of Legislative Affairs Clifford Strachan provided an update on the item and requested Councilmembers make a motion to move the City Hall Land Acquisition and Mortgage Assistance Program items to the Completed Section of the report and other uses within Phase 1 of the Downtown Plan as a High Priority to the list.

MOTION: *Councilmember Burnham moved that the City Hall Land Acquisition and Mortgage Assistance Program items be moved to the Completed Section of the Legislative Priority List and also add Design of City Hall and other uses within Phase 1 of the Downtown Plan as a High Priority to the list. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 05:04:58.](#)

21.B. REPORT - Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025

[The recording of the discussion can be found online here at 05:06:42.](#)

Director of Legislative Affairs, Clifford Strachan let the Councilmembers know to reach out to him if they have any additional questions on the report provided with the agenda packet.

22. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

The Mayor and City Council offered comments and reports on committees to which they are assigned as liaisons.

[The recording of the discussion can be found online here at 05:06:49.](#)

23. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

17.B. Department Updates

24. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 10:31PM. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 05:09:44.](#)

The meeting was adjourned at 10:31 PM.

Approved by the City Council on May 6, 2025.



Gina Olsen, CMC
City Recorder



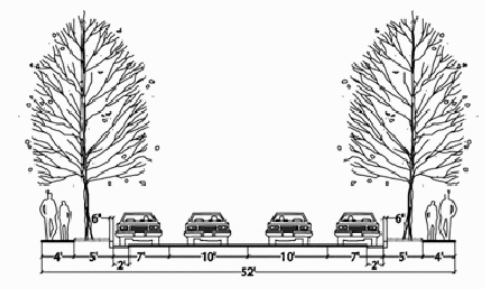
OMR Investments Holdings

LOWER HIDDEN VALLEY

Roadway Hierarchy Plan

9.

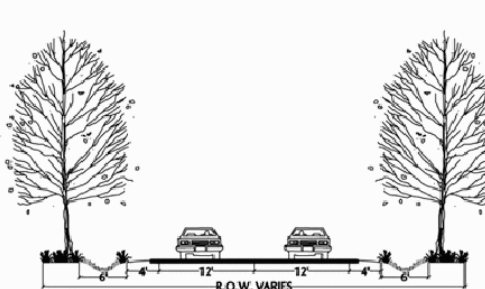
4. Three-Lane B
(At intersection
Pony Express



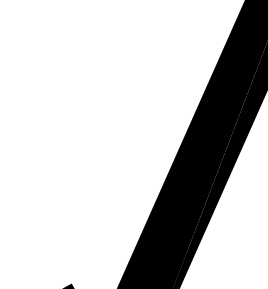
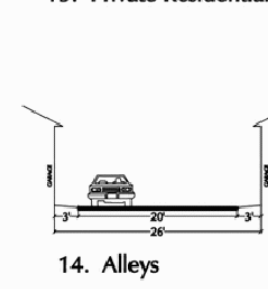
10. Two-Lane Local Street with Parallel Parking



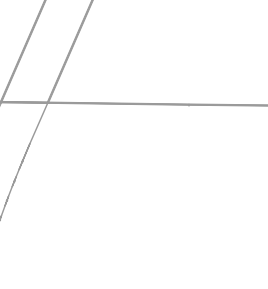
11. Two-Lane Local Street with Parallel Parking on One Side Only



12. Rural Road Section



✓



1000

Findings

1. Four-Lane Entry Arterial
(At intersection with Pony Express Parkway)
9. Two-Lane Commercial Street
with Parking
(may occur inside this parcel)
4. Three-Lane Entry Collector
(At intersection with
Pony Express Pkwy.)

4. Three-Lane Entry Collector (At intersection with Pony Express Pkwy.)

9. Two-Lane Commercial Street
with Parking
(may occur inside this parcel)

6. Two-Lane Community Collector Class I

6. / 7. Two-Lane Community Collector - Class I or II
(Section determined by traffic count and adjacent land use)

5. & 8. Two-Lane Neighborhood Road and Two-Lane Neighborhood Street (occur where warranted, between residential parcels throughout)

3. Two-Lane Arterial —
(Section determined
by traffic count)

9. Two-Lane Commercial Street with Parking
(may occur here)

10. & 11. Two-Lane Local Streets
(occur in residential neighborhoods)

15. Private Residential Streets
(may occur in condo/apt. neighborhoods)

14. Alleys
(occur in alley-loaded neighborhoods)

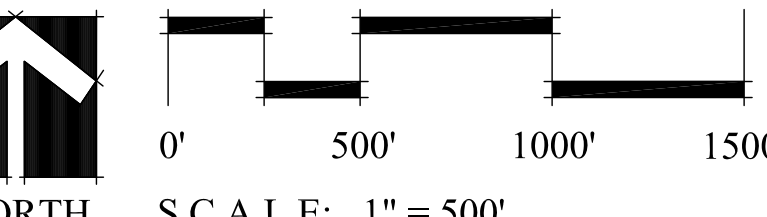
The Ranches Master Plan

Two-Lane Arterial
(Section determined
by traffic count)

2. Rural Road Section
(may occur here &
in other
larger lot areas)

Legend

 Hidden Valley Master Plan Boundary
 OMR Investments Holdings



Stanley Consultants
A Stanley Group Company

LOWER HIDDEN VALLEY

Eagle Mountain City, Utah
September 29, 2010

[illegible]

To: Eagle Mountain City

From: Jason Watson, PE, PTOE
FOCUS Engineering & Surveying, LLC

File: Trails at Hidden Valley Roadway
Classification

Date: July 29, 2025

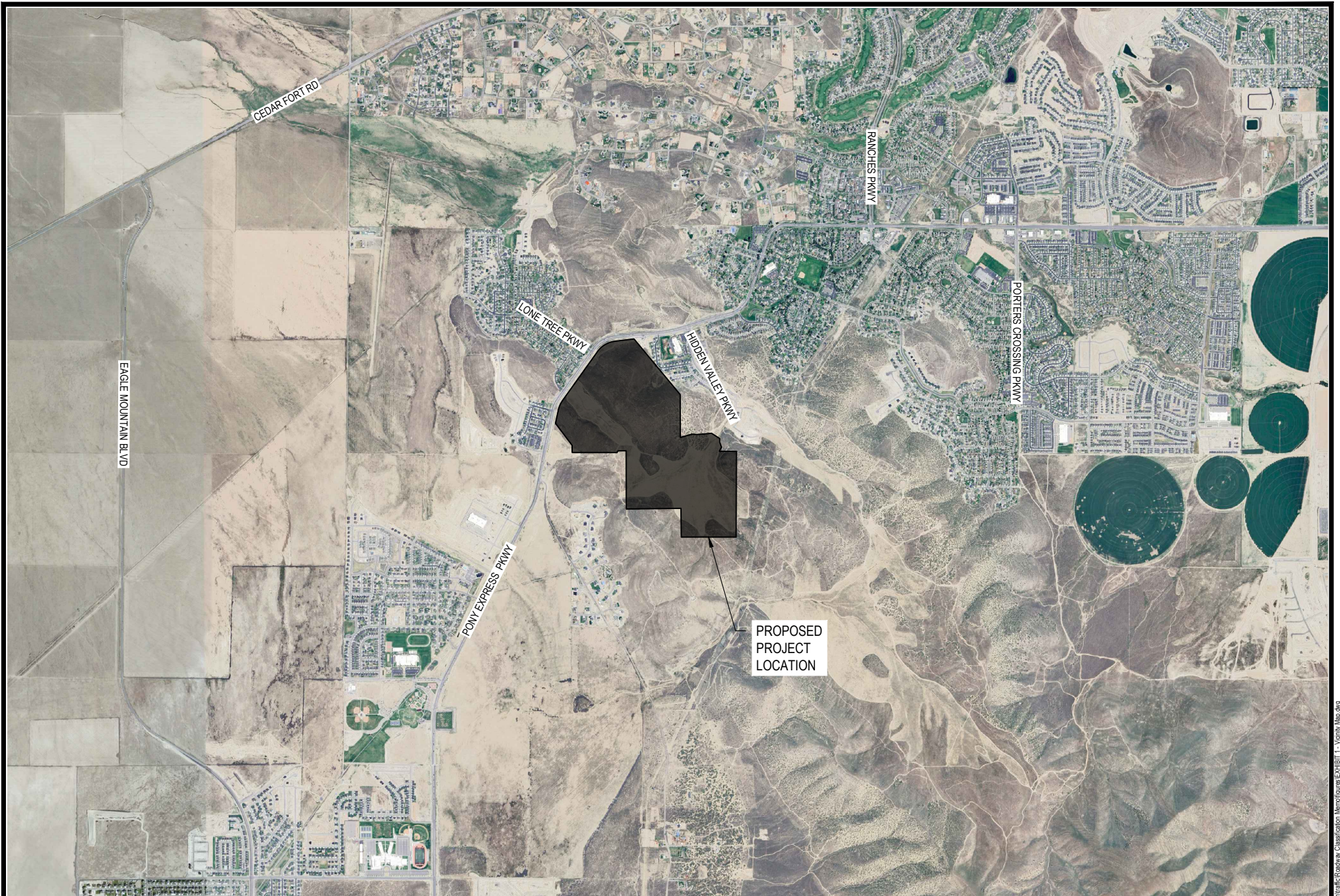
Reference: Trails at Hidden Valley Roadway Classification Traffic Statement

INTRODUCTION

This traffic statement is for the Trails at Hidden Valley development located in Eagle Mountain, Utah. The purpose of this memorandum is to provide the number of average daily traffic that will utilize the proposed Red Pine Road and Oquirrh Ranch Parkway continuation within the Trails at Hidden Valley development during a typical week day. The proposed development is situated on roughly 236.8 acres of land located south of Pony Express Parkway and west of Hidden Valley Parkway in Eagle Mountain, Utah.

The proposed development will consist of 361 single-family homes and 786 Townhomes, expected to be completed by 2040. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

Exhibit 1 illustrates the vicinity map and surrounding roadways of the Trails at Hidden Valley development.



EXISTING CONDITIONS

Surrounding Land Uses

The proposed Trails at Hidden Valley development located south of Pony Express Parkway and west of Hidden Valley Parkway. Undeveloped land and residential neighborhoods to the south, east, and west. Pony Express Parkway borders the proposed development to the north. The parcel of land for the proposed development currently consists of undeveloped land. The proposed development is located within the city limits of Eagle Mountain.

Existing Roadways

Pony Express Parkway: Pony Express Parkway is a major roadway that is owned and maintained by Eagle Mountain City. Pony Express Parkway runs north and south and provides connectivity throughout the Eagle Mountain City. Within this study area, the Pony Express Parkway consists of two lanes in the northbound direction and two lanes in the southbound with a raised median down the center. The posted speed limit within the study area is 35 mph.

Hidden Valley Parkway: Hidden Valley Parkway is a roadway that is owned and maintained by Eagle Mountain City. Currently, Hidden Valley Parkway consists of one lane in the northbound direction and one lane in the southbound direction. Hidden Valley Parkway provides access onto Pony Express Parkway for local residential neighborhoods and Hidden Hollow Elementary School. Hidden Valley Parkway does not have a posted speed limit, it is assumed to be 35 mph.

Red Pine Road: Red Pine Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Red Pine Road is unstriped but has enough room for a single lane in either direction. Red Pine Road provides access onto Pony Express Parkway for local residential neighborhoods. Red Pine Road does not have a posted speed limit, it is assumed to be 25 mph.

Lone Tree Parkway: Lone Tree Parkway is a roadway that is owned and maintained by Eagle Mountain City. Currently, Lone Tree Parkway is unstriped but has enough room for one lane in the northwest direction and one lane in the southeast direction. Lone Tree Parkway provides access onto Pony Express Parkway for local residential neighborhoods. Lone Tree Parkway does not have a posted speed limit, it is assumed to be 25 mph.

White Birch Drive: White Birch Drive is a roadway that is owned and maintained by Eagle Mountain City. Currently, White Birch Drive is not striped but is wide enough to have one lane in each direction. White Birch Drive provides access onto Pony Express Parkway to the north and Hidden Valley Parkway to the east. White Birch Drive does not have a posted speed limit, it is assumed to be 25 mph.

Saddle Rock Road: Saddle Rock Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Saddle Rock Road is unstriped but has enough room for one lane in the eastbound direction and one lane in the westbound direction. Saddle Rock Road provides access onto Pony Express Parkway for local residential neighborhoods. The posted speed limit within the study area is 25 mph.

Oquirrh Ranch Road: Oquirrh Ranch Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Oquirrh Ranch Road is unstriped but has enough room for a single lane in either direction. Oquirrh Ranch Road provides access onto Pony Express Parkway for local residential neighborhoods. Oquirrh Ranch Road does not have a posted speed limit, it is assumed to be 25 mph.

PROPOSED SITE CONDITIONS

The Trails at Hidden Valley development is planned for 361 single-family homes and 786 townhomes. It will be situated on roughly 236.8 acres of land. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

With the continuation of Red Pine Road and Oquirrh Ranch Parkway to the development, it is expected traffic from residential villages along the respected roadways will enter onto either Red Pine Road or Oquirrh Ranch Parkway to gain access onto Pony Express Parkway. This is due to Pony Express Parkway providing the quickest access to SR-68 and Eagle Mountain Boulevard from the proposed development.

It is anticipated the proposed Trails at Hidden Valley development will be built-out and occupied by 2040. Refer to Exhibit 2 for the proposed layout of Trails at Hidden Valley Development and the locations of the proposed accesses.



TRIP GENERATION

In order to generate the average daily traffic along the extension of Red Pine Road and Oquirrh Ranch Parkway, we analyzed two separate scenarios. The first scenario is trips generated from the proposed development that will utilize the proposed Red Pine Road extension. The second scenario is trips generated from the proposed development that will utilize the proposed Oquirrh Ranch Parkway extension. Using land use code 215 for Single-Family Attached Housing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for housing is typically determined based on the number of Dwelling Units (D.U.). The trips generated from the proposed development that will utilize the Red Pine Road extension are presented in Table 1.

Table 1 - Trip Generation – Average Weekday Traffic Volumes – Red Pine Road

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	87	820	15	46	52	30
215	Single-Family Attached Housing	Dwelling Units	197	1418	24	71	66	46
Total				2238	39	117	118	76

As illustrated in Table 1, with the completion of the Trails at Hidden Valley Development and the construction of the southeast leg of the Pony Express Parkway and Red Pine Road intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Red Pine Road will be 2,238 total trips.

The trips generated from the proposed development that will utilize the Oquirrh Ranch Road extension are presented in Table 2.

Table 2 - Trip Generation – Average Weekday Traffic Volumes – Oquirrh Ranch Parkway

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	169	1594	30	88	100	59
215	Single-Family Attached Housing	Dwelling Units	151	1087	18	54	51	35
Total				2681	48	142	151	94

As illustrated in Table 2, with the completion of the Trails at Hidden Valley Development and the construction of the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Oquirrh Ranch Parkway will be 2,681 total trips.

Site ingress/egress traffic at the proposed access was distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current traffic patterns and current land uses within the proximity of the proposed development, primarily access to highways, employment districts, shopping area, schools, etc. Exhibit 3 illustrates the site traffic distribution percentages throughout the study area.

Using the previously explained distribution method in this traffic statement along with the projected traffic volumes outlined in Tables 1 and 2, Exhibit 3 illustrates the site average daily traffic volumes anticipated along Red Pine Road and Oquirrh Ranch Parkway.



CAPACITY ANALYSIS

Roadway capacity analysis was performed along Red Pine Road and Oquirrh Ranch Parkway within the Trails at Hidden Valley development. Using *Table 4* within the *Eagle Mountain Transportation Master Plan* to analyze the proposed roadway conditions, both Red Pine Road and Oquirrh Ranch Parkway function at a level of service B or better.

Refer to the appendix of this statement for the full description from the *Eagle Mountain Transportation Master Plan*.

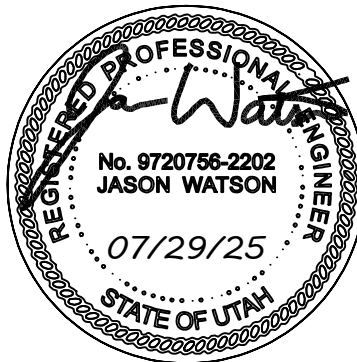
CONCLUSION

Based on Red Pine Road's high degree of access, as seen in Exhibit 2, and both Red Pine Road Oquirrh Ranch Parkway's roadway capacity analysis. It is recommended Red Pine Road, southeast of the Pony Express Parkway intersection be classified as a local roadway and Oquirrh Ranch Parkway be classified as a minor collector roadway based on the roads ability to serve accesses to local residential villages and connections onto Pony Express Parkway and Hidden Valley Parkway.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

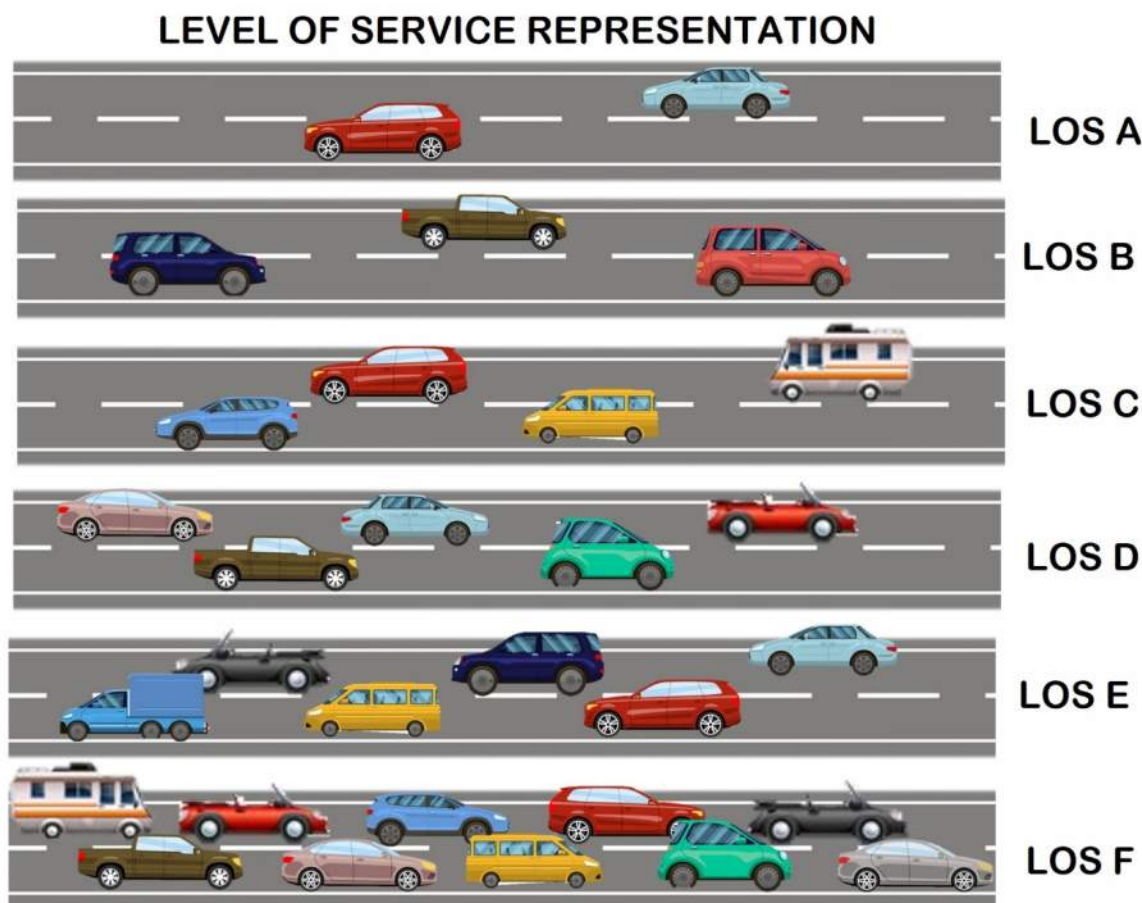


Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM)*, a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in [Figure 7](#).

Figure 7: Level of Service Representation



Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the peak hours of the day. Typically, the peak hour falls within the 4:00 PM and 6:00 PM hours. The LOS is assigned during the peak hour based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management. Intersections are not included when analyzing roadway LOS and therefore the LOS indicates if the existing number of lanes, lane widths and functional classification are adequate for the traffic volumes.

LOS D is approximately 80 percent of a roadway's capacity and is a common goal for urban streets during peak hours. A standard of LOS D for system streets (collectors and arterials) is acceptable for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speeds. Although the model uses traffic volumes during the peak hour of the day, [Table 3](#) and [Table 4](#) show estimated ADT values for LOS C, LOS D, and LOS E on Arterial and Collector Streets for reference.

Table 3: Estimated LOS based on ADT on Arterial Streets

Lanes	LOS C	LOS D	LOS E
2-3	12,400	15,100	17,700
4-5	28,500	32,800	40,300
6-7	43,000	50,500	63,400

Table 4: Estimated LOS based on ADT on Collector Streets

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

Intersection Level of Service

Whereas roadway LOS considers an overall picture of a roadways capacity to estimate operating conditions, intersection LOS looks at each individual vehicle movement at an intersection and provides a more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in [Table 5](#). LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. Generally, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement) should be below 90 seconds. An average delay of less than 55 seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued

From: David Salazar, PE <dsalazar@eaglemountain.gov>

Sent: Thursday, October 30, 2025 10:59 AM

To: Jason Watson <jwatson@focus-es.com>

Cc: Thomas Romney <tromney@focus-es.com>; Ben Duzett <bduzett@focus-es.com>; Brandon Larsen <blarsen@eaglemountain.gov>; Steve Mumford <smumford@eaglemountain.gov>; Vince Hogge <vhogge@eaglemountain.gov>; Zac Hilton <zhilton@eaglemountain.gov>; Brad Hickman <Bhickman@eaglemountain.gov>

Subject: Re: Trails at Hidden Valley Collector Road

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Jason,

Thank you for the email and for providing the Roadway Classification Memo for the Trails at Hidden Valley. After review, the City does not support revising the functional classification of Red Pine Road for the following engineering and operational reasons:

1. Traffic Distribution and Staging Impacts:

If construction is staged, Access 1 may need to accommodate diverted traffic from Access 4 and/or Access 5 in addition to its own generated traffic volumes.

Downgrading the classification could result in insufficient roadway capacity and increased localized congestion during phased buildout.

2. On-Street Parking and Roadway Width Considerations:

Given the projected residential density, on-street parking demand is expected to be high. Minor collectors are designed with sufficient pavement width and clear zones to accommodate intermittent parking overflow while maintaining operational safety and emergency access.

3. Emergency Response and Network Redundancy:

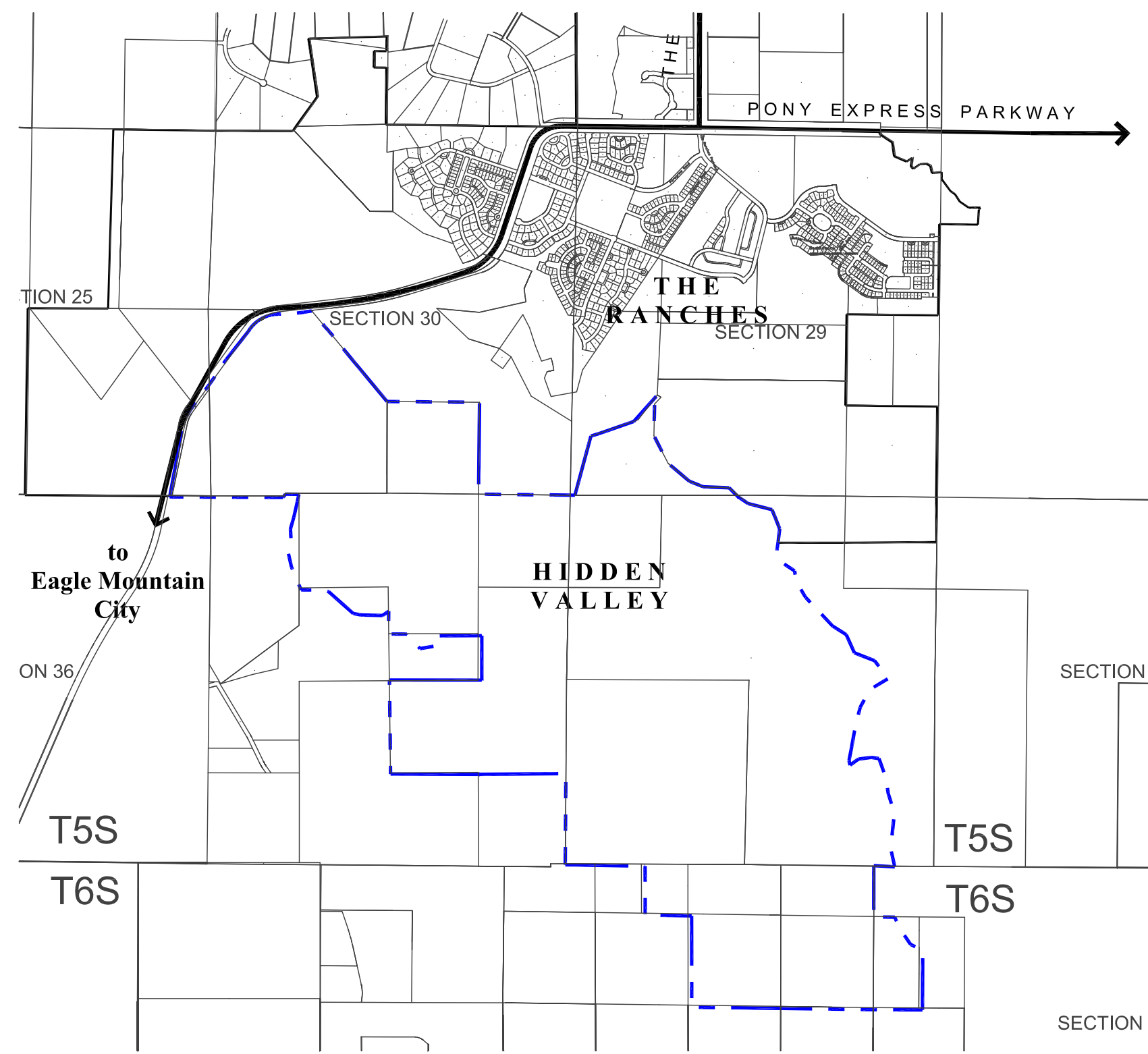
Providing multiple collector-level connections is critical to ensure reliable emergency response and evacuation routes. The City has observed operational and safety deficiencies in similar neighborhoods where only one or two collector roadways were provided.

Based on these factors, it remains the City's position that the development should conform to the approved Transportation Master Plan for that area. Thank you.

OMR Investments Holdings

LOWER HIDDEN VALLEY

Slope Analysis Plan

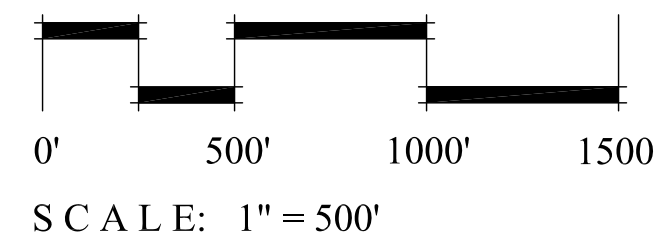
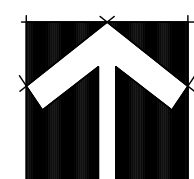


Vicinity Map
nts

Land Use Data		
RESIDENTIAL	148.8 Ac.	
PARKS*	24.2 Ac.	
NATIVE OPEN SPACE	74.1 Ac.	
TOTAL PARKS & O.S.	98.3 Ac.	
ROW	1.1 Ac.	
TOTAL SITE ACREAGE	244.6 Ac.	
* Includes 3 areas totaling 3.6 acres, that are also included in "Residential" area, above		
Area of Parks & O. S. on less than 15% slope	46.9 Ac.	(47.7%)
Area of Parks & O. S. on 15% - 25% slope	27.9 Ac.	(28.4%)
Area of Parks & O. S. on greater than 25% slope	23.5 Ac.	(23.9%)
Slope Legend		
15-25%		
25%+		
Total Ac. of buildable land (0 - 15% slope)	205.1 Ac. (83.9%)	
(15 - 25% slope)	156.2 Ac.	
Total Ac. of non-buildable land Greater than 25% slope	39.5 Ac. (16.1%)	

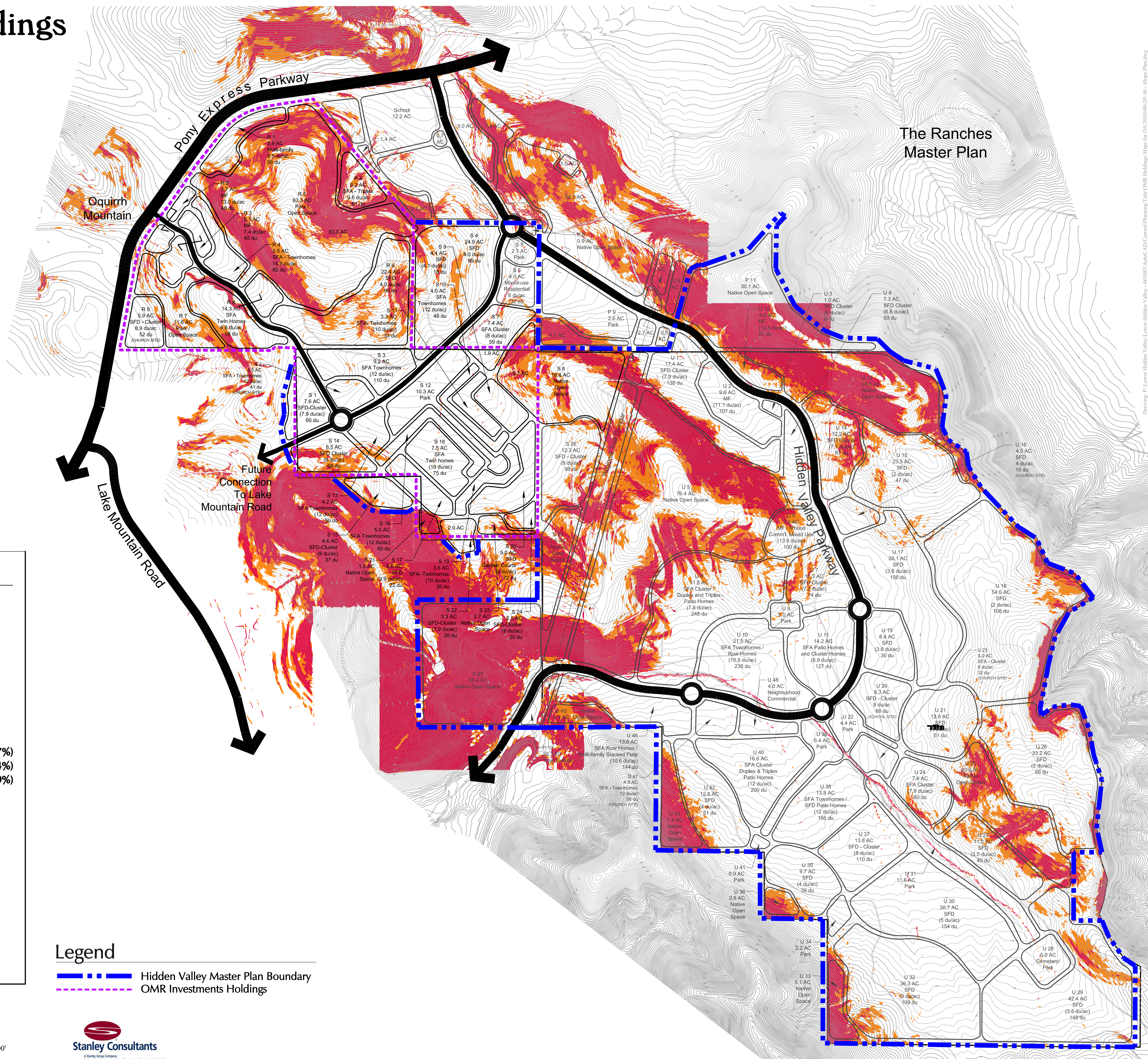
LOWER HIDDEN VALLEY
Slope Analysis

Eagle Mountain City, Utah
September 29, 2010



Legend

- Hidden Valley Master Plan Boundary
- OMR Investments Holdings



The Ranches
Master Plan

Robert Hobbs

From: Chris Turner <chris.turner@copernicanenergy.com>
Sent: Tuesday, October 14, 2025 10:59 AM
To: Robert Hobbs
Subject: Lower Hidden Valley MDA / Slope Findings

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Robert,

I received a few documents from my GRAMA request with the city and I wanted to inform you that I came across Hidden Valley's MDP/MDA which included a slope analysis exhibit of POD P4. You'll notice in the attached screenshots that in the attached photo that Pod P4 is riddled with slopes in excess of 25% and therefore not buildable according to an overlay of Perry's triplex plans from the DRC redline page.

In the original Hidden Valley Staff Report on November 18th, 2008. Staff made it explicit that no construction shall occur in areas with slopes in excess of 25% and even went as far as to say re-grading is not a suitable solution for the 25% areas and would only work for designated parks with slopes of 15%. (See screenshots below).

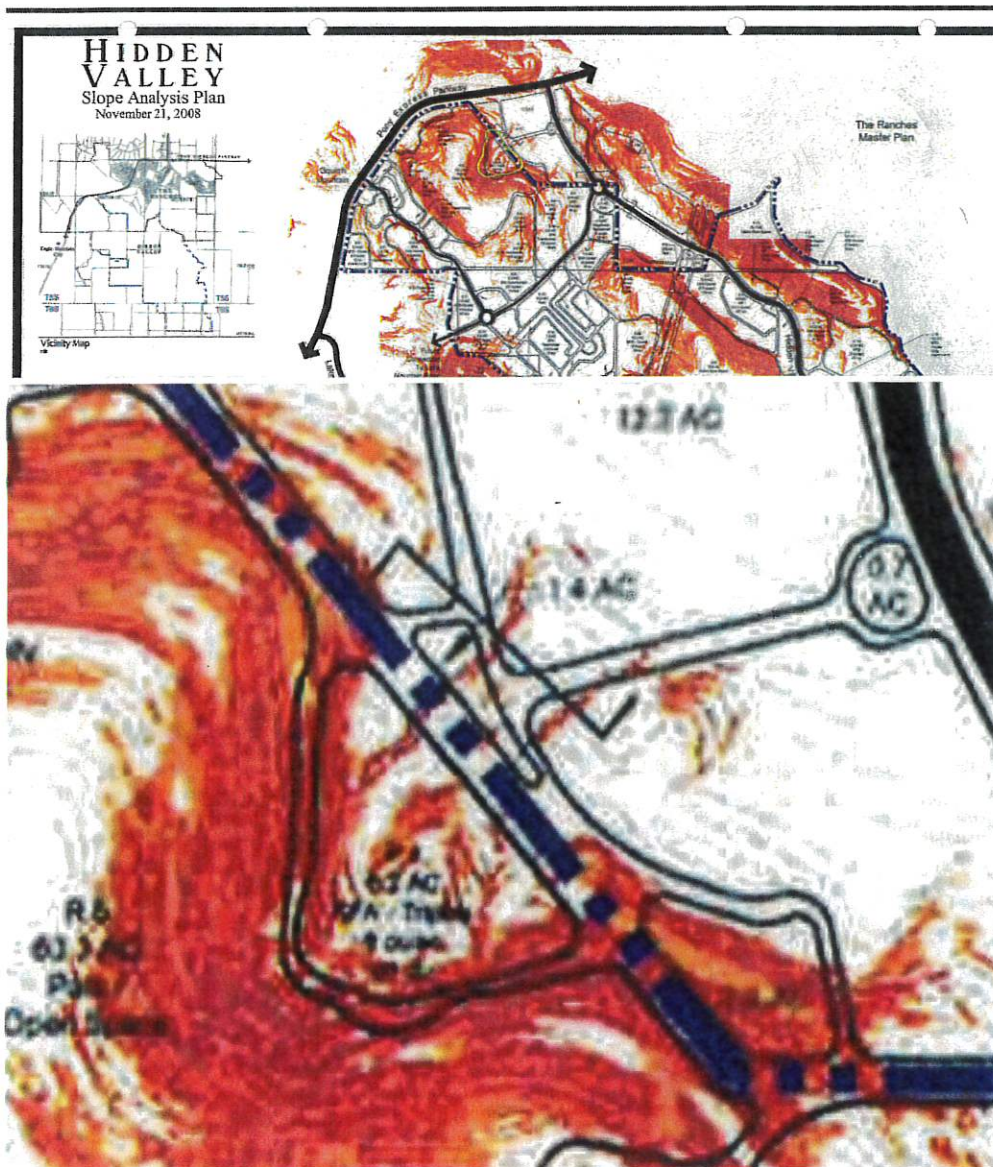
The slope analysis provided by the developer for as an exhibit in the Hidden Valley application shows the slope analysis and there is clear evidence to suggest that no plats should be considered for POD P4 given the access to the plats via a road and the last DRC map of triplexes show multiple infringements on 25% slopes. I kindly request that you advise Perry that their plans are not in compliance with the original Hidden Valley MDA, the Lower Hidden Valley MDA restating the requirement to prohibit construction on 25% slopes and that grading is not a suitable outcome. Furthermore, all future plat layouts from Perry should not be depicted on Pod P4 as it is unbuildable. As a reminder to them regarding vested densities, their MDA makes it clear that the granted density may not be achieved and I've provided an excerpt from their agreement as follows:

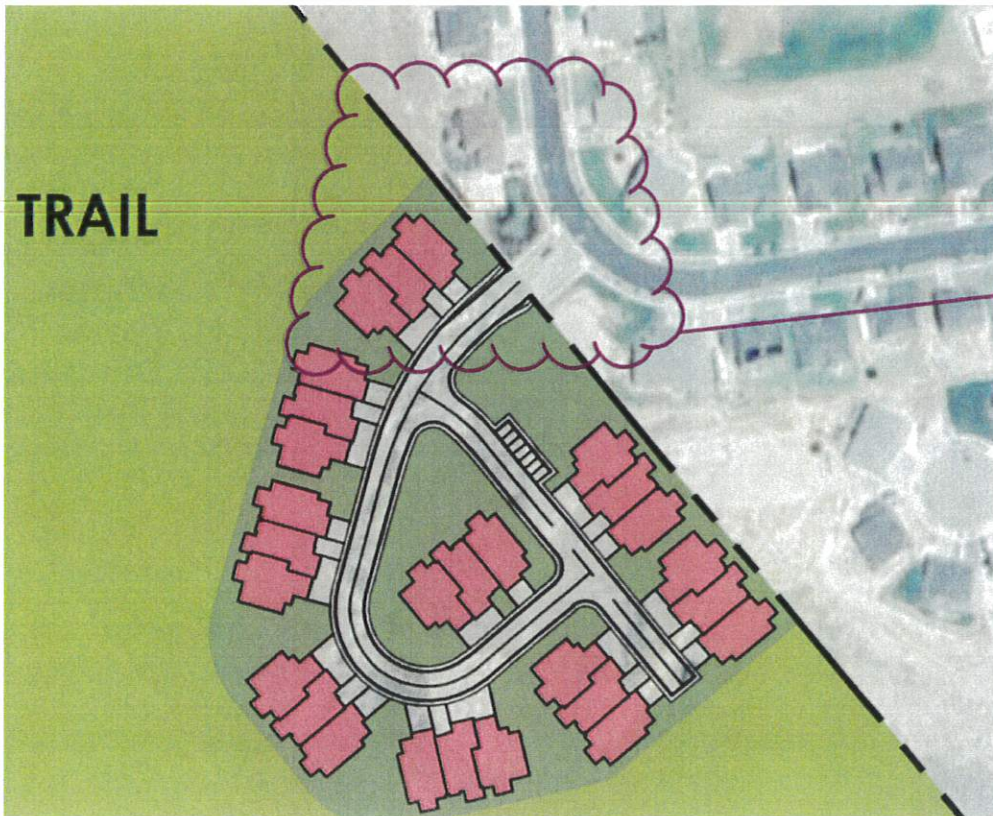
2.2 Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the Municipal Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increases or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

Whether Perry decides to seek an amendment of the MDA in future hearings or decides to withdraw their amended changes and decides to build under the original MDA, they are clearly out of compliance in terms of any plans to build in POD P4. I'd love to meet about this further today if you have some time available.

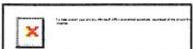
Warm regards,

Screenshots Below





--
Chris Turner
Partner
m. 801.647.0408



Robert Hobbs

From: Chris Turner <chris.turner@copernicanenergy.com>
Sent: Tuesday, October 14, 2025 4:39 PM
To: Robert Hobbs
Subject: LHV Pod P4 Suspected Illegal Dumping & Slope Change

Follow Up Flag: Flag for follow up
Flag Status: Flagged

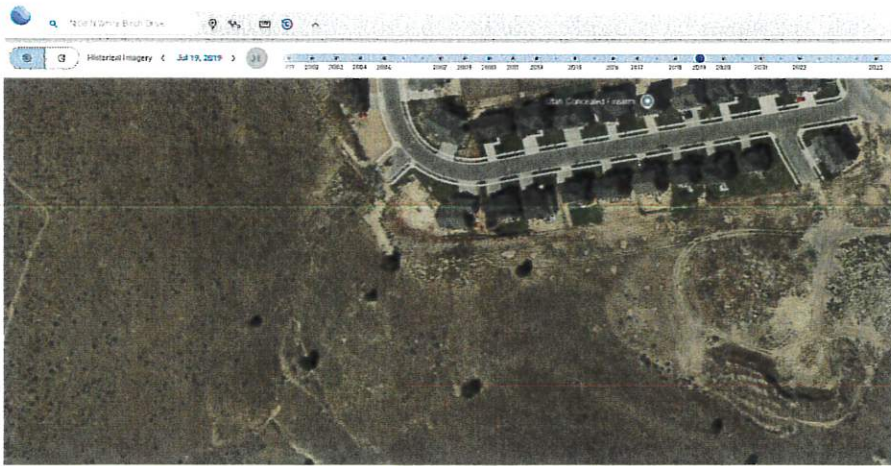
This sender is trusted.

Robert,

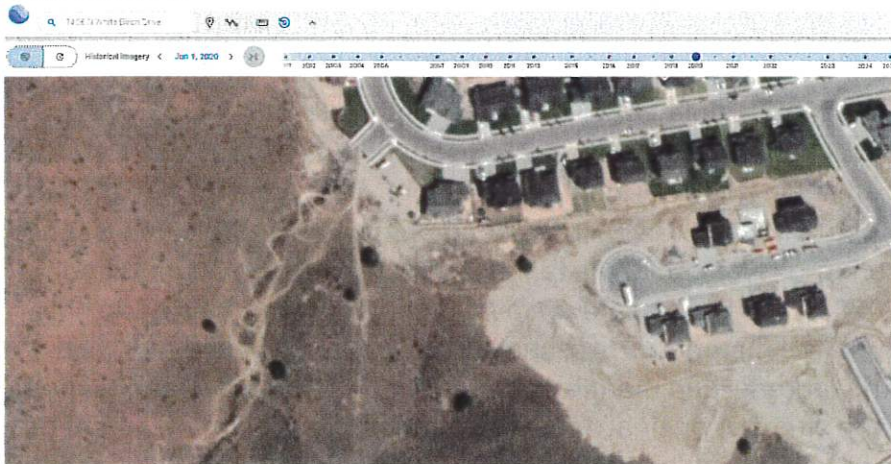
As discussed, I do believe there have been material changes to the original land elevation since 2008 slope analysis when the Hlidden Valley application was approved. It's disappointing to see folks alter the landscape when the city code was very explicit in that 25% shall not be altered and if you add to the fact that these draws are natural waterways for drainage, it's even more concerning. Below you'll find a series of satellite images via Google Earth that show alterations to the landscape with the original unaltered landscape in 7/2019 and changes over 2020, 2021 and onward up to August of this year. While I do not know the party that had historically dumped the material into existing draws impacting our watershed drainage, I do believe that it's clear that the material and manner in which it was disposed of should not be contemplated into a new analysis for the site. The original analysis conducted in 2008 is clear that the draws and topography exceeded 25% and is simply not buildable. I would argue that city should conduct an investigation to determine who ordered dumping of the dirt/rock into the area and proceed with corrective action and remedies including but not limited to criminal investigation and financial recourse in the form of financial penalties that could be set aside for land reclamation of the area. I believe it would be incorrect for the city to utilize slope analysis of the existing land with the illegally dumped material or construction activites including grading that were done without approval if any updated slope analysis were to be conducted by the developer. This would only incentivize illegal conduct and potentially encourage other bad actor developers to conveniently seek illegal dumping to provide advantageous results for their land development efforts.. Utilizing the originally submitted 2008 slope analysis for decision in terms of platting should be the gold standard as the approvals granted in 2008 with the originally slope analysis as an exhibit underpinned the original master planned development and staff's comments that these areas had excessive 25% slopes which prohibited development.

I'll provide embedded imagery below starting from 2019 to the present to show the alterations and I will also attach photographs I took of the piles to show that these changes were man made and substantial. Please feel free to record my notes on the unknown illegal dumping or construction activity conducted without approval for future use in staff reporting or referring to the city attorney to determine if the alterations to the land require further investigation. I believe fines applied per day since the illegal construction activity occurred are the method of calculation.

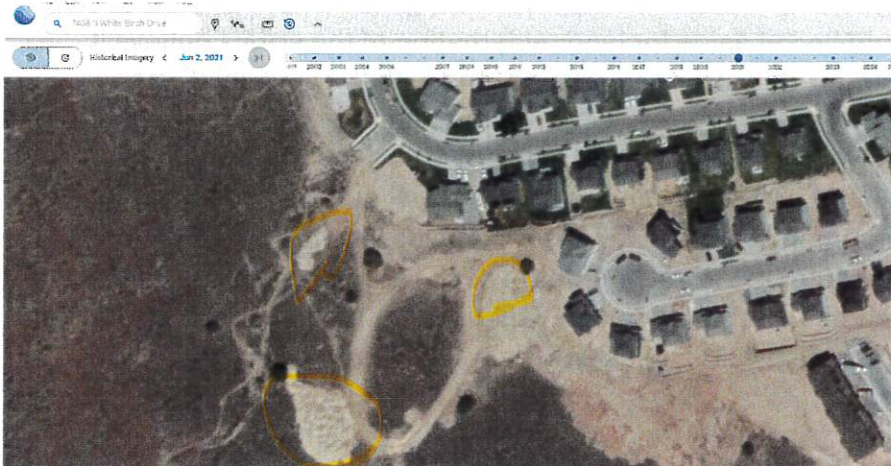
July 19th 2019



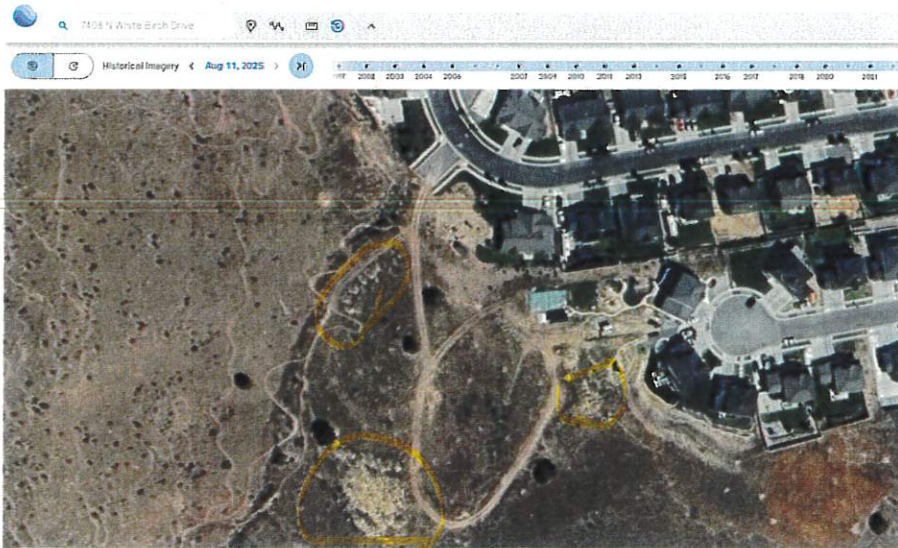
June 1st 2020



June 2nd 2021



August 11th 2025



_IMG_4333.HEIC

_IMG_4336.HEIC

_IMG_4337.HEIC

_IMG_4338.HEIC

_IMG_4339.HEIC

_IMG_4340.HEIC

_IMG_4342.HEIC

Please reach out if you have any questions.

--

Chris Turner

Partner

m. 801.647.0408





October 24, 2025

TO: Eagle Mountain City Planning Commission, Eagle Mountain City Council

CC: Robert Hobbs, Senior Planner; Gina Olsen, City Recorder, Lynsi Neve, Perry Homes, City Councilmembers

FROM: Christopher Turner, White Birch Drive Citizen Group Representative

RE: Agenda Item: Trails at Hidden Valley MDP Staff Report, Regarding Perry Homes's Proposed Amendment to the Lower Hidden Valley Master Development Plan (MDP) and Master Development Agreement (MDA)

Planning Commission Members & City Councilmembers

This letter constitutes a formal public comment and demand for action regarding the proposed Amendment to the Lower Hidden Valley Master Development Plan (MDP). Our neighborhood group of **17 abutting property owners** maintains that the application's plans are flawed, non-compliant with its governing agreements, non-compliant with their agreement's governing City Code and requires a continuance to allow for the conclusion of discovery by our group for due process .

We respectfully ask that the Planning Commission to not only grant a continuance on this matter but also provide immediate feedback to Perry Homes that their development plans require modification to be in compliance with their MDA and Eagle Mountain Municipal Code by removing all proposed triplexes and building plans on POD P4.

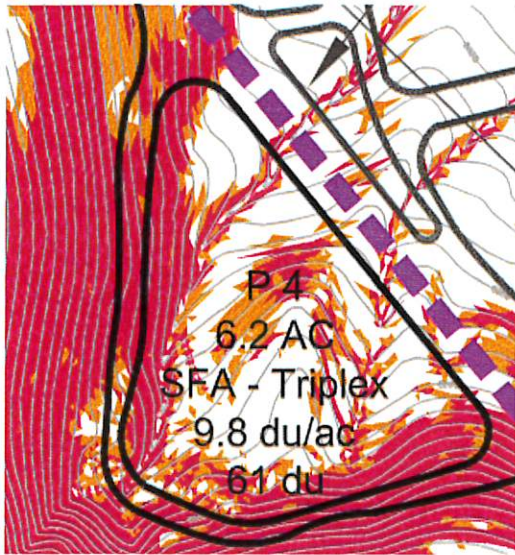
1. Requirement for Modifications: Prohibiting Building on POD P4 Due to MDA and EMMC Violations

Perry Homes' plan to construct **27 Triplexes** in **POD P4** would be in **direct violation** of the original 2011 and 2023 amended Master Development Agreement (MDA) and in violation of the prevailing Eagle Mountain City Code governing the agreement. The Planning Commission's fundamental purpose is to ensure developer applications adhere to their agreements and the City Code before advancing to the City Council.

Explicit Violation of Slope Restrictions

- The original **Slope Analysis** approved as an exhibit in the 2008 Hidden Valley Master Development Agreement and reiterated in the 2010 Lower Hidden Valley MDP shows that **POD P4 contains numerous slope grades that are greater than 25%.**
- An overlay of Perry's proposed Triplex plans, as seen in the DRC redline file, clearly shows

the placement of buildings on these **greater than 25% slopes depicted in red.**



*(OMR Investments Slope Analysis 2010)



(Perry Homes DRC City Redlines)

- In fact this agreement term was not added by chance but was in fact explicitly added because development of slopes has been and remains a consistent concern of City Council and Planning Staff 2008 regarding the land, Steve Mumford provided comment in the *Hidden Valley Master Development Plan Staff Report at the November 18th, 2008 City City Meeting approved that construction/grading of the 25% slope is not permitted and the developer should not rely upon this as satisfactory when site plan and subdivision applications are to be submitted.

*(Hidden Valley SR 11-18-08, Page 7, "Slopes")

section 5.10 of the Development Code specifies that, "No construction may occur in areas that have slopes in excess of 25 percent." This includes re-grading for parks or other development. All improved park space that will count towards the required acreage must be on land under 15% slopes. As we receive site plan and subdivision applications in the future for this project, adequate building areas/pads must be designated on the lots without construction/grading of the 25+ percent slopes.

- Two years later in 2010, the Planning Commission reviewed the Master Development Plan for Lower Hidden Valley reiterated this point regarding building on slopes that are 25% or greater as a strict condition of approval and recorded it in the Planning Commission meeting minutes.

Conditions listed in the staff report:

1. *Water System. Most of the lower Hidden Valley is within Zone 2 of the water system. Appropriate connections and PRV system will need to be installed.*
2. *Secondary Access. Secondary access is required.*
3. *Storm Drain. The storm drain master plan will need to be followed for pipe sizes, etc. to provide for future phases.*
4. **25% Slope. There will be no building on 25% or greater slopes.**

(pc-minutes-2010, Page 75, "Nov 9th Action Item Master Development Plan")

- Paragraph 11 ("Slope Requirements") of the **2011 MDA** is also explicit and leaves no room for interpretation, stating: **"In addition to maximum slope requirements in the Municipal Code, Developer shall not construct any building or structure on a slope 25% or greater."** This language contracted under the 2011 is representative of all previous conditions and context.
- There are **no exceptions** to this term, conditions on the characteristics of the grade or explicit exceptions for various PODs. The language is plain and clear. Additionally, modifications to the existing grades to alter the slope were communicated as prohibited from the outset and reiterated many times over the years spanning multiple parties. This prohibition exists due to concerns about modifications to the landscape, the promotion of erosion, and impacts to water runoff; the latter of which is a critical factor since **POD P4 is situated in the main draw** of the adjacent hill, meaning all water for the adjacent hillside funnels through the site layout Perry Homes provided for the DRC review. I would also note that given the plans for the hill is to act as a wildlife corridor, there should be a reasonable concern by the City that these draws may be a valuable source of water for the wildlife traversing the area.

Prevailing City Code and Vested Density

- Perry Homes will argue that they were entitled to "vested density" in POD P4. However, this argument is superseded by the MDA itself, which subjects the development to prevailing code and acknowledges potential constraints. In fact, the MDA states:

"The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could **prevent the practical use of all vested densities."** (Lower Hidden Valley MDA, Page 2, Section 2.2 "Maximum Density")
- The unbuildable slope of POD P4 constitutes a **physical constraint** that invalidates the

vested density allotted to it. Perry Homes had the burden of due diligence to determine if certain PODs such as POD P4 were unbuildable and thus impacting Maximum Density vested to them prior to ascribing value to and taking ownership of the Lower Hidden Valley Development MDP and MDA.

- Furthermore, the development agreement states that it is subject to the City's hillside ordinance, as noted by Robert Hobbs in the Staff Report for this meeting:

"Concerns regarding the impact and applicability of the City's hillside ordinance passed on February 02, 2010, as Ord. # O-03-2010 and now codified as **EMMC 15.80 et al** have been expressed by a neighbor. **Staff notes that the City's hillside ordinance was made effective some 15 months before the Lower Hidden Valley community was first entitled.**"

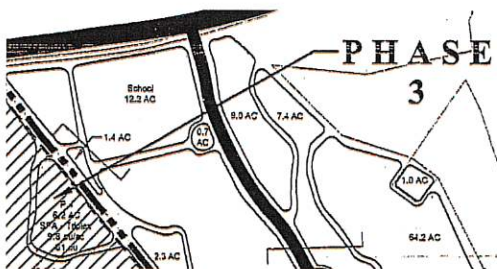
The use of Triplexes on this sensitive slope not only violates the 25% restriction but also directly violates prevailing municipal code on hillsides and ridgelines, which was in effect well before this agreement was finalized.

We respectfully request the Planning Commission require Perry Homes to remove all plans, renderings, subdivision layouts, related to construction on the prohibited slopes of POD P4 and consider their plans in violation of the EMMC 15.80 concerning hillsides.

2. Request for the Commission to Deny Change to Phasing Plan for POD P4

We request the Planning Commission **deny** Perry Homes' request to adjust the Phasing Plan for POD P4 from its currently approved **Phase 3 to Phase 1**.

- In the original Phasing Exhibit executed in 2011, POD P4 was designated as Phase 3. Perry Homes secured an amendment in 2023 which referenced the phasing plan in Exhibit C with **no changes phasing as stated in Exhibit C**.



(2011 LHV MDA, Exhibit E)

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit C, Phasing Map, the amendment does not include changes to the existing Exhibit C, Phasing Map. This exhibit is on file with the Eagle Mountain City Recorder's Office.

*(2023 1st Amendment LHV MDA)

- **Opposition and Due Process Concerns:** Given the significant public opposition to this development—with **17 abutting property owners** stating on record at the September 9th, 2025 Planning Commission meeting that they have significant concerns regarding

the slopes and unbuildability of POD P4—it is concerning that Perry is seeking to prioritize this contentious area as Phase 1. The acceleration of POD P4 construction has caused alarm and certainly suspicion by members of our group as an attempt to expedite construction activities in order to pre-emptively prevent due process by our neighborhood group. While we do not know if that was Perry Homes' intent, and we would provide them the benefit of doubt of that they intend to work in good faith with our neighborhood, changing the phasing plan will certainly impact our neighborhood's ability to ability to perform full discovery via GRAMA requests, engage legal counsel, and take subsequent actions to prevent construction on the unbuildable land POD P4.

- We kindly request that Perry Homes rescind their request to make changes to the phasing plan by keeping POD P4 as it is currently set as **Phase 3**, as a show of good faith to our neighborhood group. Nonetheless, if Perry Homes does not elect to rescind its request, we kindly ask that the Planning Commission consider our concerns, and **deny their request** to support our neighborhood's due process.

3. Request for Extension of Continuance Pending GRAMA Conclusion

We believe that the Planning Commission cannot make an informed recommendation to the City Council until our group completes our discovery to analyze the validity of the underlying agreement and assumptions underpinning its approval at the time. As such we respectfully request a **continuance** on all matters relating to recommendations, or approvals of the Lower Hidden Valley Development. Below you'll find a brief report on where we are at in our process:

- **Initial Discovery:** Following the continuance granted on September 9th, 2025, I submitted a prompt GRAMA request for documentation relating to the MDA and MDP approval process. While some documents were provided thanks to the hard work of the City Recorder office, there remain critical pieces of information that are necessary in understanding the origination and due process conducted by the City for its approval. These items include missing staff reports from 2010, memorandums, notes, internal communications and other customary documents that would have been recorded as part of the approval process in 2010 and 2011 and the applicability of changes to Eagle Mountain Municipal Code requiring term limits for MDPs and MDAs.
- **Appeal of Fee Waiver:** Shortly following my GRAMA request, the City Recorder notified our group that it would need to charge a fee for continuing the GRAMA search despite our request for a fee waiver. For context, according to Utah Code Ann. § 63G-2-203 (4)(a). Municipalities are encouraged to waive a fee when the request is for the public's benefit. I promptly and formally appealed this decision according to the process outlined in the law to **Mayor Tom Westmoreland** ("10.09.2025 Appeal to Fee Waiver Denial"), outlining the irregularities around the due process taken to approve the MDA and MDP, and asserting that the agreement may be invalid due to lack of due process and/or potential misrepresentation by the former owner of the Lower Hidden Valley Development at the

time of its approval.

- **Mayor's Response:** Following my appeal request, our group was disappointed to hear from the Mayor that the City denied our appeal for a fee waiver. The Mayor cited the burden on the City's limited resources and despite an acknowledgement that the appeal did include evidence that it was in fact for the benefit of the public, and excerpt from his letter as follows:

"The City was not basing its denial on the determination that the records do not primarily benefit the public rather than a person. Instead, the City based its denial on the efforts required to fulfill Appellant's request and the impact that would have on the City's limited resources." (Response to Denial of GRAMA Fee Waiver Appeal, Page 5)

While our group is disappointed that the City is not willing to waive the fee on the merits of the public's benefit alone, we understand that Eagle Mountain is sensitive to allocating resources to support the request. Nevertheless, the Mayor confirmed and provided our group the right to further appeal within 30 days of his denial as stated in the Mayor's **October 15, 2025** dated letter, as follows:

"The Appellant has the right to appeal this decision, as provided in Utah Code Ann. S 63G-2-402, to the **State Records Committee or the Fourth District Court**. Any appeal to the State Records Committee or the Fourth District Court must be filed within 30 days [November 15th] of this decision." (Response to Denial of GRAMA ...Appeal, Page 5)

- **Current Appeal Status:** As per Utah law, and as stated by the Mayor, we have 30 days to appeal this decision and we've decided to engage the Government Records Ombudsman to explore mediation with the City as the next step in our discovery process. While we don't know what the outcome of mediation will be, this matter is meaningful to us and we're exploring pooling monetary resources to continue this pursuit. Considering our group's "good faith" intent, our prompt action engaging with the City to prevent delay, the value that initial GRAMA documents has provided to our comments we would kindly ask that the Planning Commission recommend an extension to the continuance of this matter.

In conclusion, we'd humbly request the Planning Commission be patient with our neighborhood on this matter and grant us more time to procure information at our cost that ultimately be used to support this commission, defend our city and preserve our neighborhood. Our group cannot be characterized as just the 17 abutting property owners but more importantly **residents of Hidden Valley and of Eagle Mountain** that have worked hard for over 8 years beautifying the Hidden Valley area. We're passionate about preserving our neighborhood's charm whether it be picking up trash and tumbleweed piles that collect on

Hickman Hill or donating to the local mountain biking programs.

We believe that Perry Homes' attempt to build triplexes in POD P4 is not meant to elevate our city or to preserve our neighborhood's charm but instead is an aggressive attempt to push the limits on gaining the city's approval to maximize densities and thus maximize profits to build in areas that do not and should not be allowed to be built on based on the MDA and its applicable Eagle Mountain Municipal Code. This development does not align with the land or elevate our neighborhood or communities views as per the intent of the Hillside and Ridgeline code. It's not designed to avoid greater than 25% slopes or avoid 15% slopes but is to designed to unnaturally grade the landscape for density. When questioned by Brett Wright at the City Council meeting in April regarding the amenities promised years ago and where the "swimming pools" and "clubhouses" portrayed in the Design Guidelines exhibits from the Hidden Valley agreement, Perry Homes altered their DRC design to include a small patch of grass in POD P4 to appease. When questioned about the \$2,000 per acre investment as required in the Master Development Agreement that was originally executed in 2011 and which was really carried forward from the original Hidden Valley application as far back as 2006, Perry Homes merely suggested they'd satisfy the requirement as agreed.

If Perry Homes were sincere about its investment in our city, or our neighborhood, they would request amendments to their plan in response to the **Hidden Valley area residents'** opposition to their designs and in turn our neighborhood would become advocates and support their efforts in gaining city approval. Our neighborhood would happily support their efforts with transferred density, land swaps, or alterations to other areas of the plan that naturally fit with the topography of Hidden Valley. Given that they've indicated they will adhere to the existing agreement terms, we will hold them accountable to those terms and ensure that their development plan complies which it currently does not.

We'll end our comments by quoting Steve Mumford from the Hidden Valley MDP Plan and General Plan Amendment Staff Report comments at the December 2nd, 2008 City Council Meeting regarding Hidden Valley's approval:

"Obviously, this master plan has a long build-out timeframe. As time goes on, **different needs/desires may present themselves by the city or by the area residents.** If this is the case, the Master Development Plan may **need to be amended to best meet the needs of the changing market and changing interests of the City or the residents of the Hidden Valley area.** This has happened with every Master Development Plan that has been approved thus far by the city." - Steve Mumford (Hidden Valley SR 12-2-08,"Page 3, Paragraph 3)

Sincerely,



Christopher Turner - White Birch Drive & Gamble Oaks Drive Group Representative

Robert Hobbs

From: TW <bceemnwa@gmail.com>
Sent: Tuesday, October 28, 2025 1:44 PM
To: Recorder; Planning Commission; Ethan Carroll; Planning
Cc: board@emwildlife.org
Subject: October 28th Item 7 Public Hearing Written Comment: Lower Hidden Valley MDA Amendment

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Subject: October 28th Item 7 Public Hearing Written Comment: Lower Hidden Valley MDA Amendment

Dear Eagle Mountain City Staff, Planning Commissioners, and Perry Homes Staff:

The Eagle Mountain Nature and Wildlife Alliance (EMNWA) respectfully urges Perry Homes and Eagle Mountain City to carefully consider the following recommendations concerning the vital mule deer migration corridor—commonly referred to as the Eagle Mountain Wildlife Corridor.

This corridor is not merely a local environmental feature; it holds federal and state recognition as a critical mule deer migration route. Any decisions impacting this area transcend local development and wildlife management. They carry significant consequences for national military training operations and, by extension, our country's security infrastructure.

[Eagle Mountain - Project Locations - Utah Wildlife Migration Initiative](#)

[Great Salt Lake | Sentinel Landscapes](#)

[Implementation of Secretarial Order 3362 | Utah Wildlife Migration Initiative | 2024 Plan Update](#)

[Chapter 17.49 WILDLIFE CORRIDOR OVERLAY ZONE](#)

The EMNWA Wildlife Corridor Protection and Development Coordination Recommendations:

- **Relocate Entry Monument Near Pony Express Wildlife Overpass**

Recommend relocating the entry monument near the R-2 Pod. This area is designated for a critical wildlife crossing, and the monument presents both a construction obstacle and a safety hazard by potentially increasing wildlife-human-vehicle conflicts.

- **Clarify Mule Deer Migration Corridor Dimensions in R-7 Pod**

Request that the City and developer provide specific details regarding the width and boundaries of the critical mule deer migration corridor within the R-7 pod. This information is essential for assessing development impacts and planning appropriate mitigation measures.

- **Compliance with EMCC 17.49**

Ensure the developer complies with all provisions outlined in EMCC Chapter 17.49 and inquire whether they are willing to adopt the recommended best practices for development adjacent to the designated wildlife corridor.

- **Define Wildlife Crossing Strategy Across the Development**

There is currently no clear plan from the City or developer outlining how wildlife crossings will be addressed throughout the proposed development. The recently adopted 2025 Transportation Master Plan (TMP) uses directive language such as “shall” and “will” when referencing wildlife mitigation, indicating a binding commitment to these measures.

[Transportation-Master-Plan-2025-Final-8.20.2025.pdf](#)

Page iii: "Some projects conflict with the designated wildlife corridor area. For each project that conflicts with this area, **coordination will be required** to ensure proper mitigation is provided as identified on the Wildlife Corridor Conflict Map located in the Appendix."

Page 21: "Eagle Mountain has identified a wildlife corridor that contains conflict points with existing and planned roads. **Any road impacted by the wildlife corridor shall incorporate other animal-human conflict mitigation measures in addition to wildlife crossings:** For example, impregnable wildlife fencing, speed reduction, wildlife warning signs, roadway lighting, road narrowing, vegetation management, solar roadways, and other mitigation measures that can influence animal or human behaviors. **For each project that conflicts with this corridor, there will be coordination with the City on proper mitigation. These mitigation measures will include grade crossings, bridges, or tunnel crossings.** As the exact required mitigation measures differ for every project, the proposed mitigation shall be updated on a project-by-project basis during engineering design. **Future wildlife crossings will, at minimum, be designed in compliance with FHWA - Center for Local Aid Support - Publications ([dot.gov](https://www.fhwa.dot.gov/publications/)).** The anticipated mitigations are identified on the Wildlife Corridor Conflict Map, located in the Appendix. **Roads are heavily discouraged in the wildlife corridor and shall not be allowed except for the minimal required roads annotated on the TMP. Any road deemed necessary to cross the wildlife corridor shall have impact studies completed and include animal-human mitigation measures.** As these recommendations are updated based on development and growth, it is recommended that this map is continually updated to ensure everyone is up to date with current planning in the City. **The City will be proactive in securing funding for future wildlife crossing and**

mitigations and will work with local, state, federal, and outside organizations to achieve that goal."

- **Coordination of Wildlife Impregnable Fencing and Habitat Restoration**

Ensure the City has a Memorandum of Understanding (MOU) with Perry Homes that authorizes ongoing coordination between the City, the Utah Division of Wildlife Resources (UDWR), the Great Salt Lake Shorelands Committee (GSLSL), and relevant NGOs to facilitate the installation of wildlife-impermeable fencing along Eagle Mountain's designated wildlife corridors and crossings and habitat restoration.

- **Trailhead and Trail Impact**

The trailhead proposed near the R-1 area directly overlaps with the location of a future at-grade wildlife crossing, as identified in the 2025 Transportation Master Plan (TMP). To preserve the integrity of this designated crossing, it is recommended that the area remain in its natural state with native vegetation and that the existing open space road frontage outlined in the approved MDA/MDP be maintained. The current R-1 development proposal encroaches into the boundaries of the previously approved open space and should be reconsidered to avoid conflict with wildlife infrastructure and open space commitments.

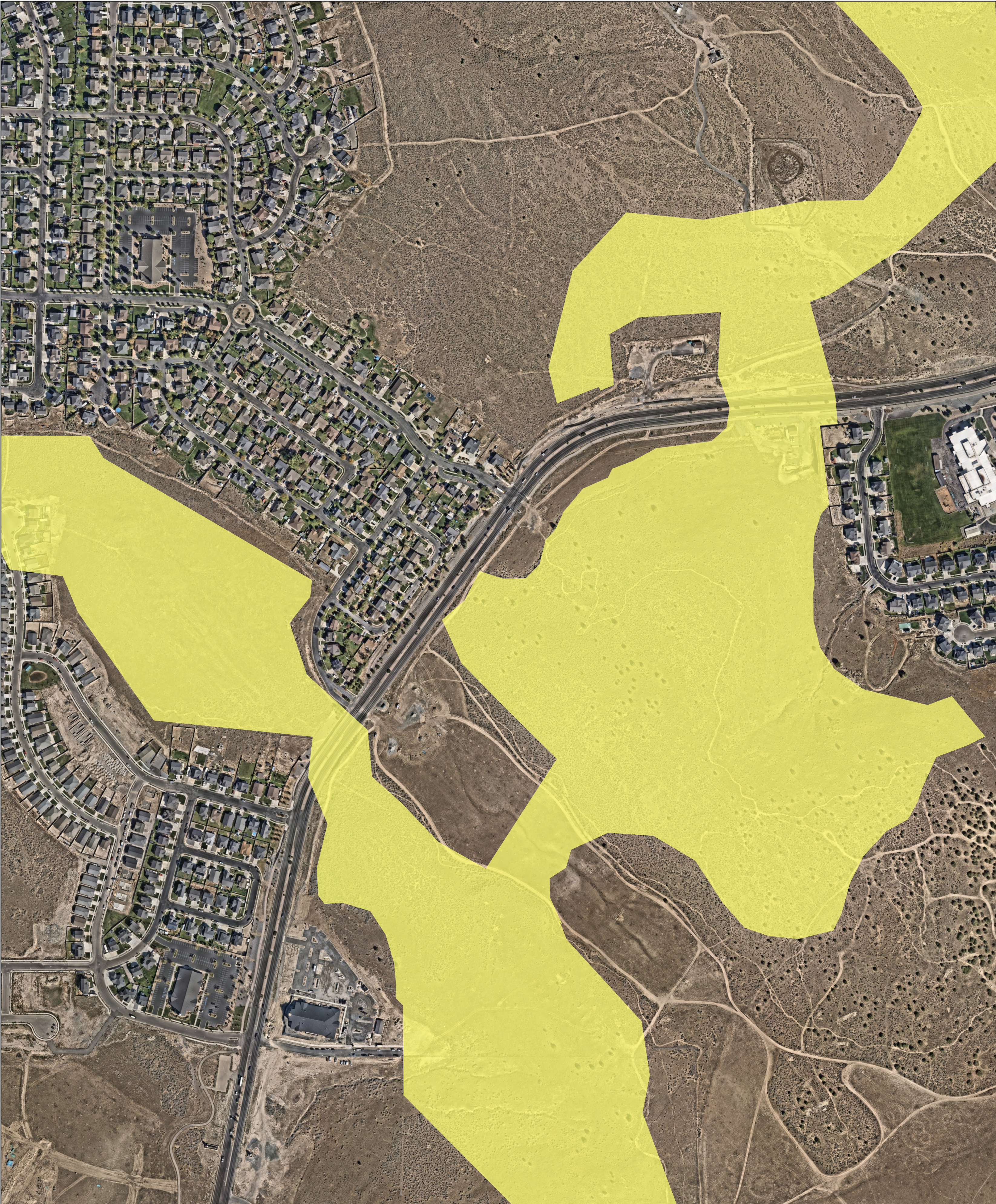
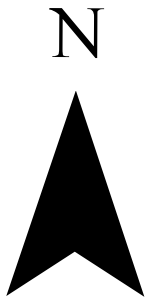
We recommend the developer makes the public aware that trails and trailheads within the development maybe subject to seasonal mule deer migration as annotated in EMCC 17.49.

The EMNWA thanks you for your time and considering our recommendations in any motions that are made this evening regarding the Lower Hidden Valley Amendment.

Signed on Behalf of the Eagle Mountain Nature and Wildlife Alliance,
Bettina Cameron
Chair of the EMNWA Conservation Committee
801-372-4282



Wildlife Corridor



Wildlife Corridor

Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, DeLorme, GeoEye, (DigitalGlobe), IGN, (USGS), NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Esri, Rijkswaterstaat, GSA, GeoEye, FEMA, Intermap, and the GIS user community



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the Water Use and Preservation Plan, an Appendix to the 2018 Eagle Mountain General Plan.
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance of Eagle Mountain City, Utah Amending the 2018 Eagle Mountain City General Plan, by Including the General Water Use and Preservation Plan.

BACKGROUND:

Required by Utah Code 10-20-404, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify the its operations to eliminate practices or conditions that waste water.

Staff has been working with Bowen Collins and Associates for several months to prepare the proposed plan. This plan is intended to be part of the updated General Plan; however, Utah Code 10-20-404 requires the City to adopt a water use and preservation plan by December 31, 2025. Accordingly, Staff proposes this document be added as an appendix to the current 2018 Eagle Mountain City General Plan until the General Plan update is completed in 2026.

The Planning Commission recommended approval of this proposed document with the condition that certain issues be rectified in the document. The conditions and resolutions are noted below:

- That population tables be updated to reflect current population and projections.
 - **The population data has been updated to include the City's current population projections**

- How implementation of the land use element and water use and preservation element may affect water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans. How implementation of the land use element and the water use and preservation element may affect the Great Salt Lake.

- **Language was added, emphasizing that the infrastructure impacts of planned growth are detailed in the culinary and wastewater master plans**
- **Language was added regarding the GSL and emphasized that the City plans to stay within their depletion rights.**

- How the plan is affected by water that is to be purchased by residential developers and brought to the city, since they will not be purchasing City-owned water.

- **Language was added to emphasize that the limitation of water in Eagle Mountain is a sustainable supply of sources with reasonable conveyance.**

Staff believes the document will have a tremendous impact on making wise land use and development decisions for the City.

ITEMS FOR CONSIDERATION:

Utah Code 10-20-404 requires the city to adopt a water use and preservation plan by December 31, 2025.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommend approval to the City Council of an Ordinance of Eagle Mountain City, Utah, Amending the General Water and Preservation Plan with the following recommended updates that address the following:

- That population tables be updated to reflect current population and projections.
- How implementation of the land use element and water use and preservation element may affect water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans. How implementation of the land use element and the water use and preservation element may affect the Great Salt Lake.
- How the plan is affected by water that is to be purchased by residential developers and brought to the city, since they will not be purchasing City owned water.

ATTACHMENTS:

1. Ordinance
2. EM Water Preservation Element
3. 10.14.25 - PC Minutes

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE WATER USE AND PRESERVATION ELEMENT AS AN APPENDIX TO THE 2018 EAGLE MOUNTAIN CITY GENERAL PLAN

PREAMBLE

WHEREAS, Utah Code §10-20-404 requires municipalities to adopt a water use and preservation plan addressing water demand, infrastructure impacts, opportunities for conservation, and the elimination of practices that waste water; and

WHEREAS, Eagle Mountain City has worked with Bowen Collins and Associates over several months to prepare the Water Use and Preservation Element to meet these statutory requirements and guide future water-related decision-making; and

WHEREAS, the Planning Commission reviewed the proposed document and recommended approval subject to revisions addressing updated population projections, clarification of infrastructure and Great Salt Lake impacts, and clarification regarding water sources acquired by residential developers -- all of which have been incorporated into the final draft; and

WHEREAS, Utah Code §10-20-404 requires adoption of a water use and preservation plan by December 31, 2025, and the City intends to integrate this document into the comprehensive General Plan update scheduled for completion in 2026.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The Water Use and Preservation Element is hereby adopted as an appendix to the 2018 Eagle Mountain City General Plan until the completion of the City's full General Plan update in 2026.
2. The adopted document is incorporated herein by reference as Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of November, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter XX

Water Use and Preservation Element

Introduction

Effective June 2022, the State of Utah amended Utah Code 10-9a-403 to require municipal general plans to include a Water Use and Preservation Element. All municipalities must comply with the amended code by December 31, 2025. This Water Use and Preservation Element (Element) has been prepared to meet the new legislative requirements. In accordance with State Code, this Plan describes:

1. The effect of permitted development on water demand and water infrastructure for Eagle Mountain City (City)
2. The City's proposed methods of reducing water demand and per capita consumption for future development
3. The City's efforts and plans to reduce water use in existing development
4. Opportunities for the City to modify its municipal operations to eliminate practices or conditions that waste water.

Although the requirements for this Element are similar to those of the state required Water Conservation Plan, this Element focuses on the big-picture interaction between water use and municipal development or land use. This Element provides information that will allow City officials to plan for anticipated growth by incorporating water use information into land development decisions.

Effect of Development on Water Demands

Knowing the amount and patterns of current water use in the City is essential before water conservation and preservation measures can be implemented. The purpose of this section of the Element is to discuss "the effect of permitted development or patterns of development on water demand and water infrastructure". (Utah Code 10-9a-403(2)(iv)). The City recently completed both a Water Conservation and Management Plan¹ and Culinary Water Master Plan to guide their water conservation and preservation efforts. Those documents contain a thorough analysis of the City's existing and projected water demands (i.e., use), source capacities, system sustainability, and existing and future water conservation measures and can be referred to supplementally to this plan.

Water Demand

Indoor and outdoor water were considered separately in this analysis as they have varying unit rate demands. Currently the indoor culinary water demand in Eagle Mountain is about 62 gallons per capita per day (gpcd) with a non-culinary, or outdoor, demand at 106 gpcd. It is apparent that outdoor water use (irrigation) constitutes the majority of per capita water demands within the City with an approximate 63% and 37% split of outdoor and indoor water use, respectively. It has also been estimated that about 75% of water use in the City is residential.

¹ The full 2024 Eagle Mountain City Water Conservation Plan can be found here: https://eaglemountain.gov/wp-content/uploads/2024/12/12.5.24-Water-Conservation-and-Management-Plan_Final.pdf

Therefore, reducing residential outdoor water use will be vital for the City to achieve long-term water preservation and to ensure existing and planned water sources will be sufficient for essential uses of the City's residents.

The area within the Eagle Mountain City corporate limits is actively developing with significant potential for future development. The current population is only about 38% of the anticipated buildout population. With the City's population projected to more than double in the next 35 years, water conservation efforts in new developments will be key to successful water preservation within the City.

Overall water demands as presented in the following supply and demand analysis (Tables 1 and 2 and Figures 1 to 3) are calculated based on:

- City population projections as described in the City Reuse Master Plan
- Land use designations as described in the 2018 Future Land Use Map from the General Plan
- Indoor water use assumed at 62 gpcd
- City water users successfully achieving State of Utah Regional Conservation Goals²
- Average existing irrigation rates for Eagle Mountain residential homes of 3.5 acre-ft/year
- Future irrigation rates of 3.2 or 2.7 acre-ft/acre depending on land use type
 - This is based on the City's landscape ordinance that now requires no less than 30 percent low water use landscaping and no more than 70 percent turf on most properties. It is assumed that turf will be irrigated at a rate no greater than 3.2 acre-feet/acre and low water use landscaping at a rate no greater than 1.43 acre-ft/acre. This results in an irrigation rate of 2.669 or about 2.7 acre-ft/acre for residential properties.
 - The irrigation rates quoted here are for 2025. Additional reductions in irrigation rates are expected as the City achieves its future conservation goals.

Further details of calculated outdoor water demand are presented in Table 1. This table describes the land use types, irrigated areas, and assumed irrigation rates for this demand analysis.

² State regional goals can be found here: <https://conservewater.utah.gov/regional-water-conservation-goals/>

Table 1: *Eagle Mountain Outdoor Water Demand Projection by Land Use*

Land Use Type	Acreage	Land Efficiency	% Irrigated	Irrigated Acres	Irrigation Rate (acre-ft/acre)	Total Outdoor Use (acre-ft/year)	Outdoor Use (acre-ft/year/gross acre)
Irrigated Open Space	113	90%	80%	81.4	3.2	260	2.30
Non-Irrigated Open Space	3,875	100%	0%	0.0	0.0	0	0.00
Schools	113	90%	40%	40.7	3.2	130	1.15
City Center Parks	142	90%	75%	95.9	3.2	307	2.16
Business Park/ Light Industry	5,456	80%	10%	436.5	2.7	1,165	0.21
Civic Uses	15	80%	15%	1.8	3.2	6	0.38
Employment Center Campus	1,021	80%	15%	122.5	2.7	327	0.32
Foothill Residential	1,942	60%	48%	559.3	2.7	1,493	0.77
Neighborhood Residential One	5,924	75%	53%	2,354.8	2.7	6,285	1.06
Neighborhood Residential Two	507	75%	20%	76.1	2.7	203	0.40
Neighborhood Residential Three	3	75%	20%	0.5	2.7	1	0.40
Regional/ Community Commercial	1,567	80%	15%	188.0	2.7	502	0.32
Rural Density One	618	75%	15%	69.5	2.7	186	0.30
Rural Density Two	1,543	75%	38%	439.8	2.7	1,174	0.76
Town Center Mixed Use	427	75%	15%	48.0	2.7	128	0.30
Total	23,266			4,515		12,166	0.72

Note: Irrigation rates presented in this table are based on the 2025 City land use plan for the undeveloped areas in the south service area only. More details on this table can be found in the City Reuse Master Plan

Table 2 details overall population projections and water demands for the City calculated for both indoor and outdoor demands with conservation as described above.

Table 2: *Eagle Mountain City Projected Population and Water Demands (Including Projected Conservation)*

Year	Total City Projected Population	Total Projected Indoor Water Demand (acre-ft/year)	Total Projected Outdoor Water Demand (acre-ft/year)	Total Projected Water Demand (acre-ft/year)
2020	46,412	2,793	4,785	7,578
2025	73,990	3,734	11,170	14,904
2030	93,180	4,972	12,478	17,449
2035	112,607	5,707	14,736	20,443
2040	130,910	6,362	17,109	23,471
2045	147,157	7,352	17,899	25,251
2050	161,092	8,306	18,910	27,217
2055	172,984	8,937	19,437	28,375
2060	183,317	9,635	20,030	29,665
Buildout	193,900	10,990	20,607	31,597

Water Supply

To place the projected water demands into context, it is prudent to consider and better understand the City's available supplies. Currently, the City has only two major sources of water supply: groundwater wells and wholesale water from Central Utah Water Conservancy District as described below:

- **Groundwater Wells:** Eagle Mountain City has a sustainable groundwater yield of 7,337 acre-ft/year from wells drawing from the Cedar Valley Aquifer.
- **CUWCD Wholesale Water:** The City has a contract with CUWCD to eventually deliver up to 16,300 acre-ft of culinary water per year. The amount of water delivered under this contract grows each year over the next several decades in conjunction with expected City growth.

Due to Eagle Mountain's location in Cedar Valley west of the Lake Mountains and east of the West Desert, there are limited options for additional sources of water; there are no additional rivers, streams, or springs that can be used for reliably supplying drinking or irrigation water. This means that new water source options for future needs and water supply diversification are limited to the following:

- **Develop More Groundwater Wells:** The City has groundwater rights greater than the amount it is currently utilizing through its existing wells. The City could further develop their groundwater rights up to the max allowable sustainable yield of the Cedar Valley Aquifer. According to the 2014 *Cedar Valley and Northern Utah Valley Groundwater Management Plan (Utah Division of Water Rights, 2014)* the Cedar Valley Aquifer has 10,300 acre-ft of annual sustainable yield. However, not all of this is available to the City; some portion will be used by other entities and water rights in the Valley. Based on an analysis of the City's portion of total water rights in the Valley, it is estimated that the City could develop an additional 906 acre-ft/year from this aquifer. It should be noted that this analysis is completed based on the most accurate data currently available. However, it has been recommended by the October 2020 *Water and Reuse Optimization Report* that further analysis be completed on the sustainable aquifer yield to verify the assumed available yield discussed here.
- **Reuse:** Reuse has been a part of the City's plans since 2012. The City has submitted a reuse application to the state for 6,273 acre-ft/year and is currently awaiting approval. Should the state deny the City reuse application, this additional source might not be available for future use.
- **Wholesale Purchase:** A possible option for increasing water sources within the City would be to find additional wholesale water. However, CUWCD has sold all of its existing available water and with other cities also in need of additional water, purchasing new wholesale water is expected to be a difficult and expensive option.

There are limits to water supplies that can reasonably be used by the City due to its location in Cedar Valley. To ensure ample water supply, the City should analyze any new water rights or sources provided by developers to make certain that they can be used as intended. For example, developers providing additional water rights for groundwater wells may not be useful since the limitation on groundwater is physical availability, not paper water rights. In contrast, additional wholesale water from culinary sources outside the Valley could be useful as long as they can be effectively conveyed to the point of use.

Implications of Permitted Development on Water Demand and Infrastructure

To better understand the current City water supply and demand an analysis was performed using the demand projections and the potential sources as described above. Figures 1 through 3 are visual representations of these analyses:

- **Figure 1:** compares projected growth in the existing service area to available existing supply.
- **Figure 2:** compares projected growth in the existing service area to expected future supply.
- **Figure 3:** compares expected future supply to projected growth with potential additional annexation by the City. The potential annexation areas as identified by City planning personnel in the 2018 General Plan were assumed to develop in the same land use ratios and corresponding water use as development within the current city limits.

Each figure also includes a demand line that identifies projected demand with existing development and currently vested units (29,881) only.

From these figures we can draw the following major conclusions:

- To ensure sufficient supplies to meet projected demands, the City will need to develop new sources as soon as 2026 (Figure 1).
- If the City were to develop an additional 906 acre-ft/year of groundwater, the City would have sufficient supplies to meet needs through 2043 (Figure 2). Alternatively, further development of reuse water would also be adequate to meet projected needs for the next several decades. The City could also look at
- The City currently does not have sufficient existing source supply for their 29,881 currently vested units (Figures 1 and 2).
- Both groundwater development and reuse are vital to the development of currently vested and future units (Figure 2).
- To develop Eagle Mountain City as currently planned (with current land use designations and landscaping ordinances), a total of at least 7,960 acre-ft/year of additional water will need to be developed. If reuse and the additional groundwater are developed, this is reduced to an additional 781 acre-ft/year (Figures 1 and 2).
- Some additional groundwater to satisfy this potential shortage does exist in the Cedar Valley (Figure 2). However, the City's ability to access this water is uncertain.
- Any additional annexation by the City will add to potential future water needs. If the City were to expand to the maximum extents of annexation contemplated, the City would potentially need up to 13,700 acre-ft/year above the 7,960 acre-ft/year needed for the current city limits (Figure 3). This volume of water is not currently available in the Cedar Valley.

In short, the City does not have enough water to support current development plans. Even with the development of planned future sources, water supplies are still not quite enough. Shortages are even greater when annexation is considered. Fortunately, the City does have some policy levers they can use to impact future water use and achieve their overall goals. Some of the major policy levers available include:

- Adjusting land use designations
- Limiting outdoor irrigation coverage
- Encouraging additional conservation (greater than the state conservation goal),

Subsequent sections of this Water Use and Preservation Element will focus on methods of reducing per capita water demand for future and existing development in addition to opportunities to reduce water waste within the City's operations.

In addition to analyzing the effect of permitted development or development patterns on water demands, the Element requires consideration for water infrastructure as well. An in-depth analysis has been completed as part of the 2025 Culinary Water and Wastewater Master Plans; reference these documents for further detail on development impact on infrastructure.

Figure 1: Eagle Mountain Outdoor Water Demand Projection by Land Use

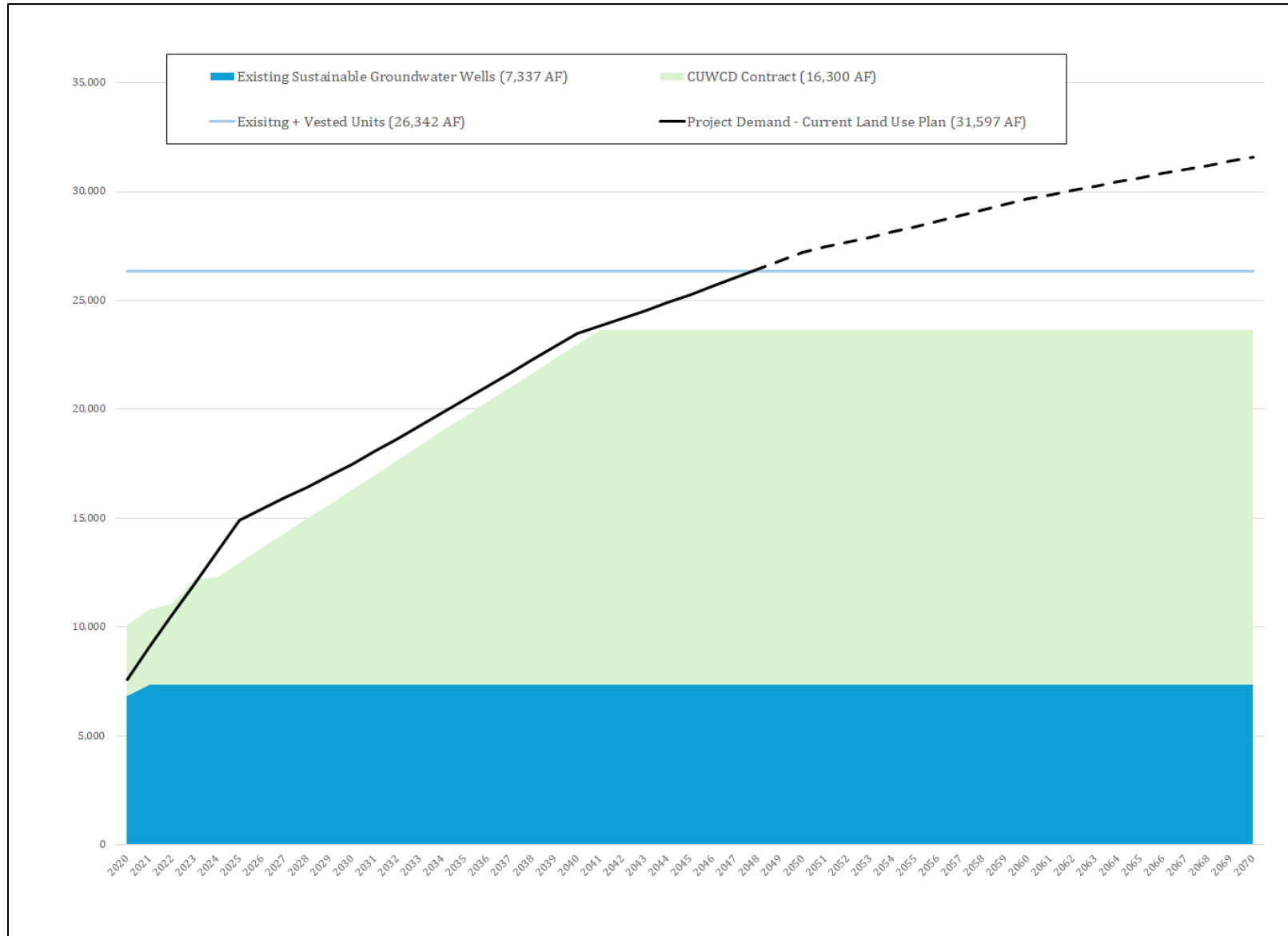


Figure 2: Eagle Mountain Supply and Demand Analysis – Land Use Impacts

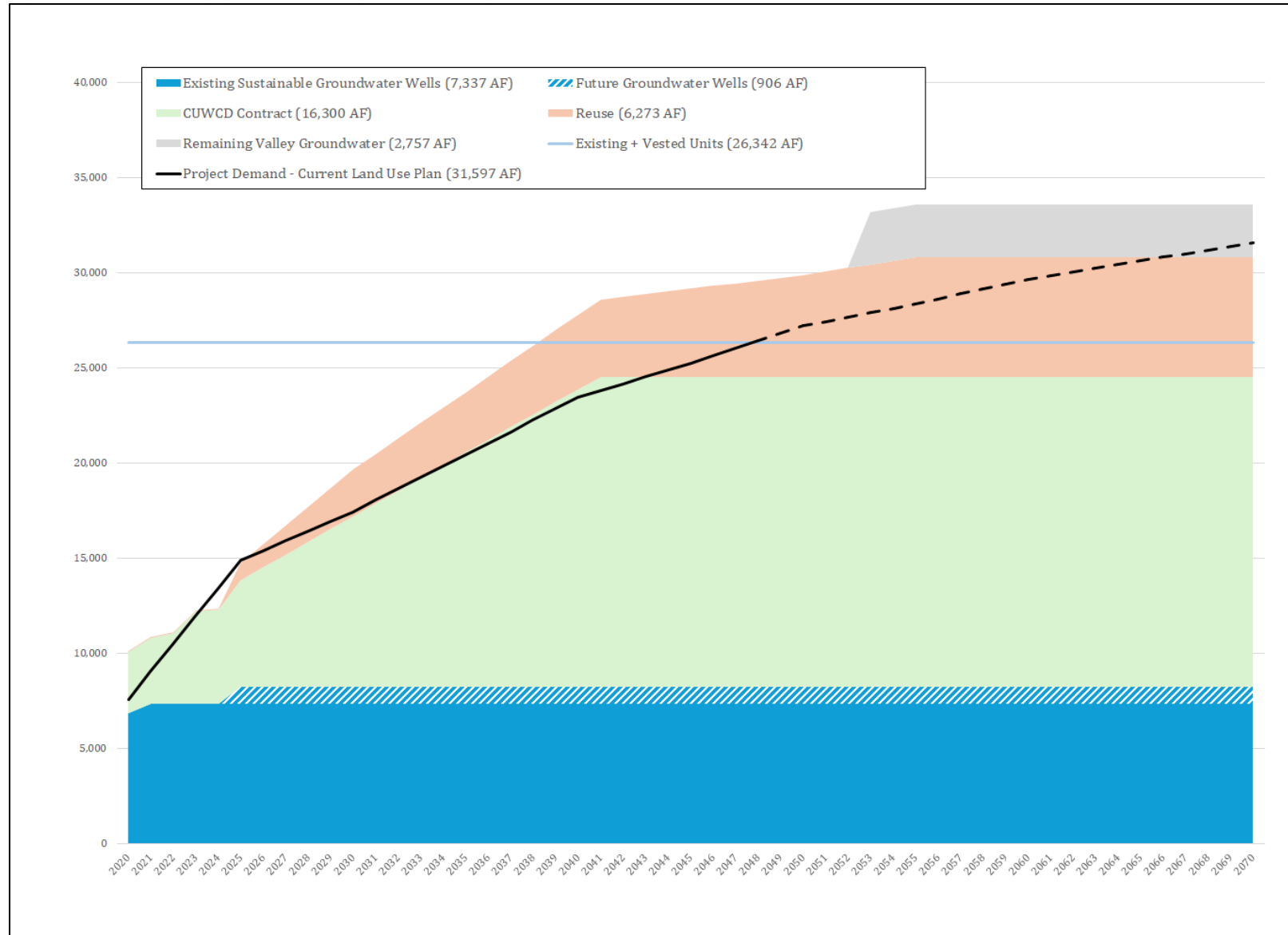
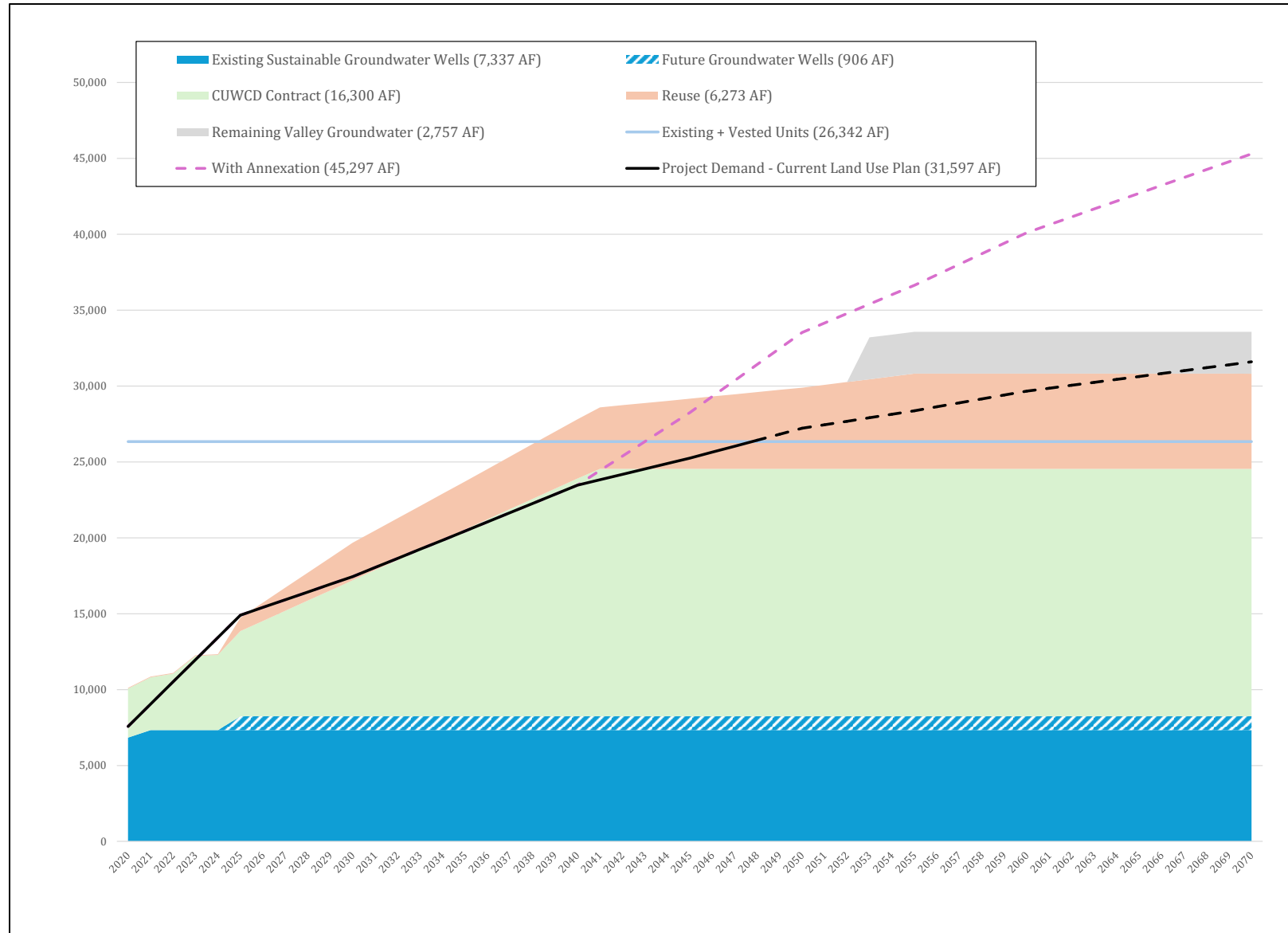


Figure 3: Eagle Mountain Supply and Demand Analysis – Land Use Impacts



Reducing Water Demand for Future Development

Impact of Land Use on Water Demands

An analysis was performed to compare housing density with expected indoor and outdoor water use. The purpose of this analysis was to provide a metric for planners as they work to understand water use in terms of zoning or land use.

Several key assumptions were made in this analysis to convert from the gpcd water use units described in the “Water Demand” section of this document to acre-ft per acre (acre-ft/acre), which is most helpful for planning purposes. These assumptions included:

- The average household size for future single-family development will be approximately 3.50 people per unit.
- Average indoor residential water use is 62 gpcd.
- Average outdoor residential application rate at 2.7 acre-ft/acre.
 - This assumes 30% water-wise and 70% sod residential landscaping.
- For densities greater than 1 unit per acre, as housing density increases, outdoor landscaped areas decrease as more and more of the available area is used for living space, parking, etc.
- For densities less than 1 unit per acre, it is common to leave portions of the property as unirrigated open space. Correspondingly, it has been assumed that no more than 0.6 acres per unit will be irrigated, regardless of how large the lot is.

The results of this analysis are presented in Figure 4 and depict the annual demand in acre-ft/acre on an equivalent residential unit (ERU) density basis. Demands are distinguished between indoor and outdoor demands.

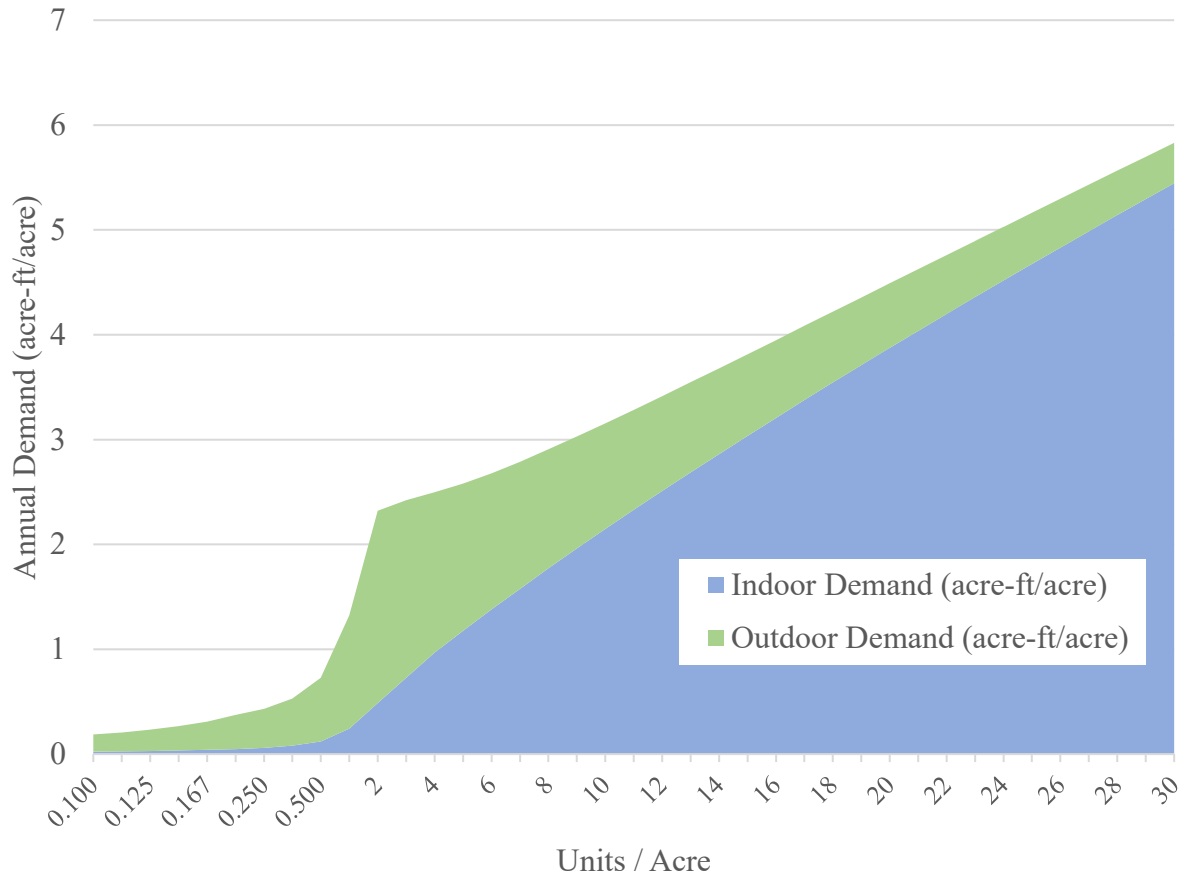


Figure 4
Change in Annual Demand Based on ERU Density

Figure 5 takes this analysis a step further by considering water usage on a per unit basis and then identifying current city land use types for further insights.

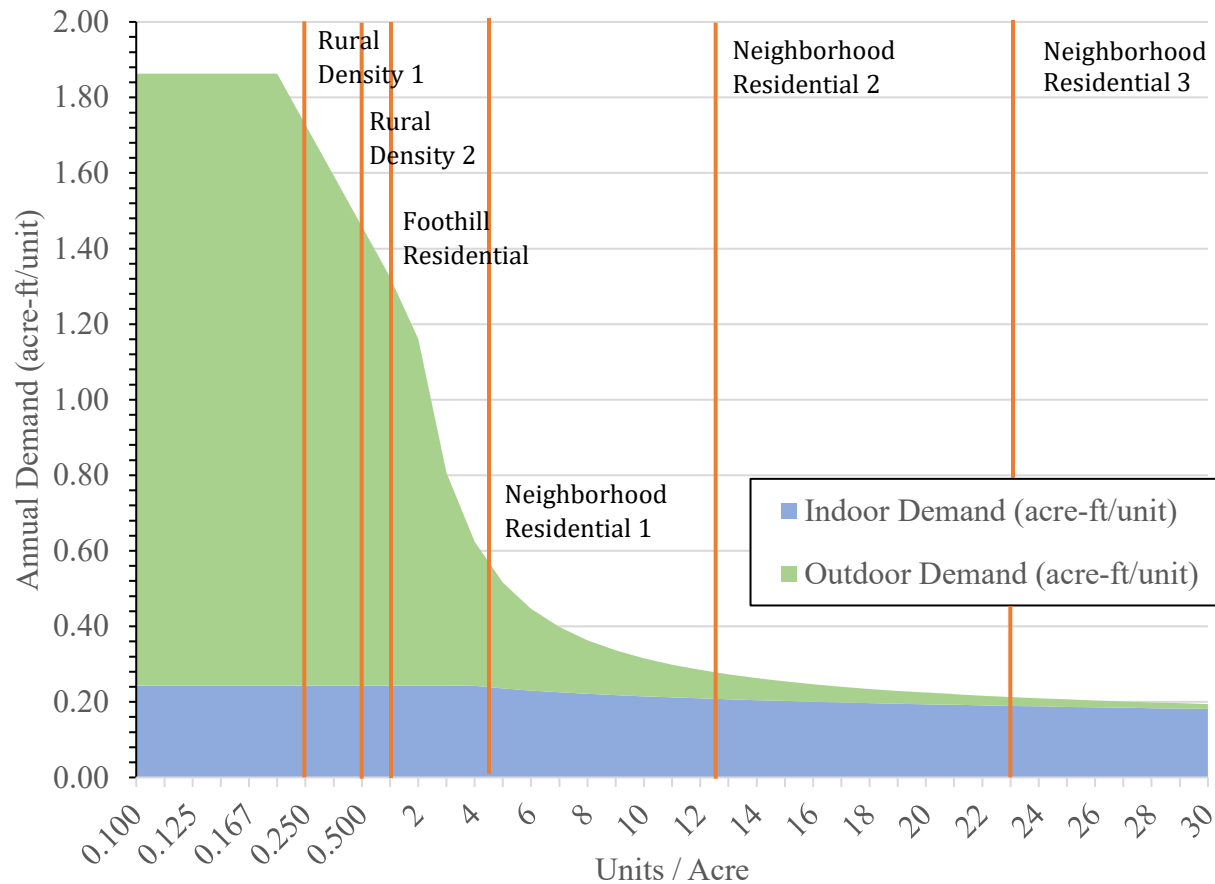


Figure 5
Change in Per Unit Annual Demand Based on ERU Density

The following conclusions can be drawn from the information presented in Figures 4 and 5:

- On a per unit basis, indoor water usage is fairly consistent.
- Outdoor water usage will vary with density. For typical suburban residential development, the higher the density, the less landscaping possible and the corresponding lower water demand. However, this is not necessarily true for very low-density properties. Outdoor demands may actually begin to decrease on a per acre basis for larger lot sizes as long as irrigation is limited to a fixed, maximum area of the lot.
- Outdoor water use per acre is expected to be highest at a density of about two dwellings per acre. The annual demand at this density was estimated to be 1.84 acre-ft/acre.
- Residential land use designations have a significant impact on both per acre and per unit water usages. As density increases, water usage increases on a per acre basis but decreases on a per unit basis.

This preliminary analysis provides valuable insights for city planners and decision makers to consider how future development can impact water use and conservation in Eagle Mountain City. Unless the City is able to secure additional supply, changes to its land use plans will be needed to make sure development does not exceed available water supply.

Reducing Water Demand for Future Development

With the considerable growth projected to occur in Eagle Mountain City through buildout, developing a framework to reduce future water use (or water system demands) before development occurs will prove especially effective for the City. The following sections describe a few “methods of reducing water demand and per capita consumption for future development” (Utah Code 10-9a-403(4)(b)) that the City has already implemented.

Land Use Designations

To stay within available water supplies, the City will likely need to consider one or more of several potential land use changes:

- **Limit Areas of Development:** One of the most straight forward approaches to reducing future water demands is to simply reduce the total area of development. Unfortunately, this is easier said than done as it could affect the ability of existing property owners to beneficially use their property and result in legal risk to the City. Any complete limitation of development would need to consider affected private property owners.
- **Significant Decrease Densities:** Historically, most of the developed areas within Eagle Mountain City consist of low-density, single-family homes. One approach to reducing water use is to shift at least a portion of the area currently identified as low density residential to rural density. As long as this action was coupled with restrictions on the total amount of irrigated area allowed per lot, this could result in significant reductions in total water use. Unfortunately, this would also result in significant increases in the use of water per unit and severely reduce the number of units that can be served in the City overall.
- **Cluster Development:** Another approach to reducing water demands could be to increase density. The City might consider moving towards higher density multi-family homes such as apartments, condominiums, and townhomes as these residential units tend to use much less water on a per unit basis. However, since this type of development is more water intensive on a per acre basis, it would need to be coupled with designation of corresponding areas that remain as unirrigated open space. This would allow the same (or greater) number of units to be developed overall, but with less water use.
- **Implement Water Restrictions for Specific Land Uses:** The projected water demands here are based on certain water use assumptions for given land use types. The City could consider implementing water use restrictions on specific land use types to limit water demands. For example, the land use designation of “Business Park/Light Industry” currently has an assumed water demand of 0.73 acre-ft/acre. This is based on the average demand for typical development of this type along the Wasatch Front. However, the City could place a more restrictive water budget on this type of development to limit total water demands (e.g. the City could designate that water demand may not exceed 0.41 acre-ft/acre which better matches some of the existing industrial development demand in the City).

Because the nature and needs of each property will be different, the City is currently considering a land use approach that would develop a water budget for various areas of the City. Under this approach, the City would allocate volumes of water as available to areas of new development. Each area could then select from the solutions above to maintain demands within the available budget. These allocations would aid the City in water supply planning as new development and annexation areas are added to the City limits.

Development Standards Applicable to All New Developments

The City requires that all new developments comply with the following water-conservation standards in park strips as described in ordinance O-52-2023:

- Lawn areas in front or side yards must not exceed 250 square feet or 50% of the total landscape for new developments.
- Individual water metering devices (AMI) must be installed for each connection.
- No landscaping shall be composed of more than 70% turf.
- A minimum of 50% of all tree and shrubs must be drought resistant.
- Planting beds must be irrigated with drip lines to reduce the amount of water loss to evaporation.
- Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment.
- Landscaped areas must “have enough plant material to create at least 50 percent living plant cover at the ground plane, not including tree canopies” (17.60.090 (D)).

Development Standards Applicable to All New Commercial, Industrial, or Developer Installed Landscaping

For all new commercial, industrial, developer-installed landscaping in multifamily residential projects and developer-installed landscaping in single family projects, the City can require the following standards from Section 17.60.090 of Eagle Mountain City Municipal Code:

- A Landscape Plan must be submitted and approved for any commercial or multi-family development prior to occupation.
- Turf is prohibited on slopes greater than 25%, or 4:1 grade, and in landscaped areas less than 8 feet wide.
- Park strips must have at least 30% living plant cover at maturity not including tree canopies.
- For institutional and multifamily properties, turf is limited to 20 percent of the total landscaped area, except in active recreation areas.
- In commercial and industrial properties, turf is not permitted except in active recreation areas. A minimum of one approved deciduous/evergreen tree must be planted per 1,000 square feet of landscaped area.
- The City is currently working to update Commercial and Multi-Family architectural Standards to require a minimum of 30% waterwise landscaping and a maximum of 70% sod.

It should be noted that these standards are also required for existing land uses in addition to new development unless otherwise noted within the code.

Reducing Water Demand for Existing Development

In addition to reducing water use of future development, decreasing the water use of current residents will be essential for the City to meet its long-term water needs. In reducing current water use, existing residents ensure reliable and sustainable use of the system, decrease their current water bills, and mitigate future rate increases. These water conservation measures are described in the City’s 2024 Water Conservation Plan. Eagle Mountain City

also participates in several Central Utah Water Conservancy District (CUWCD) water rebate programs, which incentivizes conservation in existing developments. Each of these documents or programs are discussed below.

Eagle Mountain City Water Conservation Plan

Eagle Mountain City's Water Conservation Plan was updated in 2024. The purpose of that document was to evaluate the City's current conservation program and identify additional measures that would allow further conservation of water in the City. A driving motivator in these conservation measures are the regional conservation goals issued in 2019 by the Utah Division of Water Resources. Eagle Mountain City is located in the Provo River Region, with a conservation goal of reducing water use by 19% from the 2015 baseline. The following conservation measures were identified and have been or are in the process of being implemented by Eagle Mountain City:

- **Universal Metering:**
 - The City currently meters both storage and sources systems to monitor daily and total flows. This data is essential for water accounting purposes and water use determination.
 - All existing developments are required to install individual metering devices for each connection to determine the amount of water each connection is using. The data from meters allows the city to implement a tiered water rate structure based on usage and informs customers of their usage and encourage water conservation.
 - Eagle Mountain City is currently in the process of installing Advanced Metering Infrastructure (AMI) on all residential connections. These meters send real time 1-gallon readings to residents and the city. This will increase the accuracy and frequency of readings leading to real-time leak detections and quicker leak responses.
 - A one-time utility bill credit of \$20 will be offered to those who sign up for the AMI portal and create a water usage goal.
- **Water Accounting and Loss Control:**
 - Yearly, the City, conducts a system audit to determine the amount of unaccounted for water (the discrepancy between individual meters and source meters). The City Water Resources Manager tracks the unaccounted water and the associated costs and reports this information yearly.
 - Properties with large landscapes (e.g. parks, churches, high water use residents, and municipal properties) are audited for irrigation usage, application efficiency, and scheduling.
 - Routine maintenance is performed on the system to ensure efficient functionality with minimal water loss.
 - Identified leaks are repaired quickly to reduce the amount of water loss within the system.
 - The City is looking to conduct water audits by customer class. These classes would focus on typical water use practices within each class and identify any potential efficient changes.
- **Water Rate Structure:** Eagle Mountain City uses a relatively aggressive tiered water rate structure with increasing volumetric charges. The rate structure has been designed to encourage water conservation and to financially penalize users that use more outdoor water than is needed.
- **Pressure Management:** The City requires the installation of pressure reducing valves on higher pressure homes within the system. They also use pressure reducing valves within the water system to manage water pressures and protect their equipment and infrastructure.
- **Public Education:** Eagle Mountain City has proactively been seeking to better educate the public on water conservation issues and solutions. The City has:
 - Produced and continues to develop an assortment of informational pamphlets for their customers. These materials seek to explain how water users can help the City fulfill conservation

goals. They further discuss the conservation need for the Great Salt Lake crisis and inform users of the cost of supplying drinking water and long-term savings associated with conservation.

- The City has created a website with a comprehensive list of landscape watering conservation tips in addition to providing links to the State of Utah and Utah State University resources (<https://eaglemountain.gov/priorities-plans/water-conservation/>).
- Social media platforms (Facebook, X, Instagram, and YouTube) are regularly updated to promote conservation by the City.
- The monthly resident newsletter includes a water conservation section with tips on how to continue to conserve water.
- With the installation of the AMI systems and portal, residents will understand better their own water usage.
- The City is working to develop a new informative water invoice focused on conservation by educating residents on their water consumption data. This invoice will compare previous water use with neighbors or expected efficient use and will give tips on how to better conserve.
- **Slow the Flow:** Eagle Mountain City supports the “Slow the Flow” water conservation campaign. Two water check kits complete with catch cups, guides, and more are available at the library to help residents conduct their own irrigation system check on their property.
- **Water Reuse and Recycling Plan:**
 - The City is seeking to use industrial and wastewater reuse for use in a secondary system. A reuse permit has been submitted to the state and is awaiting approval.
 - Eagle Mountain City will continue to pursue a Secondary Water Master Plan to grow their reuse capabilities.
- **Landscape Efficiency:**
 - Eagle Mountain City encourages irrigation metering, timing, and water sensing devices that promote low water usage for both large volume customers and residential users.
 - For building permits issued on or after February 1, 2024, WaterSense smart irrigation controllers are required. These controllers must be equipped with automatic rain delay or rain shut-off capabilities.
 - The City is looking to require new developments and large water users to adopt a drought tolerant planting requirement to potentially decrease typical outdoor water use by 50%.
- **System Upgrades:**
 - All irrigation systems have recently been upgraded with sprinkler heads that work off smart controllers. These controllers automatically adjust water application based on precipitation or temperature.
 - Eagle Mountain City is currently in the process of changing all residential meters to AMI smart meters. This allows for reading down to the gallon and will provide a residents with a portal that give leak alerts, high usage warnings. Additionally, these meters will enable the City to better monitor outdoor watering timing ordinance violations.
- **Eagle Mountain City Coordinator:**
 - The feasibility of creating a full-time conservation coordinator position is currently being reviewed. The role would include scheduling appointments, managing all program documents and rebates, and any other tasks needed for water conservation within the City. The coordinator would also have a focus on public outreach while coordinating and assisting with rebates, audits, consultations, and assisting customers with leak checks.

- The coordinator would also perform residential water audits. Residents will be able to schedule an hour-long appointment with the certified staff to go over their outdoor water usage and assist them with water savings during summer months.
- **Other City Led Initiatives:** An Asset management Plan and Reuse Water Plan are currently being developed to aid in planning for future water conservation.

CUWCD Rebate Program

CUWCD offers several rebates to residential customers of Eagle Mountain City to incentivize water conservation, as summarized below.

- **Smart controller:** Residential customers may receive a rebate for purchasing and installing a WaterSense labeled smart controller to automatize their landscape watering. Smart controllers reduce water by automatically adjusting watering patterns based on local weather conditions. Commercial properties in Eagle Mountain City may also qualify for a smart controller through the CUWCD rebate program.
- **Toilet Replacement:** Homeowners can receive a rebate when they replace toilets that were manufactured before 1994 with a new WaterSense labeled toilet.

Efforts to Reduce Water Waste from Municipal Operations

Eagle Mountain City owns and maintains public parks as well as multiple offices and buildings needed for the administration, employees, and operations of the City's departments. This means that a significant amount of water is used to supply both the indoor and outdoor needs of these City-owned facilities. Additionally, the City owns, operates and maintains the water distribution system, which is often a source of water loss due to leaks or other water inefficiencies. The City has recently implemented multiple measures to reduce the amount of water required to maintain public spaces, reduce water waste in their distribution system, and encourage water efficiency and conservation in municipal responsibilities. These "opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water" (Utah Code 10-9a-403(4)(d)) are summarized below:

- **Landscaping Improvements:** The City is seeking to minimize landscaping improvements for any park strip, median, or landscaped area within public rights-of-way and on City-owned properties. For example, park strips and other landscaping a public facilities like utility booster stations can be converted to low-water use ground cover. The Parks and Recreation Department can experiment with the conversion of streetscapes to bark and/or low water use trees and plants. At parks, the Parks Department can consider planting trees and shrubs on inclines or areas not being used as active playfields, with water use in those areas restricted once the plants are established. Storm water detention basins can be landscaped with drought-tolerant plants.
- **Irrigation Plan:** To mitigate issues of sprinkler over spray, the City is looking into conducting irrigation reviews and irrigation plans for municipal areas.
- **Pipeline Corrosion Protection:** Eagle Mountain City requires the installation of corrosion protection on all ductile iron pipes in corrosive soil or the use of PVC pipe. In addition to extending the life of the pipelines, this measure is designed to minimize system losses by reducing leaks in pipelines.

- **Line Replacement Program:** The City has a water fund budget for pipeline replacement (not including major conveyance projects). Funds reserved for this purpose will be used to replace old and failing water lines in the water system. In addition to maintaining the system in good working order, this effort will reduce the number and severity of water leaks in the system.
- **Park Computerization:** All of the City's park sites that have power (including parks, city buildings, and streetscapes) will be equipped with smart controller systems that monitor daily weather reports and adjust output at each zone to maximize irrigation efficiency.
- **AWWA Water Audit Program:** The City plans to participate in the AWWA Water Audit Program. This program helps water suppliers quantify system water losses and associated revenue loss. The City will participate in at least one additional water audit by 2030.
- **Pipeline Construction Standards:** The City is looking to adopt construction controls and quality assurance standards for pipeline projects. This would ensure that pipelines are installed properly to maximize life expectancy and reduce leaks due to incorrect installation.
- **Smart Hydrant Technology:** The City will investigate the feasibility of using smart hydrant acoustic or pressure based technology to proactively detect leaks within their system.

Implications for Great Salt Lake

As Eagle Mountain is within the Great Salt Lake watershed, the Element requires the City to consider implications of development patterns, existing and future, on Great Salt Lake. Implications from development as outlined in this plan are as follows:

- Projected demands are to be served through existing or future water rights as allocated by the state. The City has no intention of depleting water greater than is within their allocated rights. As long as the City stays within its allowable depletion, it should not increase diversions of water away from Great Salt Lake.
- Water rights used to support development are predominantly coming from previous agricultural use. The change in depletion from historic ag use to new municipal uses will depend on how the municipal water is used. For indoor use, depletion will generally decrease. For outdoor use, depletion will generally increase. As a result, minimizing outdoor irrigation will be key to both maximizing the amount of development that can be supported by the available water rights and potentially increasing discharges to Great Salt Lake.
- The City is in compliance with regional conservation goals and plans to pursue further conservation efforts. These efforts will reduce the overall amount of water needed which will correspondingly allow more water to discharge to Great Salt Lake than would occur without conservation.

Summary and Conclusions

Eagle Mountain City is committed to conserving and preserving the water sources available to all of its water users. This Water Preservation Element identifies the measures they are taking to reduce water use and keep demands within available water supply. It also identifies the areas with the most opportunities to focus on water preservation and conservation. From the analysis presented in this plan the following main conclusions were made:

- Eagle Mountain City is a fast-developing city with estimates indicating the population will more than double in the next 35 years.
- Approximately 75% of water use within the City is residential use. About 63% of this is outdoor water use indicating that outdoor residential water use should be a major target for conservation policy.
- Current water supplies are not sufficient to meet projected buildout demands of the City. Eagle Mountain City will need to develop additional sources of water to meet future demands.

- Even with additional supply development, demands associated with current land use plans are projected to exceed future supply. The City will need to modify its land use planning and further encourage conservation above and beyond state regional goals to ensure sufficient supplies.
- Assigning a water budget to future additional development or annexation may be a useful tool for the City to ensure sufficient supplies.
- Reuse is a vital future vital source of the City and should be aggressively pursued.

The following list summarizes the steps Eagle Mountain City is already taking to preserve and conserve their precious water supplies.

- Eagle Mountain City is moving forward to administer outdoor water conservation through their Landscape Ordinance (17.60), which requires new development to limit the amount of turf used in landscaping, utilize water-wise landscape design, incorporate drip irrigation (vs. sprinklers) in non-turf areas, and use WaterSense smart irrigation controllers.
- Additional measures the City is taking to reduce water use for existing development include:
 - Free water system audits
 - Public education
 - Using AMI water meters
 - Tiered water pricing
 - Participation in the CUWCD Rebate Programs.
- Eagle Mountain City plans to reduce municipal water waste by implementing the following measures:
 - Converting areas of public landscapes from turf to low-water use ground cover
 - Pipeline corrosion protection or using PVC pipe
 - Waterline replacement to reduce leaks in the water distribution system
 - Equipping public parks with smart controller watering systems



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

October 14, 2025 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Craig Whiting; and Alternate Commissioner Bryan Free. Commissioner Brent Strong was excused.

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Kiara Polee, Affordable Housing Coordinator; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and Megan Green, Planning Secretary.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:30 p.m. He noted Commissioner Brent Strong was excused from the meeting.

1. Discussion Items

1.A. DISCUSSION - Utah Housing Strategic Plan Update

Kiara Polee Affordable Housing Coordinator and Elizabeth Fewkes City Planner presented the Utah Housing Plan Update. Statewide challenges within the housing market were discussed with key objectives in the plan to address these challenges including, but not limited to, expanding access to quality housing options for every household budget, fostering diverse housing choices, coordinating housing growth with essential infrastructure, planning for growth that reflects local priorities, and collaborating across all levels of government to create lasting housing solutions. Elizabeth Fewkes shared Eagle Mountain's population demographics, housing needs for the City, policy and procedural impacts to the City, legislative impacts to the City, State investment and support, economic development opportunities, and projected timelines. Commissioner Whiting was glad to hear that the State is doing a robust study into these issues but would like the State to also consider age in the analysis and focus on income as well as cost of housing. He also has concerns about broadening the sales tax among other things. Commissioner Allen believes that the State needs to study and take into consideration not just limits to growth with water supply constraints, but other factors in Eagle Mountain including infrastructure, being geographically landlocked, etc. The State is looking for detailed feedback from the Planning Commissioners that Kiara Polee and Elizabeth Fewkes will pass along.

1.B. DISCUSSION - Water Use and Preservation Plan

Rachel Valek from Bowen Collins & Associates presented the Water Use and Preservation Plan including the City's supply and demand projections, effects of permitted development, impact of land use on water demands, and policy levers. The main goals of the plan include developing a sustainable water source plan, identifying opportunities to most effectively use water, and provide information to decision-makers regarding impact of land use on water management. Rachel also went over element requirements. The Commissioners agreed that before adopting the plan that the water demand Table numbers need to be adjusted to reflect the correct population numbers that we currently have in Eagle Mountain.

Commissioner Allen adjourned the work session at 6:39 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Commissioner Allen called the policy session to order at 6:47 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Hess moved to approve the minutes of the September 2, 2025, Planning Commission Meeting. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Abstain
Bryan Free	Yes

The motion passed with 4 affirmative votes and one abstention.

MOTION: *Commissioner Whiting moved to approve the minutes of the September 9, 2025, Planning Commission Meeting. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Abstain
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with 4 affirmative votes and one abstention.

MOTION: *Commissioner Hess moved to approve the minutes of the September 23, 2025, Planning Commission Meeting. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Abstain
Bryan Free	Yes

The motion passed with 4 affirmative votes and one abstention.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the General Water and Preservation Plan.

Presentation Summary: (Presented by Community Development Director, Brandon Larsen) Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

Discussion summary:

- Brandon Larsen discussed the need to address the implementation of the land use element and water use and preservation element, particularly their impact on water distribution, planning, and the Master Plan.
- Commissioner Allen and Whiting raised concerns regarding the population projections in the Water Use and Preservation Plan and would like the charts updated to reflect the City's latest data.
- It was also recommended not accepting development based solely on paper water rights and considering a water budget for future development.
- Commissioner Allen and Brandon Larsen discussed the constraints of the end-of-year timeline and the potential need to schedule an additional Planning Commission meeting.

Commissioner Allen opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of Item 7.A., An Ordinance of Eagle Mountain City, Utah Amending the General Water and Preservation Plan with the following recommended updates that address the following:*

- *That population tables be updated to reflect current population and projections.*
- *How implementation of the land use element and water use and preservation element may affect water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans. How implementation of the land use element and the water use and preservation element may affect the Great Salt Lake.*
- *How the plan is affected by water that is to be purchased by residential developers and brought to the city, since they will not be purchasing City owned water.*

Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.B. John Hancock Charter School - Master Site Plan

Presentation summary: Robert Hobbs presents the traffic study for the John Hancock Charter School, noting the need for right-of-way dedication and water shares validation. Staff recommended the following: 1. That right-of-way

dedication sufficient to cause Lake Mountain Road, from its intersection with Pole Canyon Boulevard be provided to the City and that such dedication create a right-of-way at least 59' wide; and, 2. That the project comply with approved plans.

Applicant's statements summary: Craig Frank from John Hancock Charter School presented the school's plans to expand. He explained the school's efforts to manage traffic through bus routes and other measures. He explained that they met and worked with Alpine School District to cross coordinate their efforts and meeting demands with the growth in the City.

Discussion summary:

- Commissioners questioned the level of service E rating for Pole Canyon Boulevard and Lake Mountain Road, expressing concern about traffic issues.
- Robert Hobbs noted that the Fire Marshal did indicate that as far as they are concerned, the site, configuration, layout, frontage improvements, etc, are agreeable.

Commissioner Allen opened the public hearing at 7:18 p.m.

A public comment from Michael Alexander expressed concerns about the current road configuration and the impact on traffic and public safety.

Commissioner Allen closed the public hearing at 7:20 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.B., John Hancock Charter School-Master Site Plan with the second condition that the project comply with approved plans. Commissioner Free seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.C. Granite Credit Union Sign Variance

Presentation Summary Points: On September 17, 2024, the City Council approved the Site Plan Application for a Granite Credit Union to be constructed at 3569 E Maverik Lane (Parcel No. 71:034:0002). A building permit was issued on July 8, 2025, and construction has begun. The applicant, on behalf of Granite Credit Union, is applying for a Variance from EMMC 17.80.070(D). They would like the wall signs to be permitted to take up to 15% of the wall face instead of the 10% currently allowed by code.

Applicant's statements summary: Preston Pauole from Signarama--Sandy representing Granite Credit Union, confirmed the sign size and the reasons for the variance request.

Discussion summary points:

- Steven Lehmitz presented the variance request for the Granite Credit Union sign, explaining the criteria for granting the variance.
- The Commissioners discussed the sign on the building would be plenty visible from the highway and there is nothing that deems a hardship on the property.
- Commissioner Whiting pointed out that the applicant was aware of the location and the City codes before construction.

This Item is not a Public Hearing.

MOTION: *Commissioner Whiting moved to deny Item 7.C., Granite Credit Union Sign Variance with the given findings:*

- *Relative to Criteria 1 - There doesn't appear to be a unreasonable hardship because they already knew the location of the building on the site. They knew what the visibility would look like according to current codes at the time that they were constructing, and there is no unreasonable hardship experienced here.*
- *Relative to Criteria 2 - Here they would need to meet the burden of proving that there are special circumstances attached to the property that do not generally apply to other properties in the same district. That's just not true. The code applies ubiquitously throughout and they're not experiencing undue hardship.*
- *Relative to Criteria 3 - Granting the variance is essential to enjoyment of substantial property right possessed by other property in the district. They had the right to choose this location. They understood what the code was regarding the signage. They have the same right as anybody else to be able to put up the signage per code.*
- *Relative to Criteria 4 and 5 – Granite Credit Union's point is probably well taken regarding point number four and five. Commissioners do not have any commentary on those but believe points one through three are sufficient to merit denial.*

Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.D. Development Agreement -- Meritage Homes Privacy Screening

Presentation Summary Points: Meritage Homes purchased land from the Harmony Subdivision developer covering three plats. Two of those plats have lots that abut arterial and/or collector roads. Pursuant to the Harmony Development Agreement and City Code, privacy fencing is required on the property lines of those lots at the time the subdivision infrastructure is installed and prior to the issuance of a building permit. Meritage Homes and Harmony have been disputing what material is required to be used for the privacy fencing. To resolve the dispute, the parties are proposing a Development Agreement specific to the Meritage parcels that would allow Meritage to receive building permits prior to installing the fence and they would bond for it. Meritage would have to start the installation within six months and proceed with reasonable diligence to completion

Applicant's statements summary: Leeza Evenson, representing Meritage, discussed that the agreement allows bonding for the infrastructure prior to building permits and sets deadlines for completion. She stated that it only involves 10 lots.

Discussion summary points:

- Marcus Draper explained the development agreement between the City and Meritage Homes regarding privacy screening along arterial and collector roads.
- Commissioner Whiting questioned the impact of the agreement on the City's position and the potential delay for homeowners.
- Materials required by the code to build the privacy screening were discussed.

Commissioner Allen opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of Item 7.D., Development Agreement – Meritage Homes Privacy Screening. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.E. Development Agreement -- Stadion LLC

Presentation Summary Points: Stadion LLC is seeking to expand its data center project to land immediately south of the existing data center. This property is already zoned with the RTI overlay. The attached Development Agreement establishes the right of Stadion LLC to expand to the property to the south, establishes what infrastructure needs to be installed to support the data center, and generally establishes the rights and responsibilities of the parties. It is largely modeled after the existing development agreement between the parties.

Applicant's statements summary: a representative from Stadion LLC discusses the Development Agreement and stated that there are no plans for a nuclear energy facility in the future of any kind. They are looking in Eagle Mountain and other areas to expand. He explained that Meta is in a position where they're not able to get the amount of energy they need from Rocky Mountain Power and so on-site generation will be required for this expansion to be able to go forward. The Development Agreement on language is meant to just give them options.

Discussion summary points:

- Marcus Draper presented the development agreement for Stadion LLC's data center expansion, highlighting the expected financing and infrastructure requirements.
- Commissioner Hess questioned the energy options and the City's role in approvals for energy-related projects.
- Stadion LLC is exploring on-site energy generation options and the Development Agreement provides flexibility for future expansions.
- Commissioners discussed the pros and cons of a potential nuclear energy facility and although there are no plans for one, it is in the Development Agreement language.

Commissioner Allen opened the public hearing at 7:57 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of 7.E., Development Agreement – Stadion LLC. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	No
Bryan Free	Yes

The motion passed with a 4 to 1 vote.

8. Discussion Items – Planning Conference

Commissioner Free shared insights from the recent planning conference, emphasizing the importance of creating unique destinations and promoting non-car transit options. Mitchell Silver's presentation on designing experiences and the importance of longevity in building materials is highlighted. The discussion included the potential for creating more pedestrian-friendly and bike-friendly areas in Eagle Mountain.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for October 28, 2025.

6. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 8:13 p.m. Commissioner Whiting seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 8:13 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Oct 29, 2025 13:45:57 MDT)

Brandon Larsen
Community Development Director

10.14.25 PC Approved Meeting Minutes_

Final Audit Report

2025-10-29

Created:	2025-10-29
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZebO8PJW9U5-yCinMr-nk-G0b7__gvjx

"10.14.25 PC Approved Meeting Minutes_" History



Document created by Shawna Ellis (sellis@emcity.org)

2025-10-29 - 7:43:38 PM GMT



Document emailed to Brandon Larsen (blarsen@eaglemountain.gov) for signature

2025-10-29 - 7:43:44 PM GMT



Email viewed by Brandon Larsen (blarsen@eaglemountain.gov)

2025-10-29 - 7:45:42 PM GMT



Document e-signed by Brandon Larsen (blarsen@eaglemountain.gov)

Signature Date: 2025-10-29 - 7:45:57 PM GMT - Time Source: server



Agreement completed.

2025-10-29 - 7:45:57 PM GMT



Adobe Acrobat Sign



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending EMMC 16.30.090.C.5.b.iii, Connectivity Standards, and EMMC 17.100.050.C.3, Site Plan Development Standards.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the City Council adopt an An Ordinance of Eagle Mountain City, Utah, Amending EMMC 16.30.090.C.5.b.iii, Connectivity Standards, and EMMC 17.100.050.C.3, Site Plan Development Standards regarding lot interconnection.

BACKGROUND:

While reviewing a site plan for compliance with EMMC, staff noticed a discrepancy regarding lot interconnection. EMMC 16.30.090.C.5.b.iii. "encourages" non-residential lot interconnection. EMMC 17.100.050.C.3 requires that lots "shall be interconnected" to provide internal vehicle access without the need to exit onto a public or private street to then access an adjacent lot.

Requiring lots to interconnect makes sense, but not in all zones. The higher traffic zones and those that provide commercial and retail services are appropriate for interconnection. However, zones such as Industrial, LMD, and Commercial Storage are not conducive to interconnection. The zones proposed in which interconnection is to be required are CN, CC, CR, MEC, and OP.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed Code change if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends the City Council approve the proposed amendments to EMMC 16.30.090.C.5.b.iii, and EMMC 17.100.050.C.3 regrading lot interconnectivity with the recommendation to identify the zones in which this regulation applies.

ATTACHMENTS:

1. Ordinance
2. Redlines

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING
THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 16.30.090 CONNECTIVITY STANDARDS AND
SECTION 17.100.050 SITE PLAN DEVELOPMENT STANDARDS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 16.30.090 Connectivity Standards and Section 17.100.050 Site Plan Development Standards, 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 16.30.090 Connectivity Standards and Section 17.100.050 Site Plan Development Standards, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 7th day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen
City Recorder

Posted on _____ by _____.

Exhibit A

16.30.090 Connectivity standards.

C.5.b.

~~iii. Cross-Access. It is highly encouraged for nonresidential site plans to provide cross-access to adjacent developments to allow auto and pedestrian trips to occur between developments without the need of using the street.~~

17.100.050 Site plan development standards

C. Access Requirements.

1. Access Onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from a public right-of-way intersection or another driveway intersection on the same side of the street. This shall be measured from the curbline of the driveway at the point of intersection with the public right-of-way to the nearest point of the public right-of-way. In the instance of driveway to driveway separation, the measurement shall be from closest curbline to closest curbline at the point of intersection with the public right-of-way. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

a. This shall apply to the following zones: CN, CC, CR, MEC and OP.

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND:

To establish an easier and clearer process for Staff to review and applicants to obtain permits for signs, Staff is proposing to make a few minor changes in how permits for signs are handled. It is proposed that building permits, when needed, will double as sign permits. Additionally, the proposed amendment clarifies when a typical sign permit will be needed and when a temporary sign permit will be needed. The remainder of the code amendment proposal includes minor text changes to clarify standards, updates to figures, and improvements to the review process for Staff.

ITEMS FOR CONSIDERATION:

The City Council should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission forwarded a positive recommendation (5-0) to the City Council advising that political signs be removed 5 days following the canvassing of the votes for primary elections, that Staff clarify that exempt signs will not need building or sign permits, and to fix the typo in on 17.80.090(B)(1) of the proposed redlined amendment.

ATTACHMENTS:

1. Ordinance
2. Redlines

ORDINANCE NO. O- -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING
THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.80
SIGN REGULATIONS AND SIGN PERMITS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.80 Sign Regulations and Sign Permits, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.80 Sign Regulations and Sign Permits, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of November, 2025.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Gina L. Olsen
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 18th day of November, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Gina L. Olsen
City Recorder

Posted on _____ by _____.

Exhibit A

Chapter 17.80

SIGN REGULATIONS AND ~~SIGN~~ PERMITS

Sections:

[17.80.010 What this chapter does.](#)

[17.80.020 Purpose.](#)

[17.80.030 ~~Sign-p~~Permit required.](#)

[17.80.040 Application.](#)

[17.80.050 Approval process.](#)

[17.80.060 General provisions.](#)

[17.80.070 Permitted signs.](#)

[17.80.080 Off-premises ~~directional and~~ ladder signs.](#)

[17.80.090 Special events signs.](#)

[17.80.100 Yard sale temporary signage.](#)

[17.80.110 Community entrance signs.](#)

[17.80.120 Exempt signs.](#)

[17.80.130 Prohibited signs.](#)

[17.80.140 Nonconforming signs.](#)

[17.80.150 Sign enforcement.](#)

[17.80.160 Definitions.](#)

[~~17.80.170 Schematics.~~](#)

17.80.030 ~~Sign-p~~Permit required.

Every person or entity that proposes to or who installs, erects or constructs new ~~permanent~~ signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter.

A. Building Permit. A building permit is required for any non-exempt permanent sign that will be mounted to a wall, have footings and/or a foundation, have electrical connections, or deemed in need of one by the currently adopted building codes. In cases where a building permit is required, it will also act as the sign permit.

B. Sign Permit. A sign permit will be required for any signs that do not require a building permit and are not temporary or exempt signs.

C. Temporary Sign Permit. A temporary sign permit is required for any temporary sign that is not an exempt sign.

17.80.040 Application.

Only property owners, sign lessors or their duly authorized agents shall make application for a ~~sign~~ permit on forms prepared by the ~~planning~~ Community Development ~~d~~Department. No ~~sign~~ permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee. ~~Incomplete applications shall not be processed under any circumstance.~~

A. Supporting Materials. The ~~sign~~ permit application shall be submitted with the materials listed in this section. The ~~p~~Planning ~~d~~Director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed ~~sign~~ permit application. ~~The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.~~

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of \$50.00 per sign face, as required by the current ~~e~~Consolidated ~~f~~Fee ~~s~~Schedule approved by the ~~e~~City ~~e~~Council.

17.80.050 Approval process.

~~Sign~~ ~~p~~Permits for permitted signs may be approved by either the ~~p~~Planning ~~d~~Director or designee.

A. Planning Director or Designee Approval. The ~~p~~Planning ~~d~~Director or designee shall have the authority to review and approve ~~sign~~ permits that are in compliance with EMMC 17.80.060 and 17.80.070. In carrying out this responsibility, the ~~p~~Planning ~~d~~Director may also require signage applications to be reviewed by the ~~p~~Planning ~~e~~Commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the ~~p~~Planning ~~e~~Commission. As part of the ~~p~~Planning ~~d~~Director's or designee's review,

inspections may be required by the ~~p~~P~~l~~anning and ~~b~~B~~u~~ilding ~~departments~~ Divisions. The ~~p~~P~~l~~anning ~~d~~D~~i~~rector or designee may approve, approve with conditions, or deny the application based upon findings of fact.

17.80.060 General Provisions.

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The ~~p~~P~~l~~anning ~~d~~D~~i~~rector shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; ~~;~~ confusing drivers by appearing to be a traffic control sign or signal; ~~;~~ or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, light poles, fences, trees, or utility poles.

C. Signs in Right-of-Way~~s~~. Unless authorized by specific written agreement with the ~~e~~C~~i~~ty, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, ~~e~~C~~i~~ty events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC 17.56.050(G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the ~~p~~P~~l~~anning ~~e~~C~~o~~mmission. No sign illumination is permitted within the residential zone of the ~~e~~C~~i~~ty unless approved by the ~~p~~P~~l~~anning ~~d~~D~~i~~rector, or approved as part of a ~~conditional use permit or~~ master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the ~~e~~C~~i~~ty's adopted International Electrical Code, International Building Code and Chapter 17.56 EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a “halo” effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

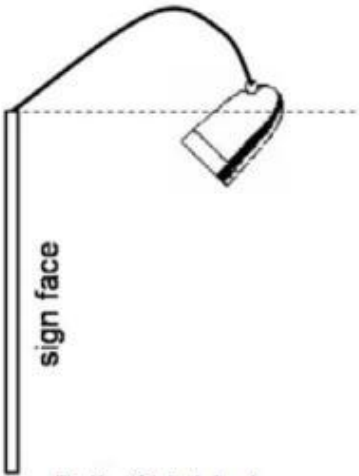
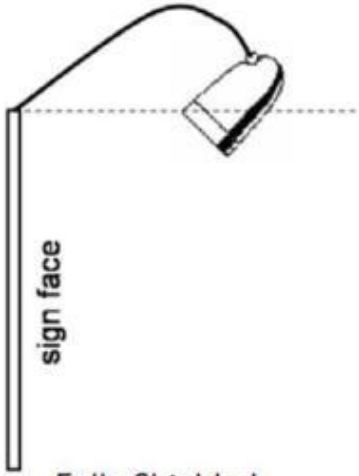
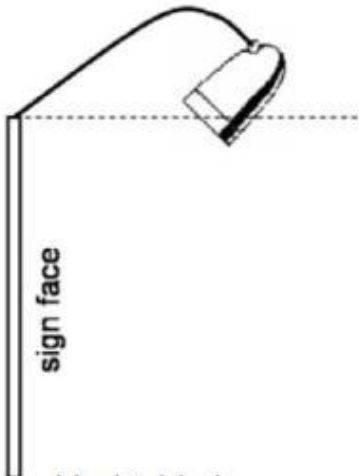
b. Except as provided in subsection [6c](#) of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture’s opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 Fully Shielded	 Fully Shielded	 Unshielded

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure 17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC [17.56.050\(D\)](#).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate ~~and~~ surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses, shall be considered abandoned and shall be removed as required by this chapter.

17.80.070 Permitted signs.

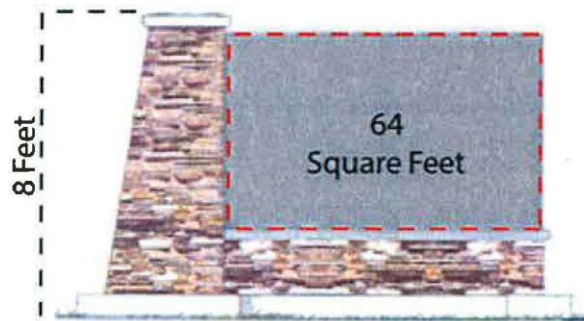
The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The ~~planning director~~ ~~or designee~~ shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein. Monument signs are allowed in all zones.

A. Monument Signs in Agricultural and Residential Zones. ~~Monument signs are allowed in all zones.~~ Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an

institutional or recreational facility that has received approval from the eCity. These monument signs shall conform to the following standards:

1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.

Figure 17.80.070(A)

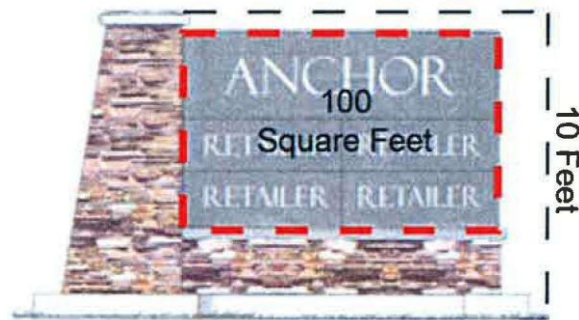


3. Setback. The setback shall be five feet from any property line. No monument sign shall be allowed within an easement.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.
6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.
7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. Combined Monument Signs in the Commercial, Business Park, Commercial Storage, and Industrial Zones. Developments that have multiple pads and are located in a commercial, business park, commercial storage, or industrial zone may be allowed to construct up to two combined monument sign structures per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the pPlanning dDirector or designee through the sign permit application process. In an effort to

maintain aesthetic consistency, all combined and individual monument signs within a project/development shall be substantially similar in design and materials. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(AB) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the pPlanning dDirector. More significant variations require approval by the pPlanning eCommission and eCity eCouncil height and size requirements may not be exceeded.

Figure 17.80.070(AB)

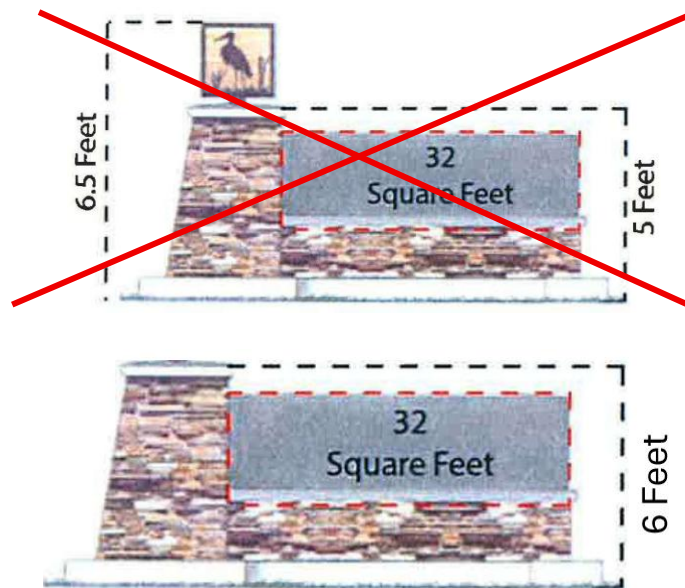


1. Height. The maximum height of a combined monument sign shall be 10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.
4. Design. Additional design elements may be considered by the pPlanning dDirector in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location must be approved by the pPlanning dDirector or designee.

C. Individual Monument Signs in the Commercial, Business Park, Commercial Storage, and Industrial Zones. Developments that have multiple pads and are located in a commercial, business park, commercial storage, or industrial zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all combined and individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of

this section. Minor variations to the sign designs within a development may be considered by the ~~p~~P~~l~~anning ~~d~~D~~i~~rector. More significant variations require approval by the ~~p~~P~~l~~anning ~~e~~C~~o~~mmission and ~~e~~C~~i~~ty ~~e~~C~~o~~uncil. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

Figure 17.80.070(~~AC~~)



Preferred example of an individual monument sign

1. Height. The maximum height shall be six feet. ~~Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than eight feet.~~
2. Sign Copy. The maximum sign copy of any ~~individual~~ monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070(~~BC~~). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. ~~No monument sign shall be allowed within an easement.~~ The specific sign location must be approved by the ~~p~~P~~l~~anning ~~d~~D~~i~~rector or designee.

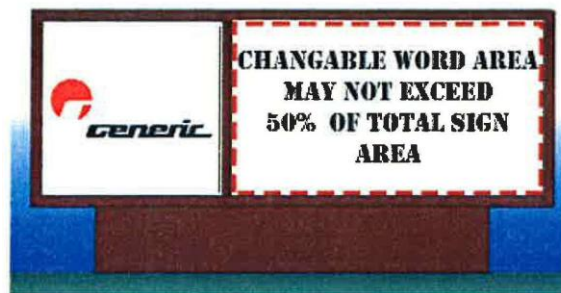
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, business park, commercial storage, and industrial zones, as well as in approved mixed-use projects for commercial, business park, commercial storage, and industrial ~~and airport~~ uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

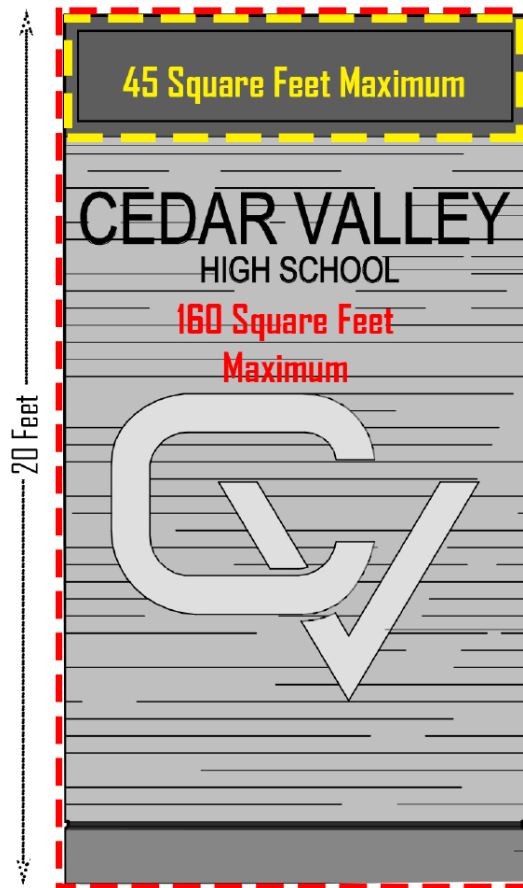
E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, business park, commercial storage, and industrial zones, as well as in approved mixed-use projects for commercial, business park, commercial storage, industrial, and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of eCity-controlled public announcement signs, are not permitted in the eCity. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign



F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location shall be approved by the pPlanning dDirector or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed 45 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed

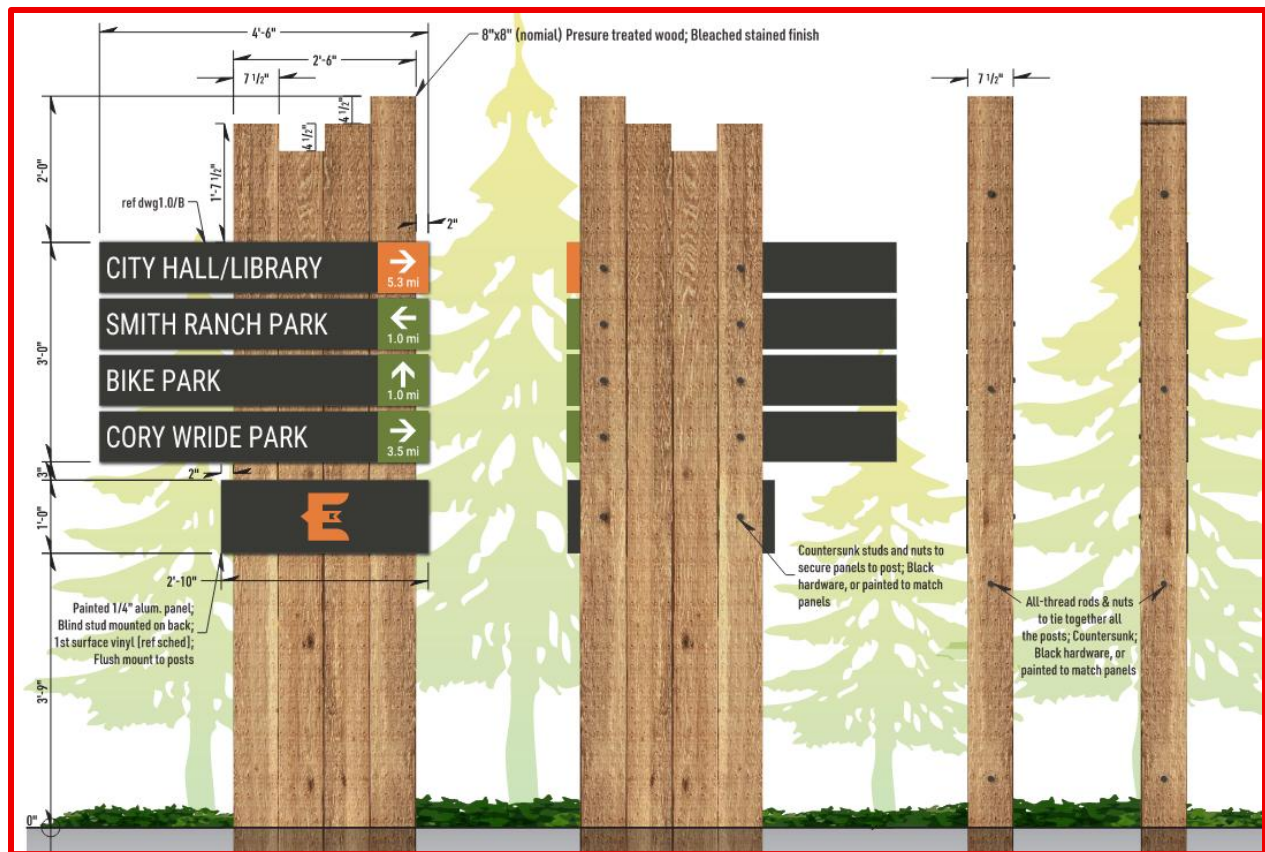
to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign Illumination.



17.80.080 Off-premises directional and ladder signs.

Directional off-premises ~~double-faced ladder~~ signs are intended to direct traffic to City facilities or parks. They are located in the shoulder of the ~~e~~City's right-of-way (ROW) along ~~e~~City streets and are only permitted as this chapter allows. ~~No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These~~ Ladder signs are intended to direct traffic to a business with an active ~~e~~City business license, subdivision or development project, model home, neighborhood, ~~city facility or park~~, or not-for-profit entity. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Directional Signs. The City may place directional signs leading to City facilities in any appropriate right-of-way location. Directional signs located in the City's right-of-way shall be constructed and maintained in accordance with Figure 17.80.080(A).



~~A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. A B. For ladder sign advertising, all~~ advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Valley Crossroads Chamber of Commerce. Advertising priority shall be given in the following order:

- ~~1a.~~ Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
- ~~2b.~~ Residential or commercial developers advertising for active projects within Eagle Mountain City.
- ~~3c.~~ Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.
- ~~B1.~~ Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the ~~e~~Economic ~~d~~Development ~~d~~Director or ~~Eagle Mountain Valley Crossroads~~ Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

~~1a.~~ Business name, address, and business type.

~~2b.~~ Eagle Mountain City business license number (if required).

~~3c.~~ Proof of ~~Eagle Mountain Valley Crossroads~~ Chamber of Commerce membership.

~~4d.~~ Signage requested.

~~5e.~~ Preferred location of sign.

~~C2.~~ Sign Inserts. The sign inserts may contain advertising and/or directional information. All advertising copy shall be approved by the ~~eE~~conomic ~~dD~~velopment ~~dD~~irector or designee. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo or as approved by ~~eC~~ity ~~eC~~ouncil. There are four allowable insert sizes on each ladder sign structure: small (16-inch by 72-inch) (see Figure 17.80.080(B)(2)(a)), medium (32-inch by 72-inch) (see Figure 17.80.080(B)(2)(b)), large (80-inch by 72-inch) (see Figure 17.80.080(B)(2)(c)), or extra-large (96-inch by 72-inch) (see Figure 17.80.080(B)(2)(d)) sign inserts. The total advertising area may not exceed 96 inches by 72 inches. Advertisers may reserve a maximum of two large or extra-large size signs throughout the city. Any additional space would be limited to small or medium size sign inserts. The maximum sign structures a single entity, or its associated affiliates, may advertise on is five.

Figure 17.80.080(B)(2)(a)

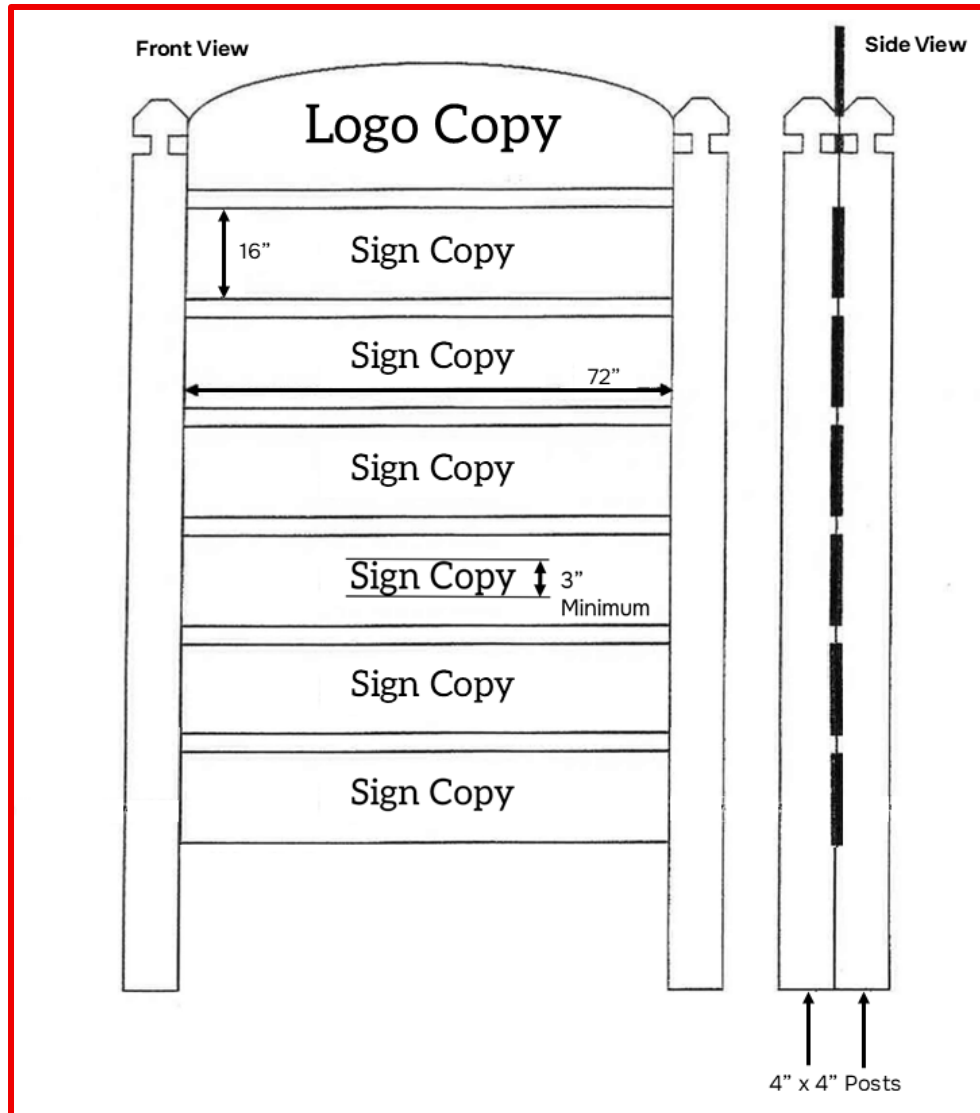


Figure 17.80.080(B)(2)(b)

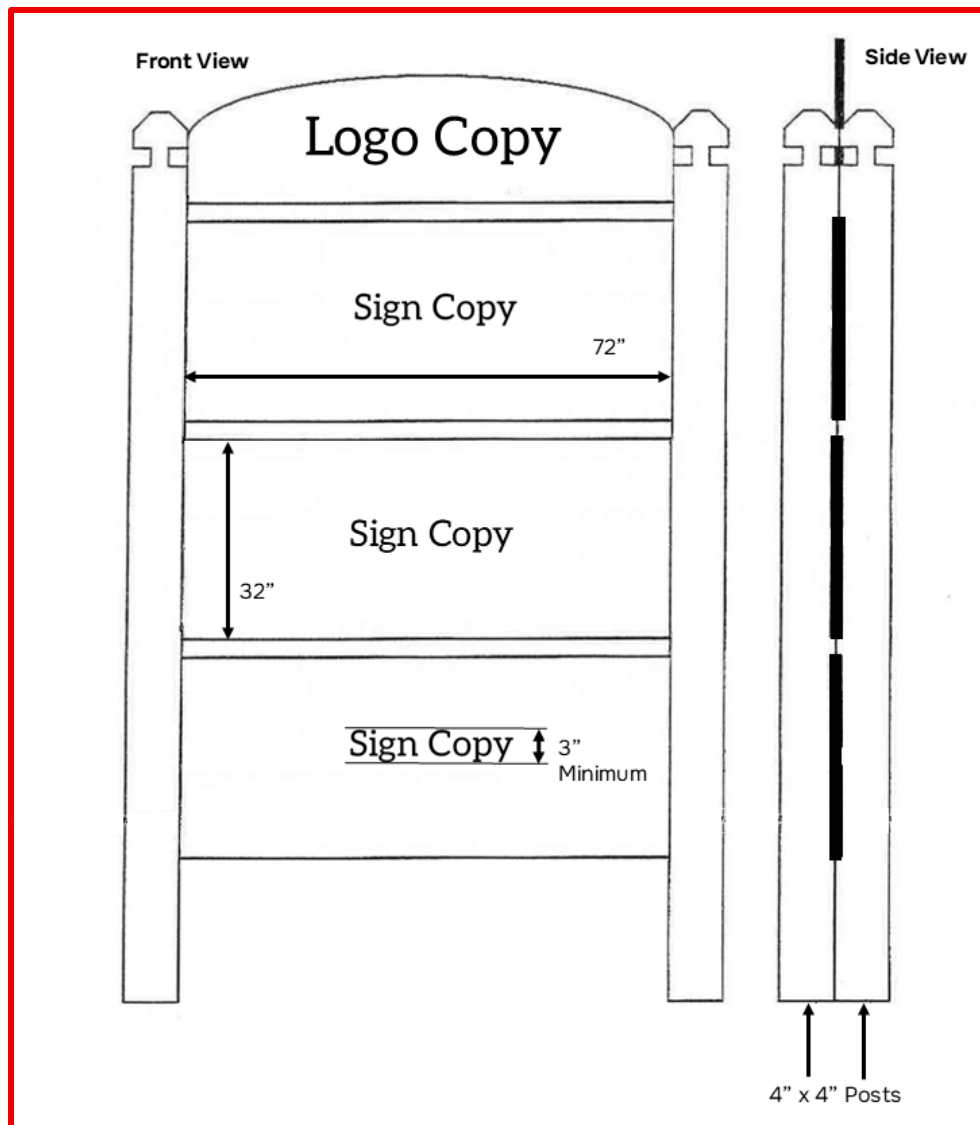


Figure 17.80.080(B)(2)(c)

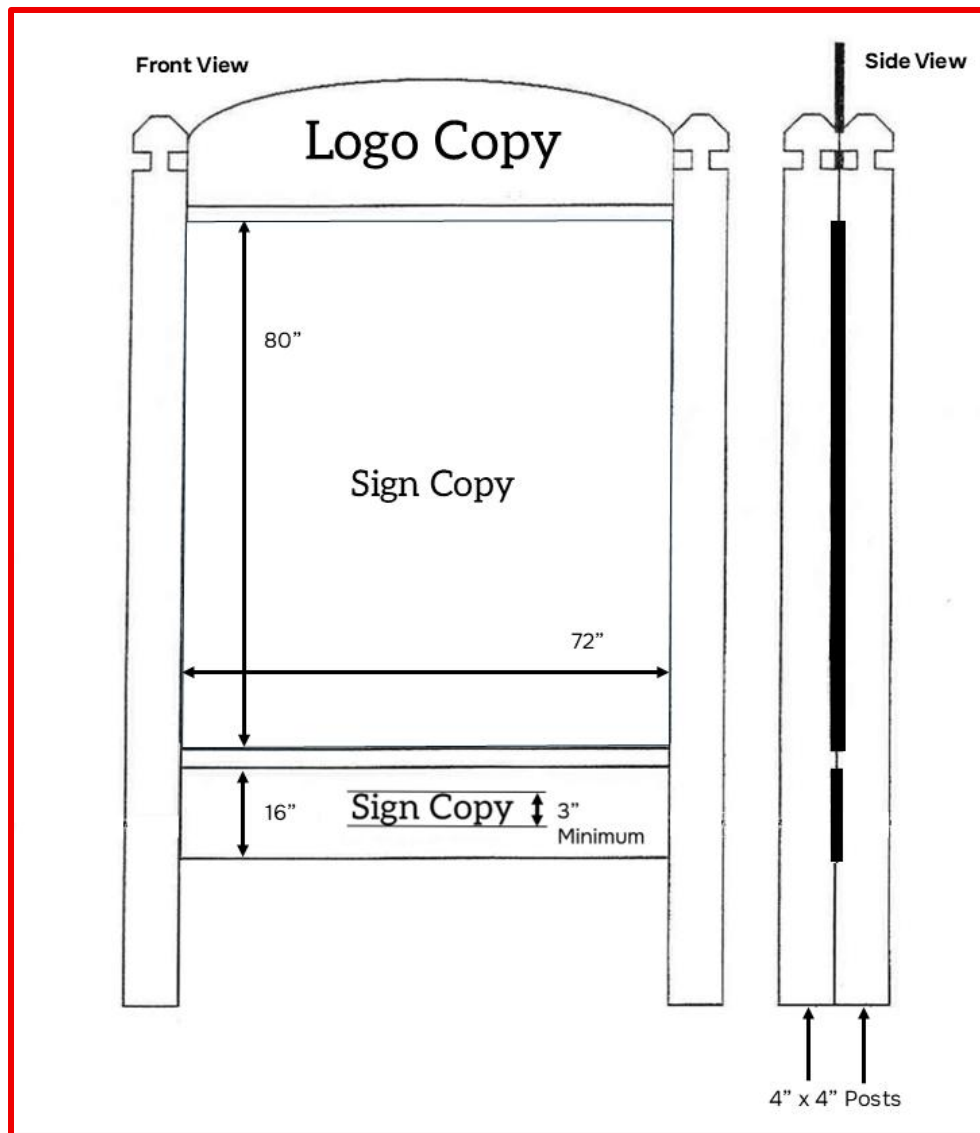
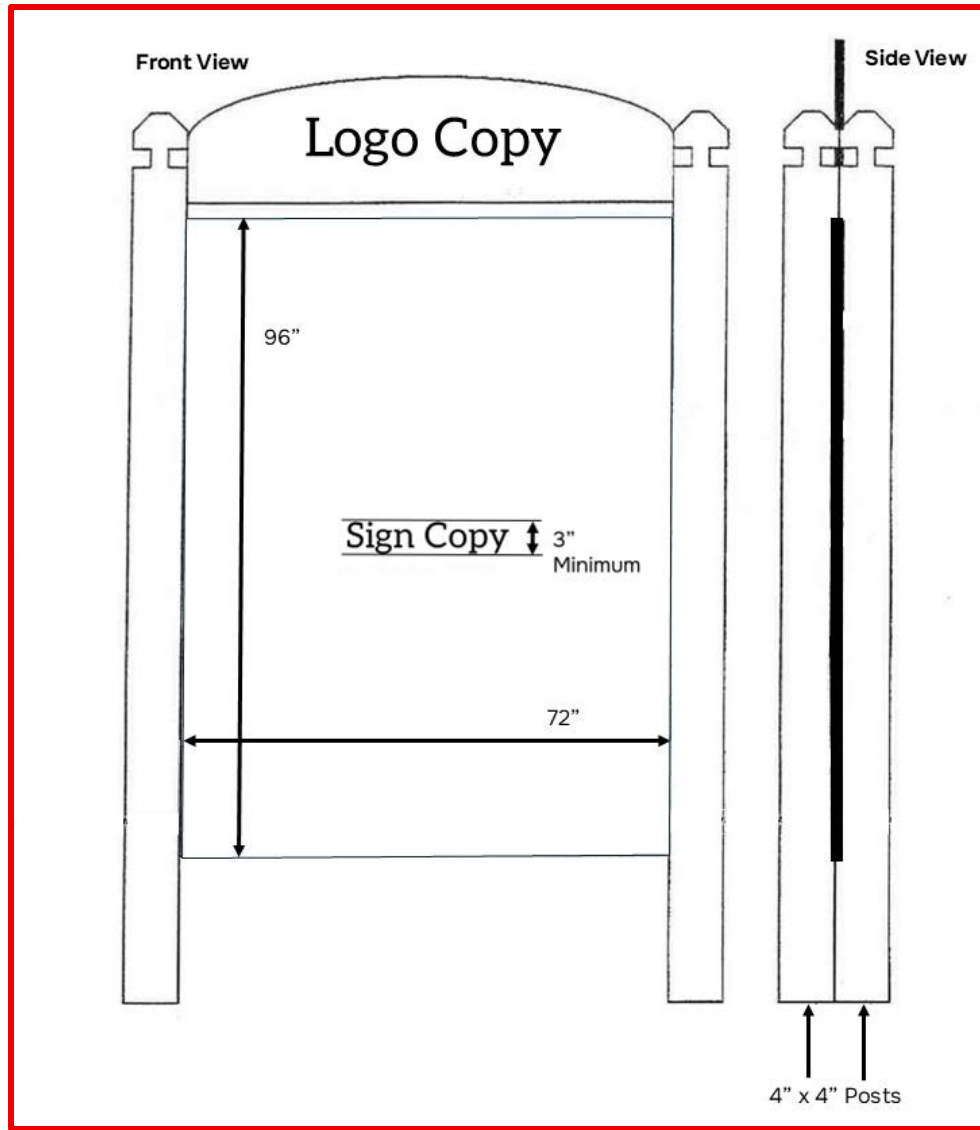


Figure 17.80.080(B)(2)(d)



~~D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.~~

~~E3.~~ Billing and Payment. Eagle Mountain City or designee may bill advertisers on a semiannual or annual basis. Signs may be removed for nonpayment after 30 days.

~~F4.~~ Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition. Sign structures shall be painted Monterrey Grey.

~~G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced~~

~~closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.~~

~~H5.~~ New Signs. The ~~eE~~conomic ~~dD~~evelopment ~~dD~~irector or designee shall determine which signs from the approved map should be constructed. Businesses shall be drawn from the wait list. Existing signs should be filled before new signs are added.

~~I6.~~ Maximum Number. Excluding any directional ~~ladder~~ signs to ~~eC~~ity facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 60.

C. Sign Ownership. The City shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs.

D. Location. Signs may be located on arterial or collector roads throughout the City, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for City facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the City Council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

17.80.090 Special events signs.

A. On-Premises Special Event Signs. The ~~pP~~lanning ~~dD~~irector or designee may approve a temporary sign permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one temporary sign permit (for up to two signs) may be obtained at a time and up to one temporary sign permit may be obtained in a calendar year for the following:

a. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.

b. Signs may not be posted or visible for a period of more than 60 consecutive days.

2. For each business location, one temporary sign permit (for up to four signs) may be obtained at a time and up to three temporary sign permits may be obtained in a calendar year for the following:

a. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.

b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The pPlanning eDirector or designee may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The pPlanning eDirector or designee may approve a temporary sign permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than one temporary sign permit (for up to four signs) may be obtained at a time and no more than three temporary sign permits may be obtained in a calendar year.

2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the pPlanning eDirector or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

3. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.

4. Signs may not be posted for a period of more than 12 consecutive days.

5. The temporary sign permit holder is solely responsible to remove the signs by the appropriate date.

6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The pPlanning eDirector or designee may approve a temporary sign permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.
2. The maximum height of the sign does not exceed 22 feet. The diameter at the base of the sign does not exceed 30 inches.
3. Signs may not be operational or visible for a period of more than 12 consecutive days.
4. For each business location, no more than one temporary sign permit for up to two inflatable signs may be obtained at a time and no more than three temporary sign permits may be obtained in a calendar year.
5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a ~~special event~~ temporary sign permit ~~together with the special event sign permit application fee~~ must be made on forms provided by the eCity. Any ~~special event~~ temporary sign permit application that is not approved by the eCity within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a temporary sign permit shall be subject to a fine of \$250.00 for each day of the violation. The pPlanning dDirector may also withhold approval of any new ~~special event~~ temporary sign permit for a period of two years from the date of the last violation.

17.80.100 Yard sale temporary signage.

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:

A. Sign Copy. Signs may be no larger than four square feet in size.



B. Location. Signs must be located on private property, unless the sale is registered with the eCity prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the eCity for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the eCity may be immediately removed.

17.80.110 Community entrance signs.

Community entrance signs located in the median or shoulder of the eCity's right-of-way (~~ROW~~) along streets classified as arterials or collectors shall only be allowed under specific agreement with the eCity. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the eCity eCouncil. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain pPlanning eCommission and eCity eCouncil.



A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the ~~p~~Planning ~~e~~Council may recommend and the ~~e~~City ~~e~~Council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the ~~e~~City's right-of-way, the applicant must enter into an agreement to lease the ~~e~~City's property. The ~~e~~City ~~e~~Council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. ~~The lease fee shall be equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs.~~

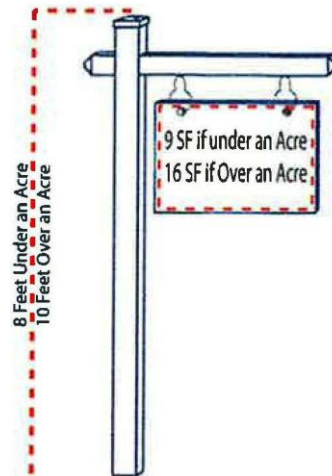
17.80.120 Exempt signs.

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the ~~e~~City ~~e~~Engineer. No ~~sign~~ permits shall be required for the following signs:

A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. This sign shall be allowed until the development of the site or final plat phase is complete ~~or within one year of posting, whichever occurs first.~~



B. On-Premises Real Estate Sign. ~~One on-premises real estate sign for~~ For lots less than one acre in size, ~~The~~ the real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs.

1. Private property political signs that do not exceed eight feet in height and 32 square feet per side ~~if double-faced~~; provided, that such signs do not violate any other provisions. No more than two sides are permitted.
2. City owned or leased property political signs are not permitted on any ~~e~~City owned or leased property including rights-of-way and median strips with the following exceptions:

- a. Southeast corner of N Eagle Mountain Boulevard and E Aviator. Avenue Parcel Number 66:584:0052. (See [Exhibit A. Figure 17.80.120\(C\)\(2\)\(a\)](#))
 - b. North side of Pony Express Parkway at Hidden Valley Parkway. Parcel Number 58:040:0325. Behind the benches. (See [Exhibit B. Figure 17.80.120\(C\)\(2\)\(b\)](#))
 - c. South Side of Pony Express Parkway east of Silverlake Amphitheatre. Parcel Number 58:040:0393. Place signs south of the trail. (See [Exhibit C. Figure 17.80.120\(C\)\(2\)\(c\)](#))
3. All signs placed on eCity owned or leased property must comply with the following regulations:
- a. Political signs that do not exceed eight feet in height and 32 square feet per side ~~if double-faced~~; provided, that such signs do not violate any other provisions. No more than two sides are permitted.
 - b. No signs on eCity owned or leased property where permitted shall be placed prior to the opening for candidate filing period.
 - c. Signs placed on eCity owned or leased property where permitted shall be removed as follows:
 - i. Within five days after the canvassing of the votes for the primary elections for those candidates that are no longer running for office.
 - ii. Within five days after the general election for all others.
 - d. Only one sign per candidate per location.

Signs placed on eCity owned or leased property not in accordance with subsection (C)(3) of this section are subject to removal by eCity sStaff.

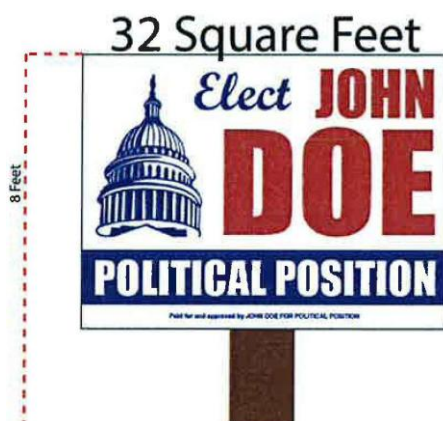


Exhibit A Figure 17.80.120(C)(2)(a)



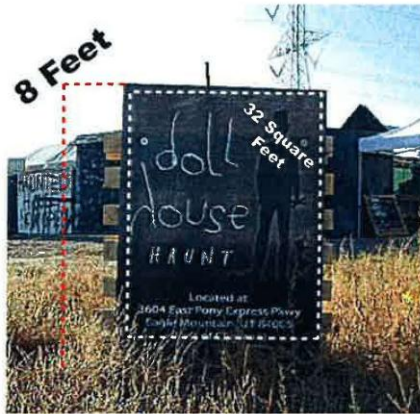
Exhibit B Figure 17.80.120(C)(2)(b)



Exhibit C Figure 17.80.120(C)(2)(c))



D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the eCity may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted.

G. Traffic Signs. Traffic signs as required by law which are approved by the eCity eEngineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the eCity eEngineer may not be required to comply with provisions of this chapter.



H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice at the direction of a governmental entity.



K. Community Event Signs. Temporary community event signs displayed by the eCity, or one of its committees, subcommittees, councils, boards, or eCity partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. No more than two sides are permitted. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the

standards for ancillary structures defined in Chapter [17.25](#) EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet ([no more than two sides are permitted](#)) for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on [traffic control devices, street signs,](#) utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the [eCity eCouncil](#). Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC [17.80.070\(F\)\(5\)\(c\)](#) in relation to maximum nighttime brightness and illumination.

Q. Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:

- a. A standalone flagpole not to exceed 35 feet in height may be installed for every residential dwelling unit.

2. In nonresidential zones:

a. Nonresidential developments may install flagpoles up to 80 feet in height.

b. Secondary flags shall be limited to state and city flags.

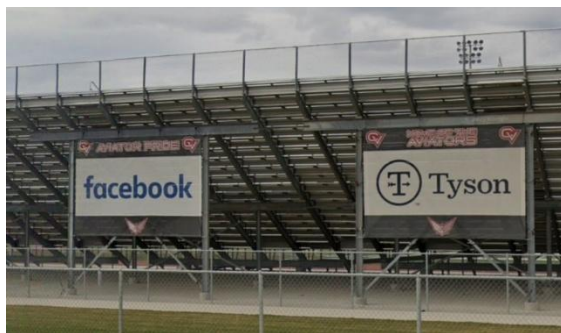
3. Size. The size of the flag material, when measured diagonally, shall not exceed the structural integrity of the pole.

a. If designed to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, does not exceed one-half of the height of the flagpole.

b. National flags shall be the primary flag with all state and city flags as secondary to the national flag.

4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

R. Athletic Facility Signs. All signs must be attached to the fence, bleachers, or scoreboard, and shall not extend higher than the top of the fence, scoreboard, or bleachers, and shall not be located in any clear vision triangle. These signs may provide off-premises advertising. Athletic facility signs are permitted in all zones.





17.80.150 Sign enforcement.

The ~~p~~P~~l~~anning ~~d~~D~~i~~rector, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

- A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.
- B. Site Inspections. Conduct site inspections to determine compliance with this chapter.
- C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any ~~e~~C~~i~~ty ordinance, including the provisions of this chapter.
- D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of ~~e~~C~~i~~ty ordinances or this chapter, including all general provisions (EMMC [17.80.060](#)).
- E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.
- F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The ~~p~~P~~l~~anning ~~d~~D~~i~~rector or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the ~~e~~C~~i~~ty is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the eCity is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the eCity of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the eCity is authorized to effect the collection of said cost.

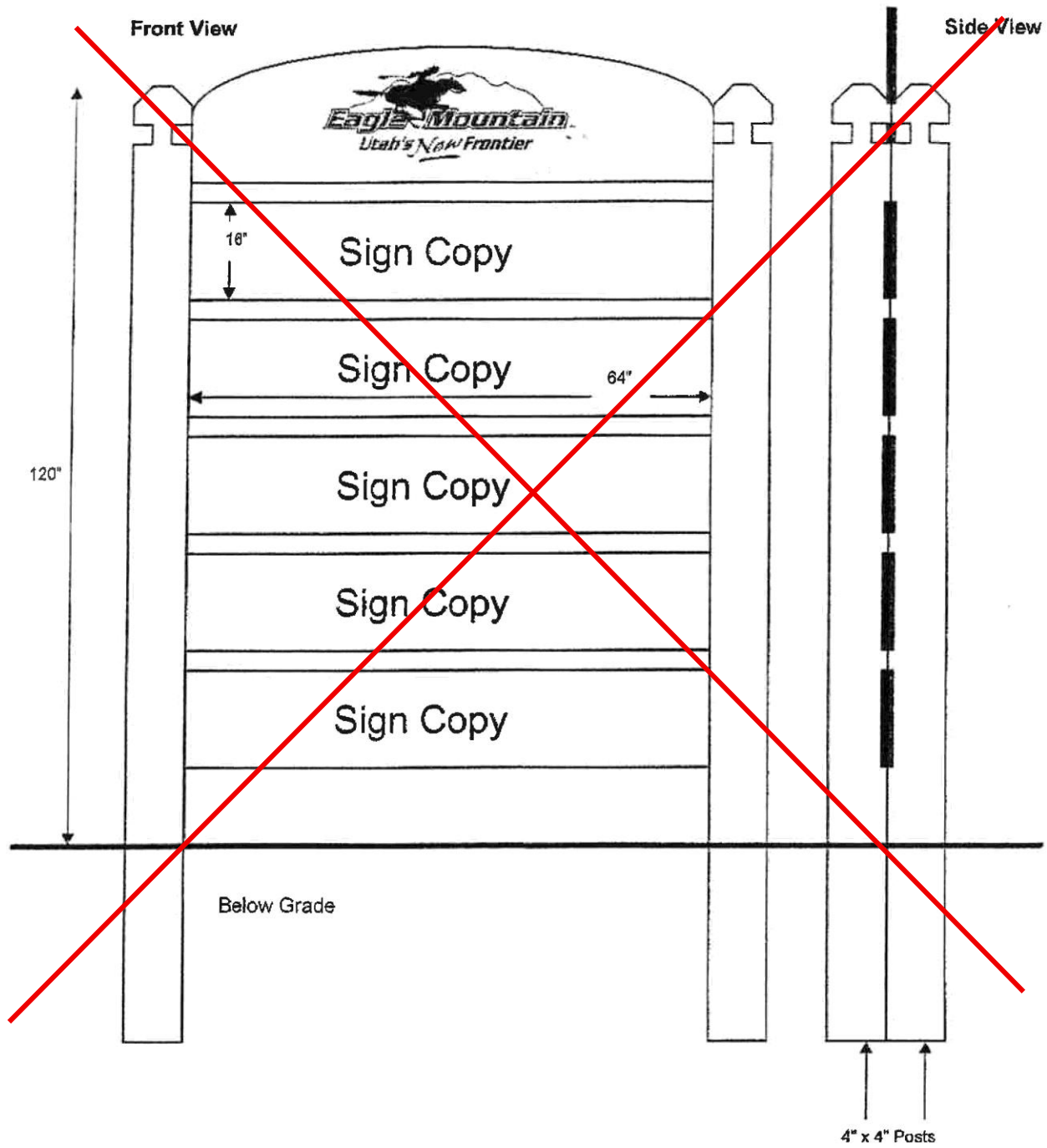
J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the eCity will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the eConsolidated fFee sSchedule as adopted by the eCity eCouncil.

17.80.160 Definitions. Not included in this redline copy due to its length. No changes are being proposed for this section.

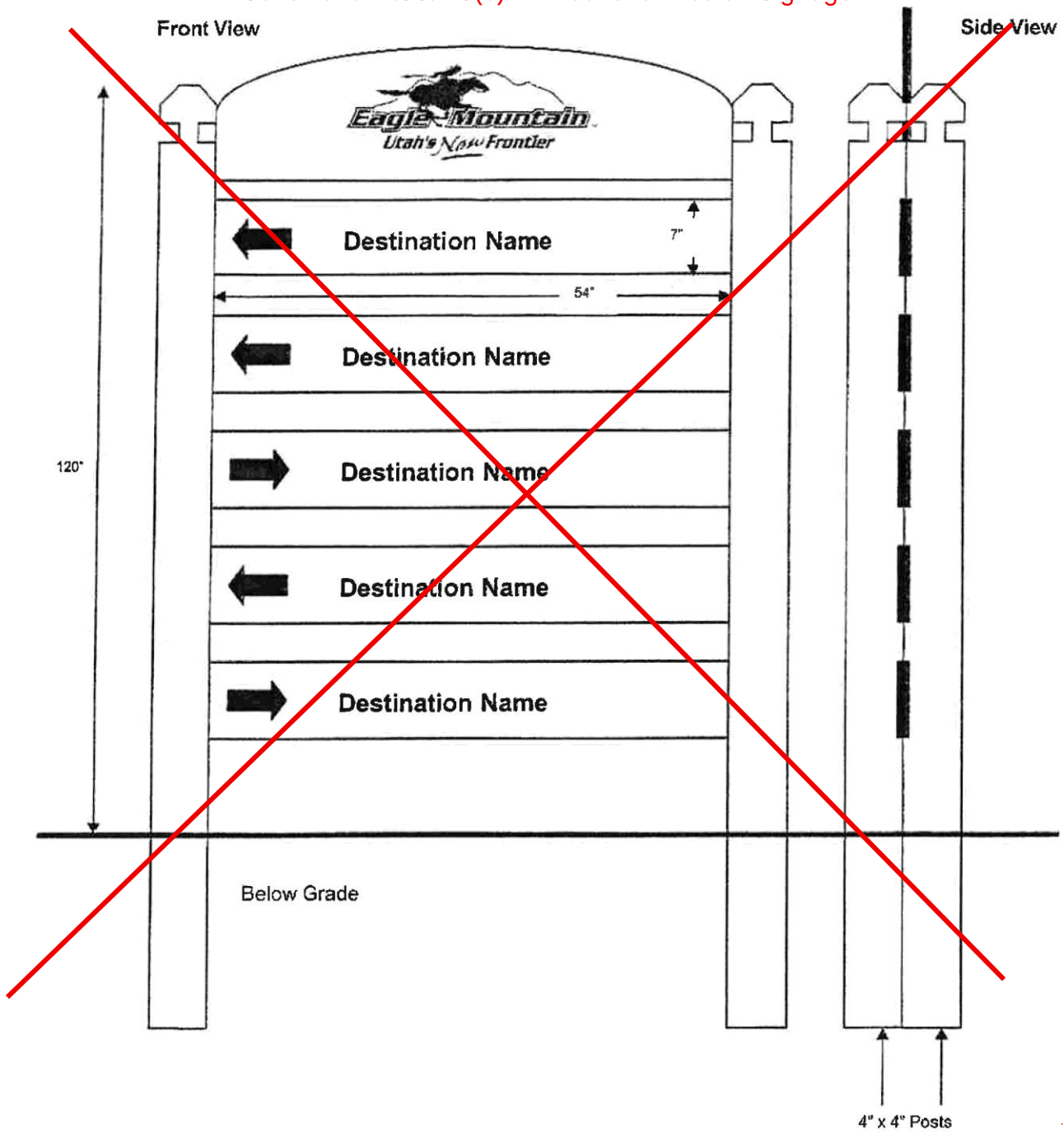
~~17.80.170 Schematics.~~

Schematic 17.80.170(a) — Model Home Signage



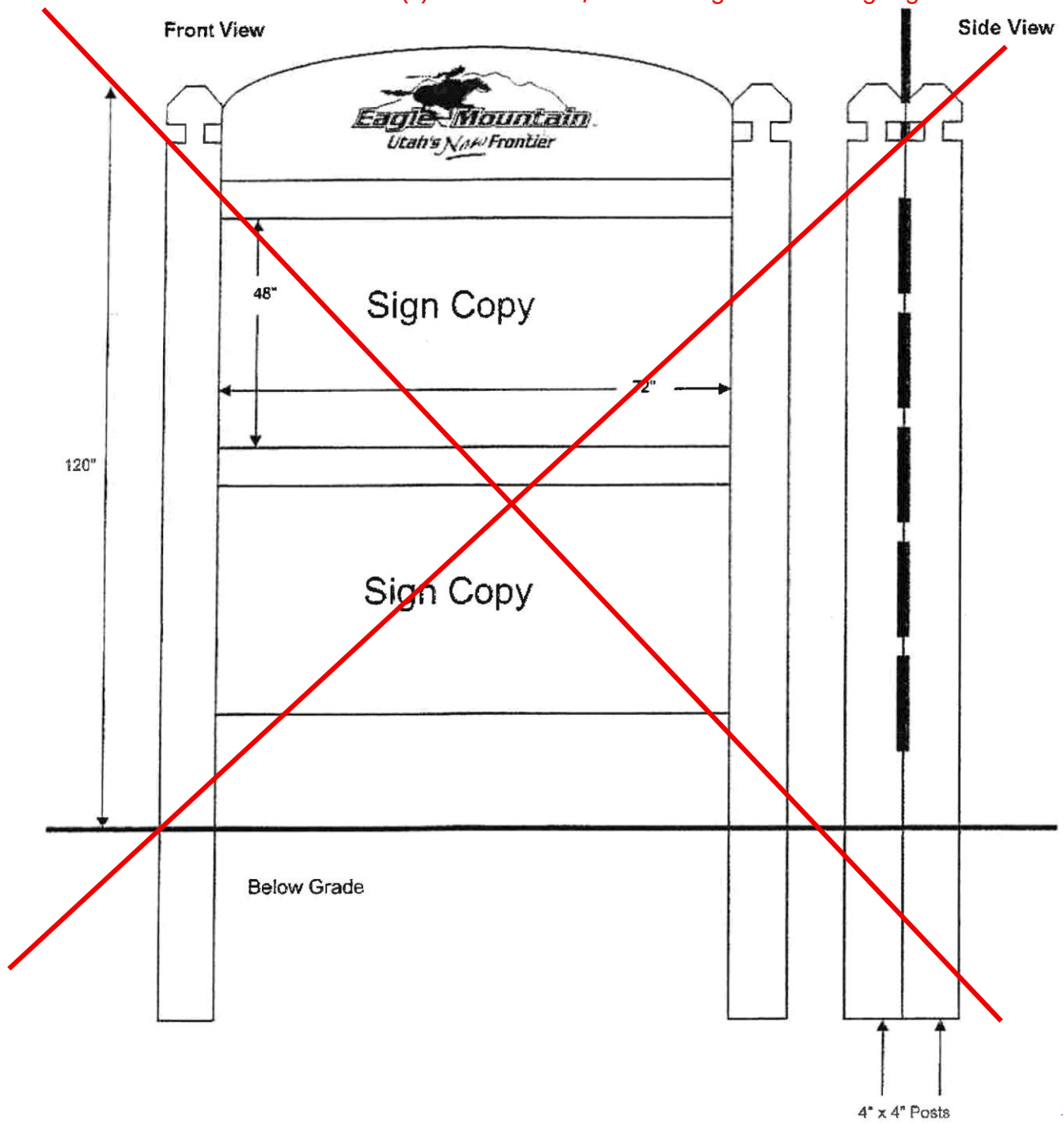
Signs shall be painted Monterrey Grey.

~~Schematic 17.80.170(b) — Directional Median Signage~~



~~Signs shall be painted Monterrey Grey.~~

~~Schematic 17.80.170(c) — Directional/Advertising Business Signage~~



~~Signs shall be painted Monterrey Grey.~~



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2025**

TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

John Magness, Policy and
Management Analyst

PRESENTED BY

John Magness

RECOMMENDATION:

Staff recommends that the City Council review which items should be moved from the Legislative Priorities list.

BACKGROUND:

As discussed, the Legislative Affairs Department is recommending moving certain items from the Council's Legislative Priorities List to the Strategic Plan. Any items that would require more than 12 months to complete should be moved to the Strategic Plan and be reported to the Council every quarter. Below is a list of items we think should be moved from the Council Priority list:

City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.
General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.
General Plan Update	Survey Data and Outline to the City Council
General Plan Update	Future Land Use Map: Do all designated areas make sense? Consider additional zoning designations (<u>i.e.</u> , separate RC from MF1).
General Plan Update	Annexation Policy Declaration: Review and preparation (to be included as an Appendix).
General Plan Update	Part 1 (Planning context, community context, framework for the future, decision-making framework)
General Plan Update	Part 2 (Land use, Transportation, Open Space, Environment)
General Plan Update	Part 3 (Housing, Moderate Income Housing, Water)
General Plan Update	Part 4 (Plan Administration, Best Practices, Appendices)
General Plan Update	Review and approve General Plan: Schedule targets draft to PC in July 2025; to Council for discussion in July 2025; with goal to adopt in August 2025.
GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?
GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. MEMO - Walmart Trail Access



1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.GOV

DIRECTOR OF
LEGISLATIVE
AFFAIRS

Memo

To: Mayor and City Council

From: Legislative Affairs

Date: November 18, 2025

Re: Pedestrian and bike access to Walmart

The Council discussed looking into how to improve both pedestrian and bike access across SR 73 to the new Walmart. This item will be sent to Public Works for review and then return to the Council's next meeting with a report on potential cost, time and feasibility.



Upcoming Staff Agenda Items for City Council Information (Tentative)

Development Projects

- Horizon Project Plat and MDP
- Firefly NPA 6A

Code Amendments

- Enacting Section on Addressing and Street Naming

Other Items

- Scenic Mountain HOA - Lift Station Resolution
- 12/2 or 14 - Updated General Plan
- 12/2 - 2026 City Council Schedule
- City Council Liaison Appointments
- Board Vacancies / Appointments

Redevelopment Agency

- 12/14 - **PUBLIC HEARING** - Mid-Valley CRA Project Area Plan & Budget

Please note all items are tentative and are subject to change.