



EAGLE MOUNTAIN CITY COUNCIL MEETING

November 1, 2022, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

1.B UPDATE - Moreton Asset Management Investment Accounts - Andy Robbins

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. INTRODUCTION

9.A Fire Chief Dominic Burchett - Unified Fire Authority

CONSENT AGENDA

10. BID AWARDS

- 10.A [Wildlife Crossing Detection System - CrossTek](#)
[CrossTek Bid](#)

11. BOND RELEASES

- 11.A [Sweetwater Industrial Park Phase A, Plat 1 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.B [Lone Tree Phase F, Plat 1 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

12. CHANGE ORDERS

- 12.A [Smith Ranch Community Park Design Services Change Order #2 - MHTN Architects](#)
[Smith Ranch Park Additional Scope of Work](#)

13. MINUTES

- 13.A [October 18, 2022 Minutes - Regular City Council Meeting](#)
[10.18.2022 City Council Minutes - DRAFT](#)

SCHEDULED ITEMS

14. SCARLET RIDGE ESTATES

- 14.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Amended Plat and Related Right-of-Way Vacation Petition for Scarlet Ridge Phase A, Plat 1.](#)

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed Scarlet Ridge Phase A, Plat 1 Amended Final Plat includes the vacation of Taylee Lane within the recorded Scarlet Ridge Subdivision Phase A, Plat 1 (Utah County Parcel 59:019:0004, RD2 zone). The development is located east of Lake Mountain Road and south of the future Tiffany Lane extension to the east and is being amended to accommodate a charter school.

[ORD--Scarlet Ridge Phase A, Plat 1 Amended Plat](#)
[EXHIBIT--Scarlet Ridge Phase A, Plat 1A](#)
[Petition to Vacate a Public Street](#)

Vicinity Map
Scarlet Ridge Phase A, Plat 1 Recorded Plat

14.B **MOTION - John Hancock Academy Charter School Site Plan.**

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed John Hancock Academy site plan request by Eagle Mountain School Development, LLC is for a new charter school which will be located at the intersection of Scarlet Road and Liam Lane on 8.96 acres of land (Utah County Parcel Numbers 66:892:0141-0144 & 66:892:0127-0138, RD2 zone).

Civil Drawings
School Elevations

15. ORDINANCES/PUBLIC HEARINGS

15.A **ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 17.80.080, Off-Premises Ladder Signs.**

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance amends EMMC Section 17.80.080 Off-Premises Ladder Signs by increasing the number of ladder signs permitted in the City from 40 to 60. Additional minor amendments include a provision for advertisers who have more slats than the basic allocation to have either a single or a double slat, clarification of billing terms, and that the Community Development Director and/or the Economic Development Director will determine when ladder signs in pre-approved locations may be constructed.

ORD--EMMC 17.80.080 Off-premises Ladder Signs
EXHIBIT--EMMC 17.80.080 Off-premises Ladder Signs

15.B **ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.15.030 Planning Commission Organization.**

BACKGROUND: *(Presented by City Recorder Fionnuala Kofod)* The proposed ordinance amends EMMC 17.15.030 Planning Commission Organization to clarify the planning commission alternate board appointment term and removal process.

ORD--EMMC 17.15.030 Planning Commission Organization
EXHIBIT--EMMC 17.15.030 Planning Commission Organization

16. CITY COUNCIL/MAYOR'S BUSINESS

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

17. CITY COUNCIL BOARD LIAISON REPORTS

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

18. COMMUNICATION ITEMS

18.A Upcoming Planning Items
[CI--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 accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 27th day of October, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 1, 2022**

TITLE:	Wildlife Crossing Detection System - CrossTek		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$150,000, paid through UDOT Cooperative Agreement		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Todd Black, Planning

PRESENTED BY:

Environmental
Planner/Wildlife Biologist
Todd Black

RECOMMENDATION:

Staff recommends the City Council award a bid for the wildlife crossing detection system to CrossTek in the amount of \$150,000.

BACKGROUND:

This bid will be funded by UDOT through a cooperative agreement, totaling \$150,000. The cooperative agreement was approved by the City Council on October 4, 2022.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[CrossTek Bid](#)

TAB 1 - LETTER OF TRANSMITTAL

CrossTek Electrified Barriers LLC (CrossTek) is pleased to submit this proposal for the implementation of an Advanced Large Mammal Wildlife Detection and Warning System for Eagle Mountain City on SR 73 to detect "large mammal" wildlife migrating through the area and to provide appropriate signage and warning systems to motorists traveling SR 73 leading up to and through the specified crossing zone.

CrossTek is a leader in wildlife detection and warning systems and has pioneered innovative approaches and designed leading edge systems to help transportation agencies across North America improve the safety of their roadways for motorists and wildlife. CrossTek has augmented extensive experience with the deep subject matter expertise of a leading engineering firm to form a team that brings unique international expertise in key disciplines including Roadway Construction, Intelligent Transportation Systems, Surveillance, Detection and Warning Sign Activation experience. Our team's collective experience and expertise in wildlife detection and warning systems is unparalleled and includes projects that have won national awards for engineering excellence. We understand the challenges incumbent with implementing these systems and know how to build systems that work.

CrossTek will lead the project and PBX Engineering will supplement with proven systems engineering methodologies based on recognized standards and guidelines. The senior team members for CrossTek and PBX are listed below, with resumes attached at the end of the proposal:

NAME, TITLE	ROLE & CONTACT INFO	FUNCTIONS & RESPONSIBILITIES
Tim Hazlehurst President CrossTek EB, LLC	Project Manager - Principal Contact phone: (330) 414-1995 email: timh@crosstekco.com	Manage overall project, WDS subject matter expertise, lead and implement construction/installation work, Maintenance & Warranty
Ian Steele P.Eng. PBX Engineering Ltd.	Senior Systems Engineer	System design support, WDS subject matter expertise, technical team lead, testing/commissioning support.

TAB 2 - EXECUTIVE SUMMARY**COMPANY INTRODUCTION**

Crosstek is a full-service company specializing in solving human-animal roadway, railway and airport challenges using established and innovative technology. Crosstek is the industry leader in reliable and proven Wildlife Vehicle Collision (WVC) prevention, wildlife detection and animal deterrent solutions. Crosstek's founder and president Tim Hazlehurst, a world-wide recognized expert in the Animal Electrified Barrier field, has over 35 years' experience researching, designing, developing, and implementing solutions for animal Electrified Barrier challenges, Wildlife Vehicle Collision prevention and habitat connectivity issues.

COMPANY INFORMATION

Primary Contact:	Tim Hazlehurst
Company Name:	CrossTek Electrified Barriers, LLC
Company Address:	2212 Queen Anne Ave N, Seattle, WA 98109
Telephone:	(330) 414-1995
Email:	Timh@crosstekco.com
FEIN:	81-4671507

QUALIFICATIONS

This section provides a concise overview of our award-winning and highly unique experience designing and deploying large mammal wildlife crossing detection and warning systems. The CrossTek Team exceeds the qualification requirements specified in the Bid Request with more than 16 years of Wildlife Detection System Development Experience and many (greater than 2) prior successful installations.

A CrossTek company sub-division (formerly Electrobraid, Inc) installed the first Large Mammal Wildlife Crossing Detection System in 2005 on SR-260 East of Payson Arizona at a high-density elk crossing near the end of a wildlife fence. For the past 16 years, this system has been continuously maintained and upgraded by CrossTek from the original experimental design to the current system status as a fully commercialized, hardened, reliable and accurate roadside system. Arizona Game & Fish have produced a study recording the accuracy of this system in a recent publication. The following sample list of 10 installations demonstrates our robust qualifications in the highly specialized field of Wildlife Crossing Detection and Motorist Warning Systems:

Arizona DoT Large Mammal Wildlife Detection System [Designed & Installed / 2006-2009]

Project and requirements definition, systems engineering, traffic engineering, infrastructure design, technology analysis and pilot testing, full installation, system configuration and integration, training, documentation, testing and commissioning, and data validation for a multi-technology wildlife detection system on SR 260 for Elk Migration Crossings East of Payson, Arizona. The crossing corridor thermal cameras with analytics, unique dynamic motorist advisory signs, integrated into a sophisticated autonomous control system. Extensive data validation was undertaken by the Arizona Game and Fish Department. The system proved to be 95% accurate, with greater than 97% reduction in collisions over the study period.

Cuba NM Wildlife Detection System [Designed & Installed / 2019 – 2021]

Requirements definition, systems engineering, infrastructure design, technology analysis, detailed design, system configuration, and testing of an analytics-based wildlife detection system for automatically detecting and

recording video footage of deer, elk, bears, and other wildlife as it approaches and makes contact with deterrent pads installed at two key highway-crossing sites. Includes data validation tools (brake light cameras) and logging of performance metrics.

Colorado Department of Transportation Wildlife Detection Systems [Designed & Installed / 2020 – 2022]

Project and requirements definition, systems engineering, traffic engineering, infrastructure design, system configuration and integration, training, documentation, testing, commissioning, and data validation for a multi-technology wildlife detection system on State Highway 13. The system utilizes an FMCW radar supported by passive thermal cameras and multiple motorist warning signs, integrated into a sophisticated autonomous control system. Corridor length: 1/2 mile (0.75km). System designed to detect bears, deer, elk, and other ungulates. The system is based on the highly effective and proven system deployed for the BC MoTI described above and will collect extensive data, including incident metrics, video, animal movement track recordings, and data to support performance metrics. Status: system calibration and testing underway, infrastructure complete.

Nevada DoT Wildlife Detection System Research Project [Designed & Installed / 2022-2023]

Requirements definition, systems engineering, technology analysis, infrastructure design, system installation and configuration, system testing for a multi-technology wildlife detection system on a highway corridor as part of a long-term technology research project to detect wild horses. Corridor length: 1 mile (1.5km). Status: construction complete, data collection in process.

BC Ministry of Transportation and Infrastructure Highway 3 Wildlife Detection Systems [Designed & Installed / 2015 – 2016]

Project and requirements definition, systems engineering, traffic engineering, infrastructure design, technology analysis and pilot testing, system configuration and integration, training, documentation, testing, commissioning, and data validation for a multi-technology wildlife detection system on two corridors along Highway 3 in British Columbia, Canada. Each corridor includes multiple FMCW radars, thermal cameras with analytics, multiple unique dynamic motorist advisory signs, integrated into a sophisticated autonomous control system. Corridor 1: 2.5 miles (4km), Corridor 2: 3.8 miles (6km). System designed to detect big horn sheep, cougars, bears, deer, moose, and elk. Extensive data validation undertaken; system proven to be 96% accurate, with 74% reduction in collisions in first year. The system collects extensive data, including incident metrics, video, animal movement track recordings, and data to support performance metrics. This project received provincial and national awards for engineering excellence.

Alberta Highway 2, 33, 40 Wildlife Detection Systems [Designed & Installed / 2018 – 2019]

Project and requirements definition, systems engineering, traffic engineering, infrastructure design, technology analysis, and recommendations report for a multi-technology wildlife detection system on three highway corridors in Alberta, Canada. Corridor 1: 1 mile (1.5km), Corridor 2: 1.5 miles (2.4 km), Corridor 3: 1.2 miles (1.9 km). System designed to detect bears, deer, moose, and elk. Status: construction pending funding approval.

Saskatchewan Highway 16 Wildlife Detection System [Designed & Installed / 2019 – 2020]

Project and requirements definition, systems engineering, traffic engineering, infrastructure design, technology analysis, detailed design, and construction specifications for a multi-technology wildlife detection system on a highway corridor in Saskatchewan, Canada. Corridor 1: 2 mile (3.2 km). System designed to detect deer, moose, and elk. Status: construction pending funding approval.

Parks Canada Banff Wildlife Monitoring System [Designed & Installed / 2015 – 2016]

Requirements definition, systems engineering, infrastructure design, technology analysis, detailed design, system configuration, and testing of an analytics-based wildlife detection system for automatically detecting and recording video footage of deer, elk, bears, and other wildlife as it approaches and makes contact with deterrent pads installed at two key highway-crossing sites. The project implemented two mobile sensor poles, which obtain video footage of the electromats and surrounding area using optical and thermal cameras. To filter out pedestrian, cyclist, and vehicle traffic, the video footage is processed by a field PC running a video analytics system, which discards footage of humans and vehicles while only archiving footage of wildlife on and around the electrified barriers. The project has granted Parks Canada clear visibility into the effectiveness of their electrified barrier system, contributing to their decision-making process for more widespread use of such wildlife deterrent technologies.

Parks Canada Jasper Wildlife Detection System [2019]

Requirements definition, systems engineering, technology analysis, preliminary design, and recommendations report for a multi-technology wildlife detection system on a highway corridor in Alberta, Canada. Corridor length: 1 mile (1.5km). Status: construction pending funding approval.

Aurora Connected-Autonomous Vehicle Test Bed and Pilot Projects [2021]

Engineering and technical support for a joint UBC \ BC Ministry of Transportation and Infrastructure project which explored functionality available from vehicle OBUs and roadside RSUs to understand potential future applicability in supporting roadway safety improvements and developing a better understanding of driver behavior.

The sample of projects listed above demonstrates the capability of the CrossTek team to successfully implement the project according to the Large Mammal Wildlife Crossing System Bid Criteria. Of note, projects completed by CrossTek in Arizona, New Mexico and underway in Nevada closely represent the solution requested in the Bid Criteria for passive thermal detection, analytics, data storage and point-to-point communications with remote driver warning signage. Taken together, all projects listed above demonstrate the deep experience of CrossTek capability to successfully implement this unique application of technology at the Eagle Mountain Crossing Detection Project.

TAB 3 - SCOPE, EQUIPMENT AND COST PROPOSAL (BID)**PROPOSED SCOPE:**

Install Wildlife Detection System with full analytics to accurately detect medium and large size wildlife crossing the roadway and immediately activate signs to warn motorists. Target area will be up to 100 feet by 50 feet on each side of road for wildlife detection. System will be capable of independently tracking 4 separate zones on each side of the road and 2 separate measurement zones within the roadway. Upon accurately detecting medium to large wildlife the detection system will immediately and remotely activate 4 signs (2 Southbound Signs and 2 Northbound signs). System will also measure and log vehicle average speed, class, and count through the Wildlife Detection zone. System will log store all Wildlife Detection events and Vehicle Data for on-site collection every 60 days. System will employ passive thermal technology to detect wildlife with an accuracy of 95% in most weather conditions. We look forward to the opportunity to discuss our solution with you further.

PROPOSED EQUIPMENT:

- **Environmentally Conditioned Control Cabinet** to accept AC power supply with thermostatically controlled heater and fan.
- **AC Circuit line filter, surge, and lightning protection**
- **Weather Protected Passive Thermal Sensors** with field of view to cover the target detection area, mounted on poles, with the following minimum specifications:
 - o Detection distance up to 150 feet
 - o Power consumption less than 11W
 - o Weatherproof and UV resistant, enclosure IP68
 - o Operating temperature range: -29F to 165F
 - o Camera frame rate: 30 FPS
 - o Resolution: VGA (640x480)
 - o Type: Long Wave Infrared (7-14 um)
- **Analytics Software** designed specifically for accurate detection of wildlife presence and vehicle presence data with verifiable accuracy of not greater than 5% false negatives and not greater than 10% false positives.
- **Data Storage Equipment** up to 60 days of animal presence detection events and traffic data storage in main cabinet.
- **Radio Transmission, Antennae and Controls Equipment** for remote sign activation within 2 seconds of verified detection of wildlife. Up to four remote signs to be controlled from main cabinet.
- **Signs, Controls and Comms at Approach Location and at Crossing Edge Location** (Posts, Cabinet, Solar Panel, Charge Regulator and Battery when needed are not included)

PROPOSED TESTING:

- Full Test and Calibration of Equipment Before Project Close-Out

LARGE MAMMAL WILDLIFE CROSSING DETECTION SYSTEM

BID Proposal: EMC-FY23-08



- Test and Calibrate activation of thermal sensors and alarms for accuracy
- Test and Calibrate sign activation accuracy upon Wildlife Detection Alarm
- Test and Calibrate Vehicle Speed, Count and Class for accuracy

SYSTEM MAINTENANCE

- Proposal Includes 1 year of On-Site (if needed) and telephone support of System Maintenance according to manufacturer's recommendations on all parts and equipment.

SYSTEM WARRANTY

- Proposal Includes 1 full year of warranty on all parts and labor.

LINE-ITEM BID PRICE:

Item #	Item Description	Method	Qty	Cost
1	Design and Systems Engineering	LS	1	\$14,750
2	Wildlife Detection Thermal Sensors Installation - 2 Locations	LS	1	\$39,250
3	Static Wildlife Detection Signage Already Installed) - Add Dynamic Flashing Lights Installation with Comms (Approach) - 2 Locations	LS	1	\$6,500
4	Static Wildlife Detection Signage with Dynamic Flashing Lights Installation (At Crosswalk)- 2 Locations	LS	1	\$16,350
5	Main Control Cabinet and Comms, Build, Install and Config with Data Collection - 1 Location	LS	1	\$48,300
6	Wildlife Encounters and Vehicle Data Analytics Calibration and Testing	LS	1	\$19,650
7	Training and Support	LS	1	\$1,700
8	Warranty and Maintenance	Yr	1	\$3,500
Total Bid				\$150,000

Notes:

- 1) All Conduit (2") from Main Cabinet to Camera Poles (x1) and from Mains Power Source to Main Control Cabinet and Conduit on Camera Pole (if required) - Not Included
- 2) Sign Posts (For 4 signs), Camera Poles (2 poles) and Installation of Signposts/Camera Poles - Not Included
- 3) Traffic Control (if required) and Permitting (if required) - Not Included
- 4) Approach Sign Not Included (Already Present on Site) - Comms for Dynamic Remote Activation Control of Approach Sign Is Included
- 5) Power Supply and Termination on 20 Amp Breaker Inside Main Cabinet according to CrossTek Instructions - Not Included
- 6) Lift for mounting Thermal Cameras at Height of 20 feet on Camera poles - Not Included
- 7) Taxes - Not Included

TAB 4 - BID FORM - ATTACHMENT A & B

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ATTACHMENT A

Bid Form

Project Name: **Large Mammal Wildlife Crossing Detection System**

Project Identification: **EMC-FY23-**

ARTICLE 1 - BID RECIPIENT

1.01 This Bid Is Submitted To: **EAGLE MOUNTAIN CITY**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGMENTS

2.01 Bidder accepts all of the terms and conditions of the Advertisement and Instructions to Bidders, including without limitations those dealing with the dispositions of Bid security. The Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all Federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in SC-4.02, and (2) reports and drawings of Hazard Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."

E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and

performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

- F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
- J. Bidder will submit written evidence of its authority to do business in the State or other jurisdiction where the Project is located not later than the date of its execution of the Agreement.

ARTICLE 4 - ATTACHEMENTS TO THIS BID

4.01 The following documents are attached to and made a condition of the Bid:

- A. Bid Form
- B. Additional information and Maps of Mule Deer Crossing

ARTICLE 5 - BID SUBMITTAL

5.01 This Bid is submitted by:

An Individual

Name (typed or printed): _____

By: _____

(Individual's signature)

SEAL,
if required
by State

Doing business as: _____

A Partnership

Partnership Name: _____

By: _____

(Signature of general partner -- attach evidence of authority to sign)

SEAL,
if required
by State

Name (typed or printed): _____

A Corporation

Corporation Name: Crosstek Electrified Barriers LLC

State or Jurisdiction of Incorporation: Washington

Type (General Business, Profession, Service, Limited Liability): Limited Liability

By: [Signature] * See Attached Business Information
(Signature -- attach evidence of authority to sign) • From WA SOS

Name (typed or printed): Tim Hazlehurst

Title: President / Governor

Attest [Signature]
(Signature of Corporate Secretary)

CORPORAT
E SEAL,
if required by

Date of Qualification to do business in Utah [State or other jurisdiction where Project is located]
is 10/19/2022

A Joint Venture

Name of Joint Venture: _____

First Joint Venture Name: _____

By: _____
(Signature of joint venture partner -- attach evidence of authority to sign)

SEAL,
if required
by State

Name (typed or printed): _____

Title: _____

Second Joint Venture Name: _____

By: _____
(Signature of joint venture partner -- attach evidence of authority to sign)

SEAL,
if required
by State

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is party to the venture should be in the manner indicated above.)

5.02 Bid submitted on October 20, 2022



Figure 2, (left) picture of the wildlife gate post and opening on the south side of SR 73 to the west.



Figure 4, (left) picture of the snow fence gate post and opening on the north side of SR 73 to the west. Figure 5 (right) picture of the snow fence gate post and opening north of SR 73.



Figure 1 above, site map and location of where the warning system is to be installed. Symbols correspond to items 1-3 in the text above. August 17, 2022 image.

ATTACHMENT B

Please see the following details and map to assist with project bid.

Construction details:

- Crossing opening on the south side of SR 73 is a 45' opening
- Crossing opening on the north side of SR73 is a 69' opening
- Total length of crossing from opening to opening is 132'
- Equipment provided to excavate access holes and bore under SR 73 and to provide power and connect system. Provided by Eagle Mountain City and or UDOT
- Pipe to sleeve the cables/power provided by Eagle Mountain City and or UDOT
- Poles to erect monitoring system provided by UDOT or EMC.

Additional construction information and index to the attached map.

1. Project located on SR 73 within Eagle Mountain City limits @ 40.369717, -112.027601
2. System to be attached to post on the southeast side of SR 73 behind the wildlife fence located behind the wildlife/highway fence @ 40.369589, -112.027442
3. System to be attached to a post located behind the snow fence on the northeast side of SR 73 @ 40.369929, -112.027632

*Evidence of Authority to sign
on behalf of LLC*

BUSINESS INFORMATION

Business Name:

CROSSTEK ELECTRIFIED BARRIERS LLC

UBI Number:

604 067 506

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

2212 QUEEN ANNE AVE N # 519, SEATTLE, WA, 98109-2312, UNITED STATES

Principal Office Mailing Address:

2212 QUEEN ANNE AVE N # 519, SEATTLE, WA, 98109-2312, UNITED STATES

Expiration Date:

12/31/2023

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/ Registration Date:

12/09/2016

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

ANY LAWFUL PURPOSE

REGISTERED AGENT INFORMATION

Registered Agent Name:

NORTHWEST REGISTERED AGENT, LLC

Street Address:

522 W RIVERSIDE AVE STE N, SPOKANE, WA, 99201-0580, UNITED STATES

Mailing Address:

522 W RIVERSIDE AVE STE N, SPOKANE, WA, 99201-0580, UNITED STATES

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		TIM	HAZLEHURST

APPENDIX C – KEY PERSONNEL RESUMES

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TIMOTHY HAZLEHURST

**Founder & CEO
CrossTek EB, LLC**

Entrepreneur - Inventor – Manager

Developer and installer of the first commercially successful, wildlife detection and motorist warning systems in USA utilizing thermal and radar sensors, located on major public highways with greater than 95% accuracy. Thirty-five years of experience in all areas of company start-up, leadership, finance, electronics design, multi continent manufacturing, sales, distribution, mergers, and acquisitions. Inventor holding design patents for products to manage and deter wildlife from accessing high speed roadways.

PROFESSIONAL EXPERIENCE

CrossTek EB, LLC. Wildlife Innovations

Seattle, WA

2012 - Present

CEO

Managing and leading company with newly developed products for preventing Deadly Wildlife Vehicle Collisions. Acquired ElectroBraid Inc., Wildlife Division in 2012. Directing all aspects of company operations including planning, new product development, patents, sales, installations, finance, contract negotiations and results. Leading the market in a new category of products integrating the best emerging technologies for preventing wildlife vehicle collisions and enhancing safe wildlife habitat connectivity across roadway corridors using state of the art sensors and software analytics to advise motorist warning systems.

ElectroBraid Inc., Wildlife Division

Payson, AZ

2009 - 2011

President

General management, strategic direction, project installation management for company turn-around and development of wildlife safety and habitat connectivity mitigation products. Lead strategic direction in all departments with full responsibility for turning around the bottom-line from annual \$1 million losses to fully sustainable levels of net profit on sales.

RECENT PROJECTS

- Design & Install Thermal Sensor Wildlife Detection System, Arizona SR 260
- Design & Install of ZapCrete Electrified Barriers, 2 State Highways in Montana
- Design & Install of advanced wildlife detection & warning systems in New Mexico
- Design & Install of motorist response data measuring & collection system in NM
- Design & Deliver Radar based wildlife detection and warning system in Colorado

EDUCATION

Animal Science – University of Vermont



Project Roles

Systems Design

Project Management

Planning & Requirements Definition

Electrical Engineering

Testing & Commissioning

Education

B.Eng. Electrical Engineering

- *University of Victoria*

Registration

EGBC

APEGA

APEGNL

APEGNB

Years of Practice

25+ years

EXPERIENCE

Mr. Steele is a Project Manager, Senior Systems Engineer, and President of PBX Engineering in Vancouver, B.C.

Areas of Expertise

Mr. Steele has worked with a diverse portfolio of companies and agencies, developing a unique level of experience and understanding in the design and deployment of complex transportation, industrial, and security projects, where software and systems integration often play a pivotal role. He has been a key part of the planning stages of many large scale multi-disciplinary projects and has been recognized by his peers as a highly competent and innovative professional with the communication skills and technical savvy required to develop leading-edge systems. His project management experience includes projects ranging from small and medium size design assignments, to **\$24,000,000 transportation projects, \$14,000,000 security programs, and \$52M industrial projects**. Over his 25 year career, Mr. Steele has built many strong relationships. His exceptional communication skills have enabled him to effectively manage requirements and interests from multiple stakeholder groups and agencies, for which an astute understanding of context and a diplomatic approach are necessary in order to carefully navigate diverging interests.

Experience & Expertise Highlights

Mr. Steele has extensive and distinguished experience in the planning and design of detection and warning systems, ITS, transit, port/marine, and commercial vehicle projects.

- Project manager or lead engineer on 14 award winning projects – including national award for WDS
- Extensive experience with sensor-based detection systems
- Has overseen the design of 8 Wildlife Detection Systems
- Current Chairperson of the ITS Canada Board of Directors
- Worked on transportation and security projects in BC, Alberta, New Brunswick, Nova Scotia, California, Washington, Oregon, Hawaii, Africa, & New York
- Prepared numerous design and strategy reports with regional significance
- Presented papers at numerous conferences, including keynote addresses at several transportation and security conferences

KEY PROJECT HIGHLIGHTS

- **Wildlife Detection System (WDS) Highway 3**, BC Ministry of Transportation and Infrastructure (BC MoTI)
- **WDS SH13**, Colorado DoT
- **WDS Highway 2, 33, 40**, Alberta Ministry of Transportation
- **WDS, Jasper Highway 16**, Parks Canada
- **WDS, Banff**, Parks Canada
- **WDS, Jasper**, Parks Canada
- **WDS Cuba**, New Mexico DoT
- **WDS Highway 16**, Saskatchewan Ministry of Transportation
- **Automated Avalanche Detection System**, BC MoTI
- **Perimeter Intrusion Detection System (PIDS)**, Vancouver Airport Authority
- **Rail Crossing Information System**, BC MoTI
- **George Massey Tunnel Congestion Warning System**, BC MoTI
- **George Massey Tunnel Emergency Closure System**, BC MoTI
- **Border Advanced Traveller Information System**, BC MoTI
- **Fraser River Advanced Traveller Information System**, BC MoTI
- **Highway 99/91 Travel Time Information System**, BC MoTI
- **Pattullo Bridge, Golden Ears Bridge, Knight St Bridge ITS**, TransLink
- **Port Mann Bridge**, BC MoTI
- **Deltaport Vehicular Access Control System (VACS)**, Vancouver Fraser Port Authority
- **South Shore Corridor ITS Program**, Vancouver Fraser Port Authority
- **City-Wide Travel Time System**, City of Surrey
- Counterflow Lane Control Systems: **George Massey Tunnel, Lions Gate Bridge, Pitt River Bridge, Cassiar Tunnel**, BC MoTI; **Pattullo Bridge**, TransLink; **Bow Trail, Memorial Drive**, City of Calgary



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

Thursday, September 29, 2022

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

SUBJECT: Sweetwater Industrial phase "A" plat 1 into warranty Bond Release

City Recorder:

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

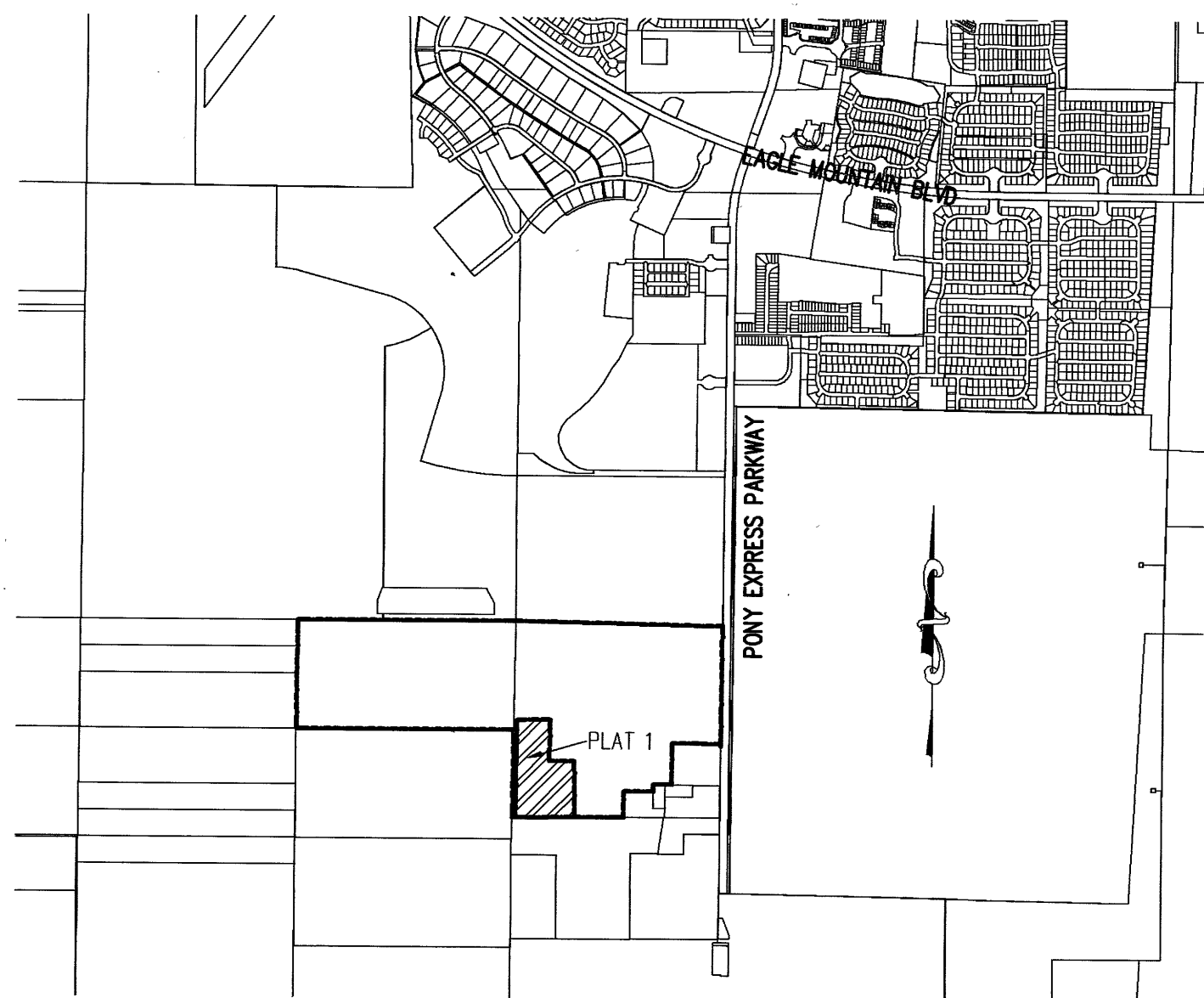
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SWEETWATER INDUSTRIAL PHASE A PLAT 1



VICINITY MAP

SETBACK NOTES:

FRONT SETBACK = 25'
SIDE SETBACK = 50' (SIDE SETBACK CAN BE ZERO NEXT TO OTHER INDUSTRIAL PROPERTIES)
REAR SETBACK = 20'
NO BUILDING SHALL BE CLOSER THAN 10 FEET FROM ANY PRIVATE ROAD, DRIVEWAY, OR PARKING SPACE.

DIRECT COMMUNICATIONS

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

Monica Clifford
DIRECT COMMUNICATIONS

1/20/2021
DATE

LOT DRAINAGE NOTES:

1. EACH LOT WILL RETAIN ITS OWN STORM RUNOFF. STORM RUNOFF IN THE ROADWAYS WILL BE CONVEYED UNDETAINED TO THE EXISTING 54" STORM DRAIN PIPE LOCATED IN 1020 EAST.

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 21 day of January, 2021

Dominion Energy

By *Danly Edwards*

Title *Pre-Comp*

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

ROCKY MOUNTAIN POWER

DATE

Del Edwards 1/20/21

FUTURE DEVELOPMENT AREA

MONTE VISTA RANCH
59:056:0039

PHASE A PLAT 1 CALCULATIONS

TOTAL ACREAGE:	16.722 ACRES
BUILDABLE ACREAGE:	16.722 ACRES
TOTAL ACREAGE IN LOTS:	15.285 ACRES
RIGHT-OF-WAY AREA:	1.437 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	332,918 SF/7.643 ACRES
LARGEST LOT SIZE:	441,700 SF/10.140 ACRES
SMALLEST LOT SIZE:	224,135 SF/5.145 ACRES
OVERALL DENSITY:	0.12 LOTS/ACRE
TOTAL # OF LOTS:	2 LOTS

FUTURE DEVELOPMENT AREA

MONTE VISTA RANCH
59:056:0039

LOT 1
441,700 S.F.
10.14 ACRES

LOT 2
224,135 S.F.
5.145 ACRES

NW COR SEC 24
T6S, R2W, S1B&M
1976 BRASS CAP

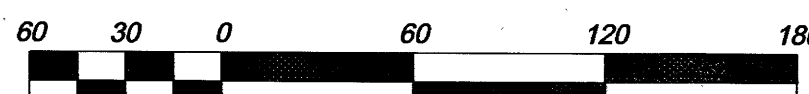
W QTR COR SEC 24
T6S, R2W, S1B&M
1958 BRASS CAP

FIRE NOTE:

THREE (3) FIRE HYDRANTS MEET FIC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	19.00	29.48	88°53'11"	26.61	N 45°13'22" E
C2	19.00	30.21	91°6'49"	27.13	N 44°46'58" W



Scale 1" = 60'

SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Jan. 19, 2021
DATE

Aaron D. Thomas
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°46'27" EAST ALONG SECTION LINE 266.50 FEET AND NORTH 89°39'38" EAST 38.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°46'27" EAST A DISTANCE OF 1195.60 FEET; THENCE NORTH 89°50'46" EAST A DISTANCE OF 447.66 FEET; THENCE SOUTH 00°46'27" WEST A DISTANCE OF 507.02 FEET; THENCE NORTH 89°39'38" EAST A DISTANCE OF 275.11 FEET; THENCE SOUTH 00°20'22" EAST A DISTANCE OF 687.00 FEET; THENCE SOUTH 89°39'38" WEST A DISTANCE OF 736.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 728,414 SQUARE FEET OR 16.7221 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):

PRINTED NAME OF OWNER

ENT 36841:2021 Map # 17559
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 FEB 23 10:45 AM FEE \$44.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):

PRINTED NAME OF OWNER

OWNER: Monte Vista Ranch LLC
PRINTED NAME TIFFANY NALDER

AUTHORIZED SIGNATURE(S)

Tiffany Nalder
1/20/2021

T. Nalder
AUTHORIZE SIGNATURE 1/20/2021

ACKNOWLEDGMENT

On the 28 day of January, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 3/4/2024

Jeff B. Koford
NOTARY PUBLIC SIGNATURE

711066
COMMISSION NUMBER

Jeff B. Koford
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 28 day of January, 2021.

APPROVED BY MAYOR
Thomas D. Thomas

APPROVED BY CITY ATTORNEY
Jeff B. Koford

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 1

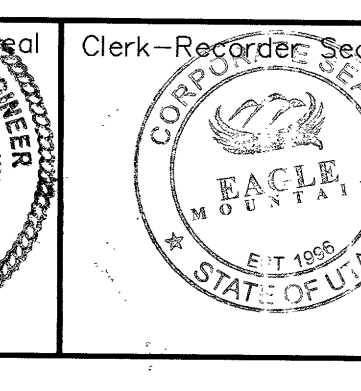
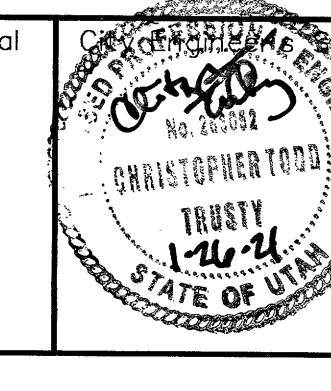
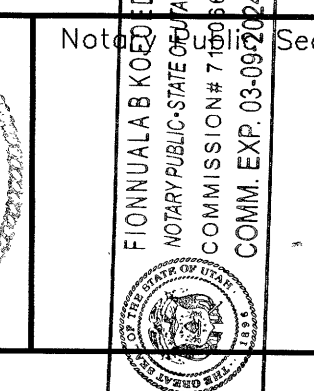
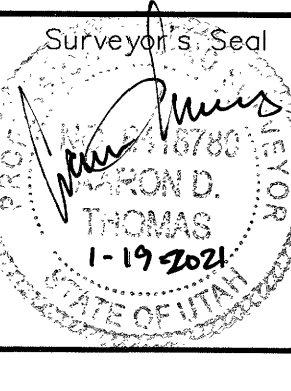
SWEETWATER INDUSTRIAL PHASE A SUBDIVISION

LOCATED IN THE NW CORNER OF SEC 24, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET



17559



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

Thursday, September 29, 2022

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

SUBJECT: Lone Tree phase "F" plat 1 out of warranty Bond Release

City Recorder:

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

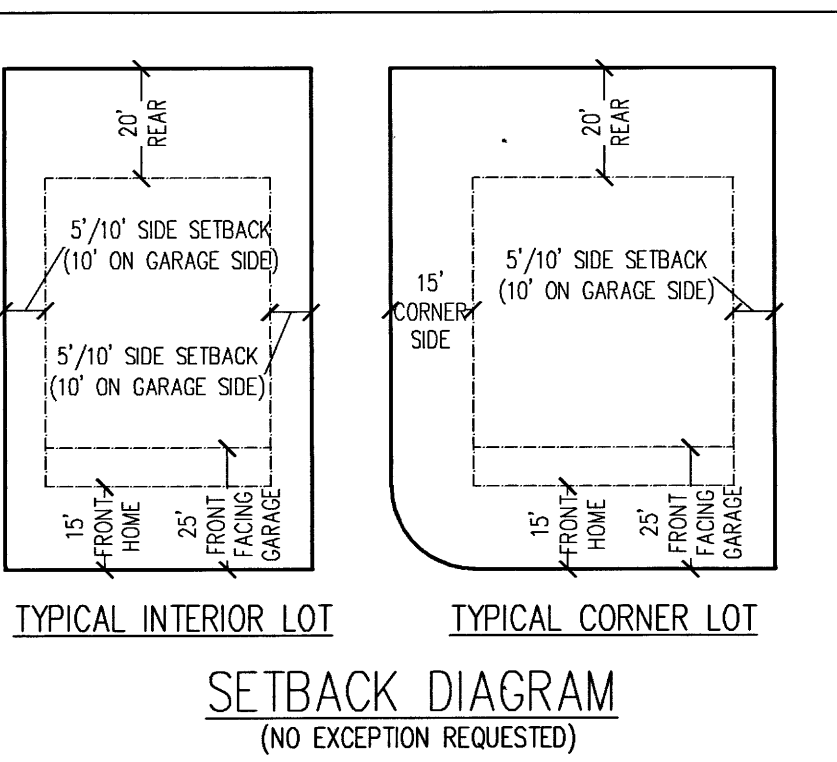
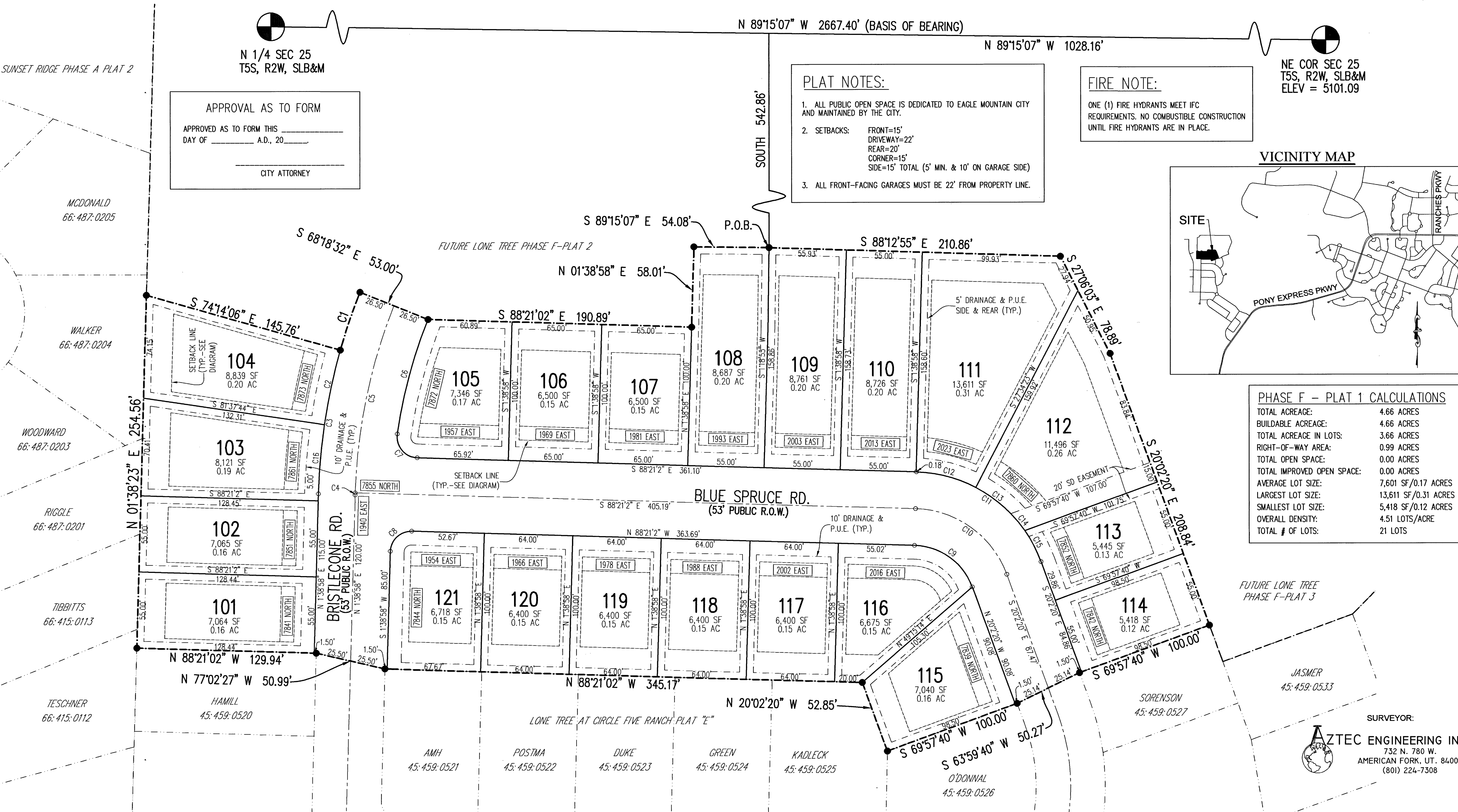
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

LONE TREE AT CIRCLE FIVE RANCH PHASE F - PLAT 1



CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	426.50	44.11	5°55'34"	44.09	N 18°43'41" E
C2	426.50	55.04	7°23'38"	55.00	N 12°45'5" E
C3	426.50	105.07	14°6'56"	104.81	N 8°42'26" E
C4	400.00	1.50	0°12'53"	1.50	N 1°45'24" E
C5	400.00	138.42	19°49'37"	137.73	N 11°46'39" E
C6	373.50	85.74	13°9'10"	85.55	S 15°6'53" W
C7	15.00	25.37	96°53'20"	22.45	S 39°54'22" E
C8	15.00	23.56	90°0'0"	21.21	S 46°38'58" W
C9	46.00	54.84	68°18'42"	51.65	S 54°11'41" E
C10	72.50	86.44	68°18'42"	81.41	S 54°11'41" E
C11	99.00	118.03	68°18'42"	111.17	S 54°11'41" E
C12	99.00	44.79	25°55'26"	44.41	S 75°23'20" E
C13	99.00	31.91	18°28'3"	31.77	S 53°11'35" E
C14	99.00	15.91	9°12'32"	15.89	S 39°21'18" E
C15	99.00	25.42	14°42'42"	25.35	S 27°23'41" E
C16	426.50	50.04	6°43'19"	50.01	N 5°0'37" E

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
Belinda M. Smith 1-38-21
DATE
DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 tariff.
Angie S. 2/1/21
DATE
DIRECT COMMUNICATIONS

DOMINION ENERGY UTAH
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights or other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 1 day of February, 2021
By *Quayle Eldridge*
Title *Pre-Comm*
17558

SURVEYOR'S CERTIFICATE
I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
DATE Jan. 26, 2021
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
Beginning at a point located North 89°15'07" West along section line 1028.16 feet and South 542.86 feet from the Northeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian;
thence South 88°12'55" East, a distance of 210.86 feet; thence South 27°06'03" East, a distance of 78.89 feet; thence South 20°02'20" East, a distance of 208.84 feet; thence along the northerly boundary of Lone Tree at Circle Five Ranch Plat "E" the following seven courses and distances: 1) South 69°57'40" West 100.00 feet, 2) South 63°59'40" West 50.27 feet, 3) South 69°57'40" West 100.00 feet, 4) North 20°02'20" West 52.85 feet, 5) North 88°21'02" West 345.17 feet, 6) North 77°02'27" West 50.99 feet, and 7) North 88°21'02" West 129.94 feet; thence North 01°38'23" East along the easterly boundary of Sunset Ridge Phase A Plats 1 and 2, a distance of 254.56 feet; thence South 74°14'06" East, a distance of 145.76 feet; thence along the arc of a 426.50 foot curve to the right through a central angle of 05°55'34" for 44.11 feet (chord bears North 18°43'41" East 44.09 feet); thence South 68°18'32" East, a distance of 53.00 feet; thence South 88°21'02" East, a distance of 190.89 feet; thence North 01°38'58" East, a distance of 58.01 feet; thence South 89°15'07" East, a distance of 54.08 feet to the point of beginning.
Containing 202,774.35 square feet or 4.6551 acres, more or less.
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN CITY PLAT DEDICATION
We, the undersigned owners of all the real property depicted on this plat and described in the surveys certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-3a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer, and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.
OWNER(S):
PRINTED NAME OF OWNER
AUTHORIZED SIGNATURE(S)
AUTHORIZED SIGNATURE(S)

349222021 Map # 17558
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 24 1:58 pm Fee \$2.00 by TM
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION
We, the undersigned owners of all the real property depicted on this plat and described in the surveys certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-3a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer, and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.
OWNER(S):
PRINTED NAME OF OWNER
AUTHORIZED SIGNATURE(S)
AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT
On the 2 day of February, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.
A Notary Public Commissioned in Utah
MY COMMISSION EXPIRES 12-15-23
NOTARY PUBLIC SIGNATURE
COMMISSION NUMBER 709307
PRINTED FULL NAME OF NOTARY Brian Rammell
SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 18 DAY OF February, 2021.
APPROVED BY MAYOR *Christopher T. Smith*
APPROVED BY ENGINEER (SEE SEAL BELOW) *Christopher T. Smith*
ATTEST BY CITY RECORDER (SEE SEAL BELOW) *Andrea Allen*

FINAL PLAT 1
LONE TREE AT CIRCLE FIVE RANCH PHASE F
SUBDIVISION
LOCATED IN THE NE QUARTER OF SEC 25, TOWNSHIP 5S, RANGE 2W, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET
Surveyor's Seal
Notary Public Seal
City Recorder Seal
Clerk-Recorder Seal
CORPORATE SEAL
STATE OF UTAH
CORPORATE SEAL
STATE OF UTAH
CORPORATE SEAL
STATE OF UTAH

Sec. 25, T5S, R2W
Ta 038



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 1, 2022**

TITLE:	Smith Ranch Community Park Design Services Change Order #2 - MHTN Architects		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$12,500.00		
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Brad Hickman

RECOMMENDATION:

Staff recommends that the City Council approve change order #2 in the amount of \$12,500.00 for the Design Services for Smith Ranch Community Park.

BACKGROUND:

During concept plan approval for Smith Ranch Community Park, the City Council advised staff to consider exploring a design and cost for a skate park to be installed into park plans. Staff has worked with MHTN Architects to get a proposal from Spohn Ranch Inc. for design services and construction documents. This change order will allow staff to begin the process of design and implementation into construction documents. The additional scope of work is for civil utility impacts such as storm water drainage from the skatepark. This will also include electrical design for lighting of the skatepark. Additionally, the increase for MHTN is to cover the coordination of these items as well as some additional details related to the playground areas in the park.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Smith Ranch Park Additional Scope of Work](#)

August 31, 2022



Brad Hickman
Parks and Recreation Director
Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

Re: Smith Ranch Park Additional Scope

Brad,

We are pleased to submit our fee proposal regarding the Additional Scope of Services for the Smith Ranch Park.

Additional Scope of Work:

We will provide Landscape Architecture and Civil Engineering Services for the project. Our team's design and construction administration services include:

- Coordination of the added skate park and playground equipment with the existing construction documents of the park.
- Design, documentation, and layout of the changes to the site plan due to changes to the playground equipment and the addition of the skate park.
- Design, documentation, and layout of the changes to the Planting Plan due to changes to the playground equipment and the addition of the skate park.
- Design, documentation, and layout of the changes to the Irrigation Plan due to changes to the playground equipment and the addition of the skate park.
- Design and documentation of the drainage and storm water systems due to the addition of the skate park.
- Design and documentation of additional site lighting due to the addition of the skate park.
- Changes to the Project Specifications

Additional Scope Compensation:

MHTN proposes a fixed fee of Twelve Thousand, Five Hundred Dollars and Zero Cents (\$12,500.00).

Landscape Architectural Services – MHTN Architects	\$4,500.00
Civil Engineering – Civil Solutions Group	\$6,500.00
Electrical Engineering – BNA Engineers	\$1,500.00
Total Additional Scope Fee	\$12,500.00

Reimbursable Expenses:

Includes all printing involves in owner's reviews and printed bid set. Additional on-site meeting beyond those outlined in the scope of work are considered additional services and will be billed on a monthly basis at 1.1 times their cost.

Exclusions:

Geotechnical studies, Mechanical Engineering, Code review costs, 3D renderings, Permit Fees, Cost Opinions, and Special inspections are excluded from the scope of this project.

If you have any questions regarding the content of this proposal, please feel free to contact me at any time. Thank you for considering us in this design effort.

By signing this letter, you agree to have MHTN go forth with services. This fee proposal is valid for sixty days.

Sincerely,

MHTN Architects, Inc.



Vincent Olcott, ASLA
Director of Landscape Architecture

MHTN Architects, Inc.



J. Ryan Wallace, AIA, AICP
Principal in Charge

Eagle Mountain City

Brad Hickman
Parks and Recreation Director

Date: _____



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

October 18, 2022, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Carolyn Love, and Brett Wright. Councilmember Jared Gray was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Todd Black, Wildlife Biologist/Environmental Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; and Embret Fossum, UFA Battalion Chief.

CITY STAFF PRESENT ELECTRONICALLY: Jeff Weber, Fleet and Facilities Manager; Tyler Maffitt, Communications Manager; Jeremy Cook, City Attorney; and Angela Valenzuela, Human Resources Manager.

Mayor Westmoreland called the meeting to order at 5:38 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

City Administrator Paul Jerome presented the following updates:

Community Development

- Tickville Wash – A check dam using concrete barriers will be installed in the Tickville Wash in the Evans Ranch area next week. This will slow the flow, collect debris, and reduce erosion on the banks.

Communications

- The Communications Department is working to collect data on behalf of the Planning Department about the perception and future of the Tickville Wash. The survey, available on social media, will be open until Friday, October 21st.
- The City's Economic Development website is being rebuilt. Completion of this upgrade is anticipated for October 27th and is designed to enhance economic development efforts within the City.

Parks/Recreation/Events/Cemetery

- Walden Park Observatory: Staff, Utah Valley University, and Design Architects have been communicating on all electrical and digital connections needed for the building to support the

telescope use. Full construction documents should be completed sometime before the end of October.

- Smith Ranch Community Park: Staff is waiting for the 90% review of construction documents which include the skatepark and playground equipment. Construction documents for the park should be available by the end of October.
- Off-Street Trail Network: Staff will be digitizing GIS data to verify trails that have been mapped during the last couple of years. After the trails have been mapped and digitized there will be effective data to move forward with the installation of trail and directional signage. This data will document the percentage of trails on City and private property and allow the City to analyze the best strategies to obtain and retain these trails.
- Adaptive Trick or Treat: Thank you to all the residents, staff, and City representatives that attended the adaptive trick or treat. There was a great turnout for the event. The City continues to receive feedback requesting more of these events. A special thanks to the Events Department for developing and pioneering such a great event.

Engineering

- The Utah Department of Transportation has completed the striping on Wride Memorial Highway prohibiting U-turns due to safety concerns.
- The City is in the process of acquiring property for the Old Airport Road expansion.
- The Stonebridge Lane and Woodhaven Boulevard traffic signal designs are at 90% completion. Eagle Mountain and Saratoga Springs will review the Woodhaven signal.
- The Mid Valley widening, on the south side of Frontier Middle School, required additional engineering due to drainage issues. The project should be ready to get pricing from Kenny Seng or to be put out to bid.
- The remainder of the Mid Valley widening design, west to Eagle Mountain Boulevard, is at 75% completion. The City will be getting legal descriptions to approach landowners for right-of-way purchases.

Mr. Jerome clarified that the check dams will have a man-made appearance. Accessibility limitations to the wash make natural materials, such as rock, an unviable option.

Wildlife Biologist/Environmental Planner Todd Black explained that gabion cages were considered; however, check dams were determined to be the best option. The check dams will disperse but not prevent the water flow.

1.B. DISCUSSION – Transportation Master Plan

City Engineer Chris Trusty reviewed the changes Horrocks Engineers has made to the plan based on the City Council's feedback:

- Existing street cross sections with emergency lanes replaced cross sections showing bike lanes. Roadway widths were the same in both cross sections.
- Text was added or altered to convey that alternate transportation modes are included to complement but not to replace vehicle trips.
- Planning for alternative transportation in this plan does not reduce the recommended road improvements.

- The Eagle Mountain Bicycle and Pedestrian Master Plan was removed from the Transportation Master Plan, but a link is still provided so as the plan changes in the future, the link will reference the current plan.
- Wildlife Corridor – the plan makes it clear that conflicts with the wildlife corridor will require coordination with the City and has shown which types of crossings will most likely be required as roadways are improved.

Mr. Trusty indicated that he is amenable to the inclusion in the plan of the suggestions made by the Eagle Mountain Nature and Wildlife Alliance that were submitted in an email to the Mayor, City Council, and City Engineer requesting verbiage indicating the City is proactive in seeking funding for mitigation efforts, minimum standards from the Federal Highway Administration Wildlife Structure Crossing handbook, heavily discouraging roads in the corridor, and that any roads allowed should incorporate animal and human conflict mitigation measures.

Mayor Westmoreland stated that Eagle Mountain is setting a wildlife protection standard for other cities to follow. He agrees with the inclusion of verbiage supporting those efforts to prevent human and wildlife conflicts.

Councilmember Burnham concurred and supported the suggested wording submitted by the Wildlife Alliance.

Councilmember Wright said although he agrees with the mitigation suggestions and thinks that alternative methods of transportation should be considered, he desires the Master Transportation Plan to clearly indicate that the primary focus is on vehicular traffic. Bus route 806 with two stops was established in 2008 and the route has not changed and no additional services have been provided since inception. The City should be strategic in determining where emergency lanes and bike lanes are indicated to be able to qualify for associated funding opportunities. He is concerned with the proposal to adopt the Complete Street Policy and will vote against the plan unless the policy is removed.

Councilmember Burnham clarified that express buses were popular in the City and well utilized. Although the current bus route is used by students traveling to the University of Utah, it is inconvenient for most business travelers due to excessive travel times and circuitous travel routes. A Frontrunner stop and park and ride and bus areas are being considered because the City lacks areas with the 40 units per acre density required for TRAX lines.

Discussion confirmed that the City has received partial funding for two park-and-ride locations near or within Eagle Mountain and compared the benefits and challenges of various transit needs and types.

Councilmember Curtis recommended partnering with one of the larger companies within the City to sponsor a private ride-share company to provide transportation services to residents.

Mr. Trusty said staff tries to stay informed of projects that qualify for corridor preservation funding; however, properties under eminent development are prioritized and the owner of the property must be willing to sell the land. He believes that increasing the collector road to a minor

arterial will be sufficient for traffic generated in the Hidden Valley area of the City. He suggested adding verbiage that the City may select specific arterials to incorporate a bike lane in lieu of the emergency lane for funding consideration.

Councilmember Love supported the City being prescriptive and selective about bike lanes to qualify for funding, especially where the asphalt width will remain unaltered.

Mayor Westmoreland noted that roads that may be acquired by the Utah Department of Transportation in the future should be built to adhere to their standards.

Councilmember Burnham advocated for making residential roads and intersections safer for pedestrians and cyclists as foot and bike traffic are the primary mode of transportation within a neighborhood.

Councilmember Wright requested that staff search for funding possibilities to connect the trail network in the City at the locations identified in the plan to increase safety for nonvehicular traffic while focusing on vehicle needs.

Councilmember Curtis stated his preference to determine individual standards, in part due to concerns with the Complete Street Policy. He requested the capital facilities plan projects be indicated on a numbered map showing the locations of the projects. He expressed concern about the impact of the future freeway location on existing single-family homes in Sage Valley and North Ranch, and he suggested the freeway transverse the commercial area.

Mr. Trusty clarified that the projects will be identified on a map within the impact fees facility plan. Moving the future freeway to the east would increase the use of the freeway and reduce congestion and eliminate the need to widen Pony Express Parkway.

Assistant City Administrator/Community Development Director Steve Mumford said the City has funding in this year's budget to update the General Plan which will incorporate the road network in the revised Transportation Master Plan.

Discussion ensued regarding the impacts and viability of potential locations for the future freeway.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. AGREEMENT – Second Addendum to the Concession Agreement between Eagle Mountain City and the Eagle Mountain Chamber of Commerce for Additional Ladder Sign Locations.

Councilmember Burnham stated she was in favor of staff having the authority to determine and select the appropriate sign location from the options provided by the Chamber. Councilmembers Wright and Love agreed.

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

Councilmember Wright stated that he felt the Council had provided a fair compensation offer during the previous review of the item for work that had not been contracted. He is uncomfortable with approving an increase for an additional \$23,047.91, especially as the Council already considered the item and the company had indicated they recognized the City was not obligated to pay them. Although he recognized he is not familiar with the company and how they are being impacted, a business owner is responsible for tracking services contracted and provided.

Mr. Trusty explained that the bill provided by the contractor was at a discounted amount and the full contracted services would have been around \$120,000. Their low overhead margin of 2.5% resulted in both a loss of income and incurred expenses. Staff lacks the expertise to have provided the services. The City has had a good working relationship with Aqua Engineering Services and will likely work with them on future projects. Generally, the request for proposal will include contract administration. However, in this case, the City had omitted those administrative services. During the initial discussions regarding compensation, the representative had not been aware of the extent, scope, and cost of the services provided. Nevertheless, the responsibility for providing uncontracted services rests with the contractor.

Mr. Jerome clarified that staff had suggested the previously approved 50% compensation as a compromise, not the contractor. Even the 75% compensation would result in financial hardship to the contractor. Although the City had not contracted for the work with the company, the services were needed, and bidding for the project would have resulted in a higher cost. As such, he was willing to entertain their request for the Council to reconsider the compensation offer.

Councilmember Curtis stated he was struggling to pay for uncontracted services after the work had been performed.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Name of Fire Station 253.

Mayor Westmoreland stated that "Mid Valley Fire Station" was an appropriate name. After consideration of other names, the name received consensus from the Council.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 7:09 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Carolyn Love, and Brett Wright. Councilmember Jared Gray was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Brad Hickman, Parks and Recreation Director; Todd Black, Wildlife Biologist/Environmental Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Utah County Sheriff's Office Deputy Max Morgan; and Embret Fossum, UFA Battalion Chief.

CITY STAFF PRESENT ELECTRONICALLY: Jeff Weber, Fleet and Facilities Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:27 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

City Administrator Paul Jerome introduced Utah County Sheriff's Office Deputy Max Morgan.

- Eagle Mountain is hosting its Bag the Leaf program once again this year. Beginning October 25th, residents can place bags of leaves on the curb of their property, and City crews will dispose of them. Bags are now available at Eagle Mountain City Hall. Help Eagle Mountain keep its storm drains clear by participating in Bag the Leaf.
- The City's annual Turkey Trot will take place Thursday, November 24th. The race starts at 8:00 a.m. Please see Eagle Mountain social media for additional details and registration information.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:31 p.m.

Jeff Ruth announced a change in leadership at the American Legion Post 111. Brad Wright was elected Post Commander; Mr. Ruth is Vice Commander. He said the Veterans Breakfast will be on Saturday, November 12th at 9:00 a.m. Volunteers will arrive at 7:00 a.m. and a speaker will present around 9:30 a.m. The Youth Council and Boys Scouts will assist with the event and Facebook and Tyson are sponsoring the event.

Mayor Westmoreland closed public comment at 7:36 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked the meeting participants and apologized for being unable to attend in person.

Councilmember Burnham

Councilmember Burnham expressed gratitude to unsung citizens willing to help make Eagle Mountain a greater place and to those attending or listening to the meeting virtually.

Councilmember Love

Councilmember Love thanked and expressed appreciation to residents that look out for each other and help their neighbors, friends, and strangers.

Councilmember Wright

Councilmember Wright welcomed the meeting participants and thanked staff. He recognized and thanked the first responders for their training and expertise to be ready to respond to emergencies. He expressed compassion and support for individuals battling breast cancer, as well as any other type of cancer. He encouraged them and expressed his desire to instill hope in them that there is light at the end of the tunnel and possibilities to get through their challenges.

Mayor Westmoreland

Mayor Westmoreland expressed his support to those battling cancer.

CONSENT AGENDA

9. AGREEMENTS

9.A. AGREEMENT – Second Addendum to the Concession Agreement between Eagle Mountain City and the Eagle Mountain Chamber of Commerce for Additional Ladder Sign Locations.

10. BOND RELEASES

10.A. SilverLake 18 – Out of Warranty

10.B. SilverLake 23 – Out of Warranty

10.C. SilverLake 24 – Out of Warranty

10.D. SilverLake 25 – Out of Warranty

10.E. SilverLake 27 – Out of Warranty

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

12. MINUTES

12.A. October 4, 2022 Minutes – Regular City Council Meeting

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Name of Fire Station 253.

MOTION: *Councilmember Wright moved to approve the consent agenda, removing item 11.A., Wastewater Treatment Plant Expansion Change Order #5, and placing it as a scheduled item for further discussion, with the change to the minutes as noted, and approving the name Mid Valley Fire Station. Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☒ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

SCHEDULED ITEMS

11. CHANGE ORDERS

11.A. Wastewater Treatment Plant Expansion Change Order #5 – Aqua Engineering

Mayor Westmoreland reviewed the item and the associated discussion during the previous meeting and work session.

Discussion ensued regarding potentially offering additional compensation amounts lower than the proposed \$23,047.91 as a gesture of goodwill, the limited number of contractors that provide these services, and the likelihood that the City will work with the contractor again.

MOTION: *Councilmember Wright moved to deny Wastewater Treatment Plant Expansion Change Order #5 for Aqua Engineering. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☒ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

14. DISCUSSION

14.A. Water Wise Landscaping

Councilmember Wright expressed concerns about requirements to qualify for grant funding for the LocalScape program restricting turf to 35% of the landscaped area. He supports requiring waterwise landscape valves, showerheads, and faucets for new construction. He suggested the City purchase the valves in bulk and encourage and incentivize residents to change to waterwise products to reduce the burden on the water system rather than mandating compliance.

Councilmember Burnham said she attended a class at ULCT that provided examples of yards with 35% turf landscaping that consolidated the grass space in the center of the lawn. She encouraged the Council to view examples of yards in compliance with the 35% requirement before making a decision. The class also recommended offering incentives for larger trees for multifamily areas which reduce the visual impact of the buildings. Residents are more amenable to water reduction changes during a drought; however, the changes are most needed due to population growth.

Mr. Jerome clarified that the 35% restriction only applies to front and side yards and prohibits grass in the park strips.

Councilmember Curtis expressed frustration with the conservancy districts' recommended requirements because he feels they are not appropriate solutions for the City. He is in favor of promoting voluntary water use reductions through City-funded incentives rather than being punitive to residents or reducing required water allocations for development. He is concerned with problematic logistics that result in undesirable, unappealing outcomes.

Discussion contemplated and considered:

- The difference in water consumption between traditional and waterwise landscaping;
- Educating residents regarding water waste;
- Balancing water use and trees and landscaping to offset temperature;
- City efforts and programs in development to lead by example with waterwise landscaping;
- Financial limitations for residents desiring to convert to waterwise landscaping;
- Partnering with Utah State, Trees Utah, or other groups to create areas of example landscaping;
- Requiring a minimum of plants or a maximum of non-plant material such as rock;
- Working with builders to find desirable, aesthetically pleasing, and practical solutions;

- Water features;
- Educating residents about the amount of water they and their neighbors are using and how much water they should be using;
- Focusing first on new construction;
- Offering tours and awards highlighting example yards; similar programs in other cities have resulted in neighbors opting to relandscape their yards in a similar fashion;
- Offering classes on how to change your sprinklers from spraying to a drip system; and
- Providing avenues that reduce the necessary water allocations for new residential and commercial developments.

14.B. Tickville Wash Trail

Parks and Recreation Director Brad Hickman said he envisions trails adjacent to Tickville Wash and in the powerline corridor. He noted the difficulty of installing trails in some areas of the City and the importance of being strategic in planning the trail network.

Mayor Westmoreland stated that the City's goal in preserving rather than piping and covering the washes is to create an aesthetic wildlife recreation amenity while managing and maintaining the functionality of the washes.

Discussion ensued regarding the following:

- Mapping out and detailing the needs and cost of the trail network following similar systems in other cities to make a regional amenity to draw residents from other areas to the City;
- Installing trails along the wash to connect Smith Ranch Park and Woodhaven Park;
- Providing a wide trail striped for pedestrians, bikes, and electrical scooters;
- Determining the setback from the wash and revegetating some areas;
- Obtaining and purchasing land for the trails;
- The potential for the trail network to provide education and promote wildlife appreciation resulting in support for City conservation expenses;
- Comprehensively addressing issues for maintaining the integrity of the washes such as running sewer pipes, managing stormwater flows, engineering, reinforcement, and erosion;
- Striking a balance between recreation activity and wildlife conservation;
- Drafting a long-range, master plan identifying problematic areas, potential solutions, and connectivity for the overall trail network;
- Communicating with adjacent cities for a potential connection to their pedestrian and bike trail networks and the plan for a Camp Williams Trail; and
- Methodology and education to create a culture to value, respect, and protect wildlife.

Mr. Mumford confirmed that the City received Mountainland Association of Government funding for a trail in the powerline corridor from Pony Express Parkway to Wride Memorial Highway. Land has been preserved along the Tickville Wash in several subdivisions for a future trail.

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love

Councilmember Love welcomed Brad Wright as the new American Legion Post 111 Post Commander. She looks forward to working with him to offer resources to veterans and to promote participation.

Councilmember Wright

Councilmember Wright said the Parks and Recreation Advisory Board has inquired if the Council has any tasks or projects for the Board to work on.

Councilmember Curtis

Councilmember Curtis informed the Council that Alternate Commissioner Strong had the opportunity to vote during the October 11th Planning Commission meeting due to the absence of a Commissioner. He feels the addition of an alternate member is functioning well and has proven to be a beneficial method to train and prepare individuals to fill future vacancies.

Councilmember Burnham

None.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Burnham moved to adjourn at 8:54 p.m. Councilmember Wright seconded the motion.*

Those Voting Yes

☒ ***Donna Burnham***

☒ ***Colby Curtis***

☐ ***Jared Gray***

☒ ***Carolyn Love***

☒ ***Brett Wright***

Those Voting No

☐ ***Donna Burnham***

☐ ***Colby Curtis***

☐ ***Jared Gray***

☐ ***Carolyn Love***

☐ ***Brett Wright***

Those Abstaining

☐ ***Donna Burnham***

☐ ***Colby Curtis***

☐ ***Jared Gray***

☐ ***Carolyn Love***

☐ ***Brett Wright***

Those Absent

☐ ***Donna Burnham***

☐ ***Colby Curtis***

☒ ***Jared Gray***

☐ ***Carolyn Love***

☐ ***Brett Wright***

The motion passed with a unanimous vote.

The meeting was adjourned at 8:54 p.m.

Approved by the City Council on November 1, 2022.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 1, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Amended Plat and Related Right-of-Way Vacation Petition for Scarlet Ridge Phase A, Plat 1.		
ITEM TYPE:	Recorded Plat Amendment		
FISCAL IMPACT:	n/a		
APPLICANT:	NCS DEVELOPMENT LLC; Ryan Kent and Sheldon Killpack representing		
GENERAL PLAN DESIGNATION RD2	CURRENT ZONE RD2	ACREAGE 8.96	COMMUNITY Scarlet Ridge residential subdivision

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Planning Manager -- Robert Hobbs

RECOMMENDATION:

Staff recommends that the City Council adopt an Ordinance of Eagle Mountain City, Utah, approving Scarlet Ridge Phase A, Plat 1 Amended and vacating Taylee Lane.

BACKGROUND:

Scarlet Ridge Phase A Plat 1 was approved and recorded earlier this year. During that timeframe a charter school (John Hancock Academy) approached the developer of the subdivision and expressed an interest and intent to buy some land upon which to build a school within Scarlet Ridge Subdivision. Plans were conceptualized to place the school within Scarlet Ridge Phase A, Plat 2; however, the school's owner(s), anxious to get it built and operating were able to get the developer to agree to amend Plat 1 in order to place the school earlier than would have otherwise been possible.

Plat A1A is the amended plat proposed to accommodate the charter school (see attached exhibit). The intended school property easily accommodates the school and conforms to zoning code. The plat deletes old residential building lots 127-138 and 141-144 in favor of a new lot # 127 and deletes (vacates) Taylee Lane. A petition to vacate Taylee Lane has been received by Staff (see attached exhibit).

ITEMS FOR CONSIDERATION:

The plat amendment and proposed vacation of Taylee Lane are both needed to enable recording of Scarlet Ridge Phase A, Plat 1.A (see attachment) which will, in turn, facilitate construction of the John Hancock Charter School that is slated to be positioned on the new lot (#127) in the revised plat.

The street is, and will not be, necessary to provide access to adjoining building lots (left after a charter school is built within A1A) as they [will] have requisite street frontage on other roadways.

REQUIRED FINDINGS:

Plat amendment applications must comply with EMMC 16.55 and are not construed as an absolute right upon submission of an application and do not require the Planning Commission to take action based upon findings of facts. That same section (subsection C) allows for vacation of public rights-of-way.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, after hearing this matter during their regularly scheduled public meeting of October 25, 2022, unanimously voted to recommend approval of the requests.

ATTACHMENTS:

[ORD--Scarlet Ridge Phase A, Plat 1 Amended Plat](#)

[EXHIBIT--Scarlet Ridge Phase A, Plat 1A](#)

[Petition to Vacate a Public Street](#)

[Vicinity Map](#)

[Scarlet Ridge Phase A, Plat 1 Recorded Plat](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE AMENDED PLAT AND RELATED RIGHT-OF-WAY VACATION
PETITION FOR SCARLET RIDGE PHASE A, PLAT 1**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve the Amended Plat and related right-of-way vacation petition for Scarlet Ridge Phase A, Plat 1, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider the Amended Plat and related right-of-way vacation petition for Scarlet Ridge Phase A, Plat 1, as set forth more specifically in Exhibit A.
2. The Amended Plat and related right-of-way vacation petition for Scarlet Ridge Phase A, Plat 1 is approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 1st day of November, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 1st day of November, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

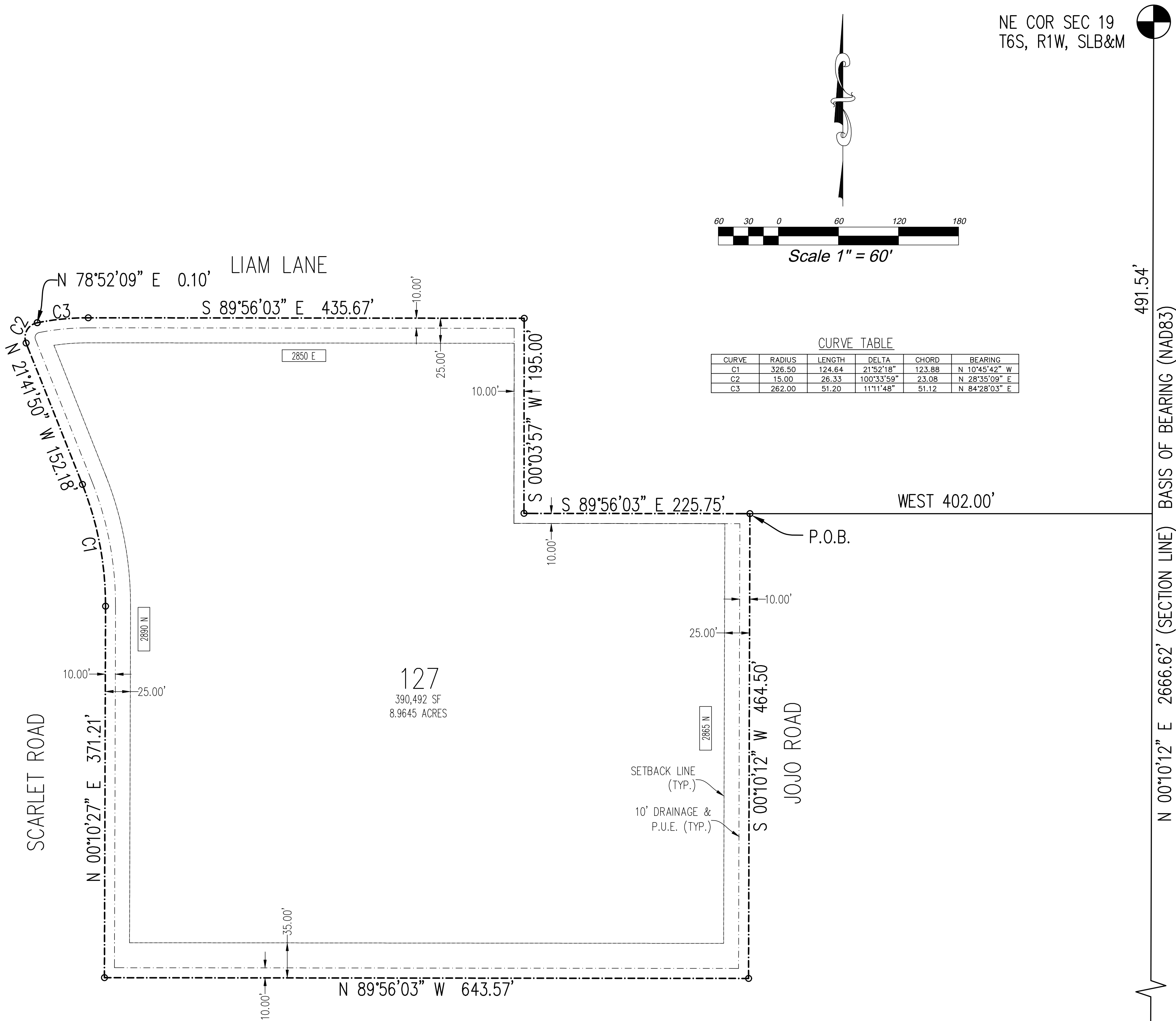
☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

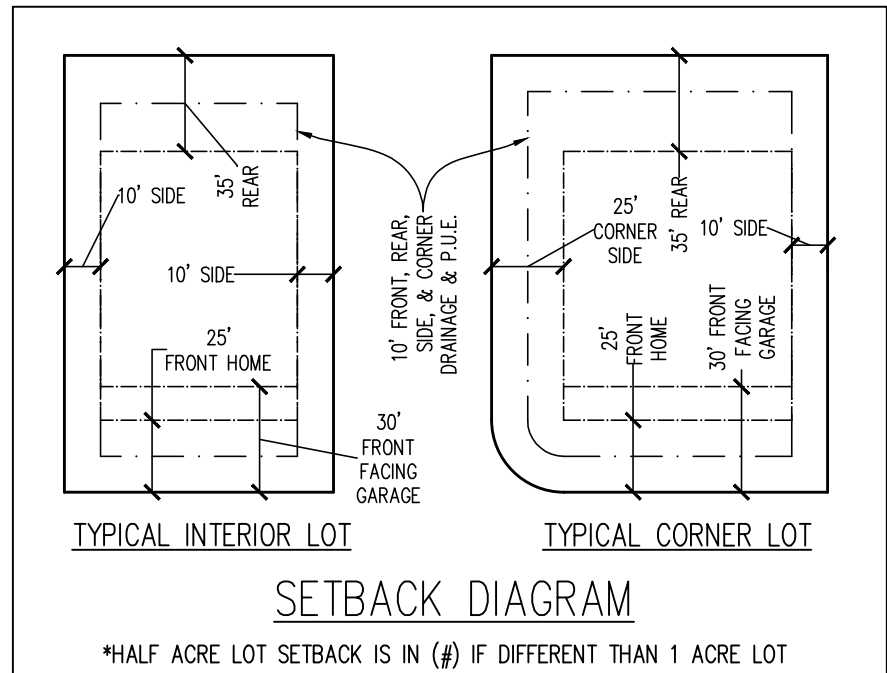
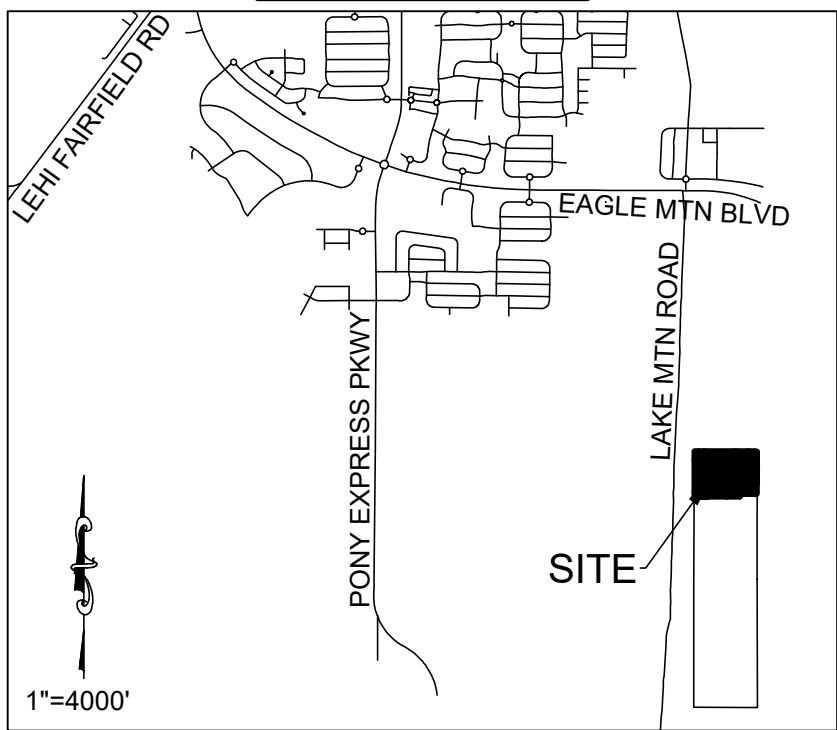
Posted on _____ by _____ .

Exhibit A

SCARLET RIDGE PHASE A PLAT 1A



VICINITY MAP



SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this ____ day of _____, 20____.

Dominion Energy

By _____

Title _____

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

ROCKY MOUNTAIN POWER

DATE

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS

DATE

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT POINT THAT IS LOCATED SOUTH 00°10'12" WEST ALONG THE SECTION LINE 491.54 FEET AND WEST 402.00 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 00°10'12" W, A DISTANCE OF 464.50 FEET; THENCE N 89°56'03" W, A DISTANCE OF 643.57 FEET; THENCE N 00°10'27" E, A DISTANCE OF 371.21 FEET; THENCE ALONG THE ARC OF A 326.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°52'18" FOR 124.64 FEET (CHORD BEARS N 10°45'42" W 123.88 FEET); THENCE N 21°41'50" W, A DISTANCE OF 152.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°33'59" FOR 26.33 FEET (CHORD BEARS N 28°35'09" E 23.08 FEET); THENCE N 78°52'09" E, A DISTANCE OF 0.10 FEET; THENCE ALONG THE ARC OF A 262.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 111°1'48" FOR 51.20 FEET (CHORD BEARS N 84°28'03" E 51.12 FEET); THENCE S 89°56'03" E, A DISTANCE OF 435.67 FEET; THENCE S 00°03'57" W, A DISTANCE OF 195.00 FEET; THENCE S 89°56'03" E, A DISTANCE OF 225.75 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 390,492 SQUARE FEET OR 8.9645 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 1A

SCARLET RIDGE PHASE A

SUBDIVISION

(INCLUDING A VACATION OF LOTS 127-128 & 141-144 OF SCARLET RIDGE PHASE A, PLAT 1)
LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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Petition to Vacate a Public Street

October 20, 2022

To: Eagle Mountain City Council

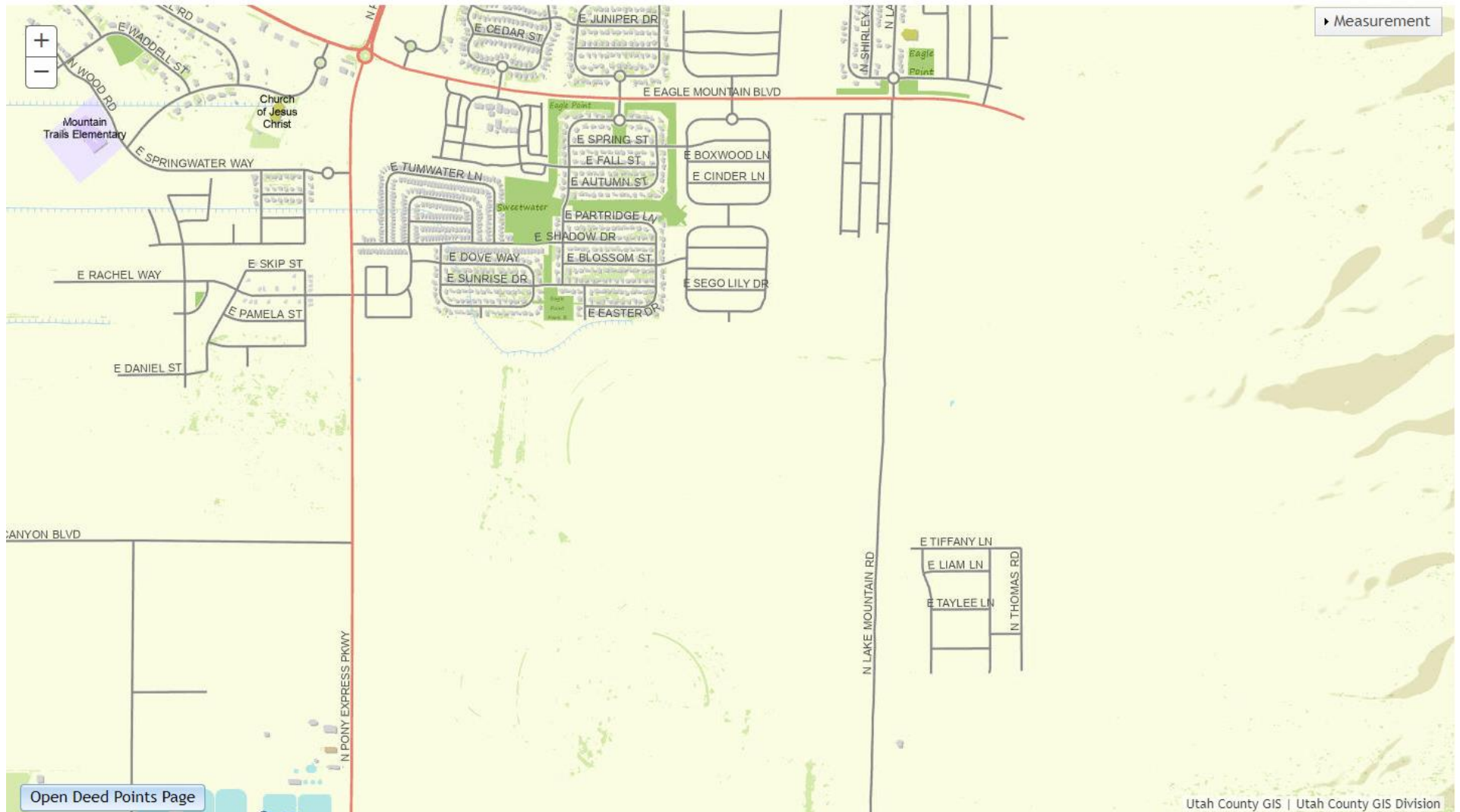
From: NCS Development, LLC

NCS Development, LLC (“NCS”) recently purchased property in Scarlet Ridge Phase A, Plat 1 (the “Plat”) for the purpose of constructing a charter school. An amendment to the Plat (Scarlet Ridge Phase A, Plat 1.A) is being proposed in order to accommodate construction of the school. In connection with the amended plat, it is necessary to vacate Taylee Lane, which was dedicated as a public roadway with the recording of the Plat.

NCS respectfully requests that the City Council approve vacating Taylee Lane.

SCARLET RIDGE SUBDIVISION

VICINITY MAP





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 1, 2022**

TITLE:	MOTION - John Hancock Academy Charter School Site Plan.		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	n/a		
APPLICANT:	John Hancock Academy, Sheldon Killpack or other representing and Silverpeak Engineering as engineer(s)		
GENERAL PLAN DESIGNATION RD-2	CURRENT ZONE RD2	ACREAGE 8.96	COMMUNITY Scarlet Ridge

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Planning Manager -- Robert Hobbs

RECOMMENDATION:

Staff recommends that the City Council approve the John Hancock Academy Charter School site plan.

BACKGROUND:

The Applicant requests site plan approval of an elementary school site to be located in Scarlet Ridge Subdivision. Due to the rapid growth of Eagle Mountain, school facilities are needed to keep up with the student demand. The charter school was originally contemplated to be developed in phase 2 of Scarlet Ridge; however, its proposed position was later moved to phase 1 at the request of the school. A new final plat (Scarlet Ridge Plat 1, Phase A.1) was correspondingly created to accommodate the school.

ITEMS FOR CONSIDERATION:

(By Applicable Code Section)

17.25.030

The proposed school use is allowable as a "special use" per code.

17.75.052:

A. Parking and Vehicle Stacking: A defined number of parking spaces for a school in Eagle Mountain is not provided within Section 17.55. ADA parking account proposed appears code compliant. On-site vehicle stacking is provided; whether the extent of the same is

adequate is left as a subjective matter by code but the Applicant through their engineer has indicated they believe such to be sufficient.

B. Pedestrian Access: Circumferential sidewalk adjoins school adjacent to a service drive (and abutting parking banks) that surrounds the school. Parking lot crossings are portrayed as areas to be striped for identification.

C. Setbacks are ample and compliant.

17.100.050:

A. The entire lot is proposed to be built-out with the school and associated improvements or accessory uses.

B. While a commercial building permit for the school will be required, schools are often perceived to be associated with, or belong by, residential uses. Thus, while fencing of a portion of the school grounds (around the play yard) is proposed (6' PVC coated chain link fencing colored black), it is not proposed nor deemed required to fence the entire perimeter of the school property. Chain link fencing has been approved and used for other previously developed school sites within the City.

C. Ingress/egress onto abutting public streets is provided via Liam Lane and Scarlet Road. The accesses are at least 100' away from the intersection of those two roads. There are no adjoining or "across the street" intersections with which the accesses need to be aligned. On-site parking banks are connected to service drives that inter-connect. Acceleration or deceleration lanes are not required.

D. N/A

E. Utilities are understood to be proposed to be underground.

F. Grading and drainage plans' will comply with City code and City Engineering requirements.

G. To be executed

H. N/A

Opinion: On the whole, school improvement drawings suggests that the school will comply with pertinent City development standards associated with the same. A positive recommendation regarding the proposed site plan approval is appropriate.

REQUIRED FINDINGS:

A public, private or charter school within a RD2 Zone may, per EMMC Section 17.25.030 be allowed upon receiving Special Use approval from the City. Within the RD2 Zone, the City shall apply the requirements set forth regarding application for Site Plan Approval of a school facility. Site Plan approval is based upon compliance with EMMC and the parameters of UCA. The approval criteria for a Site Plan can be found in EMMC Sections 17.75.052 & 17.100.050.

UCA (Utah state code) 10-9a-305 permits a municipality to [only] regulate certain standards in regard to a public, including charter, school site. The City may regulate setbacks, height, bulk and massing, off-site parking, curb cuts, traffic circulation, construction staging, and other standards to reasonably reduce risks to health and safety. The City may not regulate landscaping outside of the ROW, fencing, aesthetics, construction methods or materials, or the placement of temporary classrooms.

Applicable Standards:

17.75.052 Schools (public/charter/private).

Schools may be permitted only where:

A. Parking and Vehicle Stacking.

1. Parking requirements shall comply with Chapter 17.55 EMMC.
2. Adequate off-street stacking areas which are completely contained on site for student pickup and drop-off are required. No off-site stacking is permitted.

B. Pedestrian Access.

1. All driveways on the school property shall have at least one sidewalk.
2. Primary pedestrian crossings shall employ traffic calming features such as speed tables and striping. Secondary pedestrian crossings

shall employ a minimum of striping and signs.

C. Setbacks (Charter Schools). Outdoor play areas shall be set back from property lines by at least 15 feet made up of substantial landscaping, fencing or wall, and berming where feasible. [Ord. O-27-2020 § 2 (Exh. A)].

And,

17.100.050 [General] Site plan development standards.

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and Transitioning, to provide for shade and visual relief.

C. Access Requirements. 1. Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage 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. 4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.

D. Off-Street Truck Loading Space. Every building or structure built, remodeled or occupied after the effective date of the ordinance codified in this chapter for manufacturing, commercial trade, or other uses similarly involving the receipt or distribution by vehicles or materials or merchandise shall have provided and maintained on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.

E. Utilities. All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electrical or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be the responsibility of the developer.

F. Grading and Drainage. Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade.

G. Dedication of Water Shares. The applicant shall comply with Chapter [13.25](#) EMMC and shall dedicate to the city the amount of water rights specified in that chapter or purchase sufficient water from the city prior to the issuance of any building permit.

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall

comply with Chapter [15.80](#) EMMC, Hillside Site Development. No building lot may have an average slope that exceeds 25 percent. [Ord. [O-09-2017](#) § 2 (Exh. A); Ord. [O-13-2016](#) § 2 (Exh. A); Ord. [O-16-2010](#) § 3 (Exh. B); Ord. [O-18-2008](#) § 2 (Exh. A § 20.5); Ord. [O-11-2008](#) § 2 (Exh. A § 20.5); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 20.5)].

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled meeting of October 25, 2022, unanimously voted to recommend to the City Council that the requested site plan approval for the charter school be approved. No conditions...

ATTACHMENTS:

[Civil Drawings](#)

[School Elevations](#)

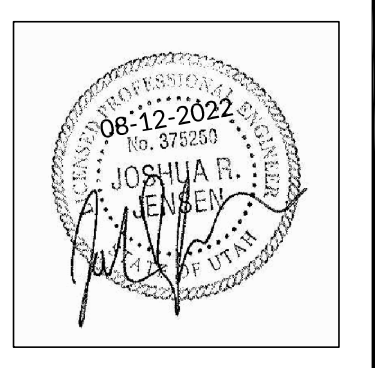
JOHN HANCOCK SCHOOL

LOCATION:
SCARLET RD AND LIAM LN
SCARLET HILL SUBDIVISION, PH1
EAGLE MOUNTAIN UTAH

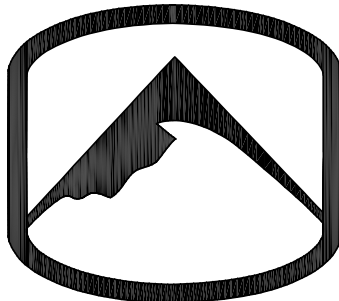
CONTRACTOR

ONE WEST CONSTRUCTION

ATTN: TED LEWIS
290 N. FLINT STREET
KAYSVILLE, UTAH 84037
PHONE: 801-860-0523

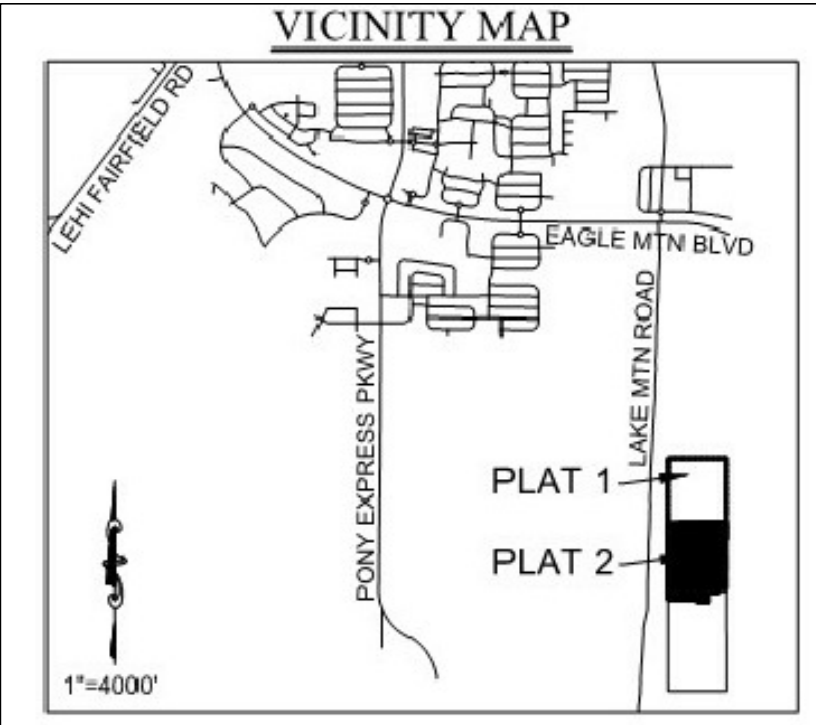


SILVERPEAK
ENGINEERING

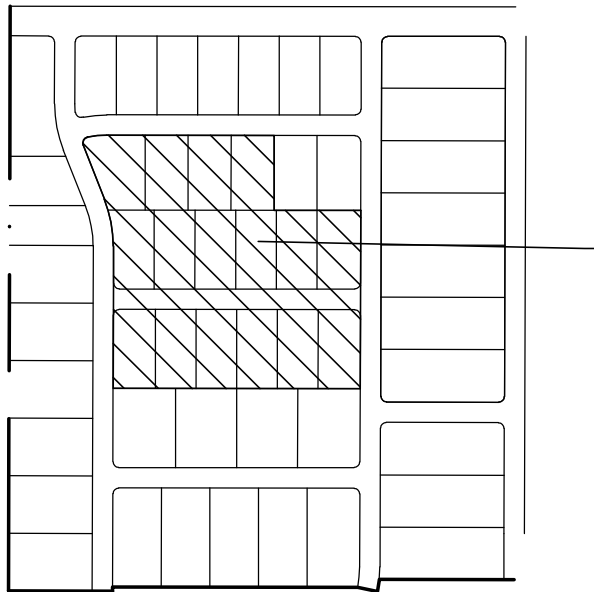


177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM

VICINITY MAP



*VICINITY MAP REFERENCED FROM SCARLET HILL PLAT



SCARLET RIDGE PHASE A PLAT 1

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, THE CURRENT EAGLE MOUNTAIN CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. ALL SIGNAGE AND TRAFFIC DEVICES TO BE USED DURING AND AFTER THE CONSTRUCTION PERIOD SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

DEFERRED SUBMITTAL

1. FIRE SPRINKLER DRAWINGS & FIRE ALARM DRAWINGS WILL BE PROVIDED PRIOR TO INSTALLATION.

GENERAL NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON EAGLE MOUNTAIN CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.
- 3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

PERMISSION TO USE PLANS

ALL DESIGN INFORMATION DEPICTED IN THESE, THE "C" OR CIVIL DRAWINGS IS PROPRIETARY AND THE SOLE PROPERTY OF SILVERPEAK ENGINEERING, INC. THESE DRAWINGS MAY BE USED ONLY BY AUTHORIZATION BY SILVERPEAK ENGINEERING INC. THIS DESIGN IN PART OR IN TOTAL BY NOT BE USED OR DUPLICATED FOR ANY OTHER PROJECT OR PURPOSE. NON PAYMENT OR PARTIAL PAYMENT FOR THIS DESIGN AUTOMATICALLY REVOKES THE AUTHORIZATION OF USE.

INDEX TO DRAWINGS

C001	CIVIL COVER SHEET
C002	GENERAL NOTES
C100	UTILITY DEMOLITION PLAN
C200	SITE PLAN
C201	SITE DETAILS
C300	OVERALL GRADING / DRAINAGE PLAN
C310	ENLARGED GRADING PLAN
C302	ENLARGED GRADING PLAN
C310	GRADING / DRAINAGE DETAILS
C400	UTILITY PLAN
C401	UTILITY DETAILS
C600	EROSION CONTROL PLAN
C601	STORM WATER POLLUTION PREVENTION NOTES



JOHN HANCOCK ACADEMY SCHOOL, EAGLE MOUNTAIN UTAH

SHEET NUMBER:
C001
COVER

GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

ALL WORK TO CONFORM TO EAGLE MOUNTAIN CITY'S STANDARDS, DRAWINGS,AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY EAGLE MOUNTAIN CITY'S AND SILVERPEAK ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

TRAFFIC CONTROL TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POT HOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

GEOTECHNICAL NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA, AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

UNDERGROUND INFORMATION

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. SILVER PEAK DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.

IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF EAGLE MOUNTAIN CITY. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

STORM DRAIN
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

LAND DRAIN: NOT USED

SANITARY SEWER
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

CULINARY WATER
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

SECONDARY WATER
SEE [SECONDARY WATER COMPANY NAME] STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

DRY UTILITIES
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUDS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS; ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DEVICES.

DEMOLITION NOTES

- CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEEOUS UTILITIES, STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
- SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
- SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
- SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND SILVERPEAK ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS ON-GRADE WILL BE TYPICALLY SCORED 1/2 THE DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS, FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

ABBREVIATIONS

NOT ALL ITEMS MAY BE APPLICABLE

Ø DIAMETER
Δ DELTA
° DEGREES
' MINUTES, FEET
" SECONDS, INCHES
ADA AMERICAN DISABILITIES ACT
ARCH ARCHITECTURAL
B&C BAR & CAP
BL BOUNDARY LINE
BM BENCHMARK
BND BOUNDARY
BOK BACK OF WALK
BRG BEARING
BVC BEGIN VERTICAL CURVE
BVCE BEGIN VERTICAL CURVE ELEVATION
BVCS BEGIN VERTICAL CURVE STATION
C&G CURB AND GUTTER
CB CATCH BASIN
CH CHORD
CHB CHORD BEARING
CI CAST IRON
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
COMBO COMBINATION
CONC CONCRETE
CONST CONSTRUCTION
CUL CULINARY
CW CULINARY WATER
CWL CULINARY WATERLINE
DEMO DEMOLITION
DI DUCTILE IRON
DIAM DIAMETER
DIST DISTANCE
E EAST
EG EXISTING GRADE
EOA EDGE OF ASPHALT
ELEC ELECTRICAL
EVC END VERTICAL CURVE
EVCE END VERTICAL CURVE ELEVATION
EVCS END VERTICAL CURVE STATION
EXIST EXISTING
EX EXISTING
FDC FIRE DEPARTMENT CONNECTION
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOWLINE
FND FOUND
FND FOUNDATION
FTG FOOTING
GB GRADE BREAK
GR GRATE
GV GATE VALVE
HDPE HIGH-DENSITY POLYETHYLENE PIPE
HP HIGH POINT
HPE HIGH POINT ELEVATION
HPS HIGH POINT STATION
HAM HIGH WATER MARK
INV INVERT
IRR IRRIGATION
IRRMH IRRIGATION MANHOLE
K RADIUS OF CURVATURE
L LENGTH
LAT LATERAL SERVICE
LD LAND DRAIN
LDMH LAND DRAIN MANHOLE
LG LIP OF GUTTER
LP LIGHT POLE
LPE LOW POINT ELEVATION
LPS LOW POINT STATION
MECH MECHANICAL
MH MANHOLE
MON MONUMENT
N NORTH
NE NORTHEAST
NR NON-RADIAL
NW NORTHWEST
OC ON CENTER
PL PROPERTY LINE
PROP PROPERTY
PUE PUBLIC UTILITY EASEMENT
PUE&DE PUBLIC UTILITY & DRAINAGE EASEMENT
PUE&DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC POLYVINYLCHLORIDE
R RADIUS
RCL ROADWAY CENTERLINE
RCP REINFORCED CONCRETE PIPE
S SOUTH
SD STORM DRAIN
SDCB STORM DRAIN CATCH BASIN
SDCO STORM DRAIN CLEANOUT
SDMH STORM DRAIN MANHOLE
SE SOUTHEAST
SEC SECONDARY
SEC SECTION
SLB&M SALT LAKE BASE & MERIDIAN
SPEC SPECIFICATION
SPECS SPECIFICATIONS
SPP STEEL PIPE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STD STANDARD
STDs STANDARDS
SW SECONDARY WATER
SW SOUTHWEST
SWL SECONDARY WATERLINE
TAN TANGENT
TB THRUST BLOCK
TBC TOP BACK OF CURB
TBW TOP BACK OF WALK
TEL TELEPHONE
TJW TOP OF CURB WALL
TOA TOP OF ASPHALT
TOC TOP OF CONCRETE
TOG TOP OF GRATE
TOW TOP OF WALL
TYP TYPICAL
UDOT UTAH DEPARTMENT OF TRANSPORTATION
UNO, UNLESS NOTED OTHERWISE
UP UTILITY POLE
UTIL UTILITY
V VALVE
VC VERTICAL CURVE
W WATER
W WEST
WL WATERLINE
WM WATER METER
WV WATER VALVE
X CROSS
X-SECT CROSS-SECTION

177 E. ANTELOPE DR. STE. B
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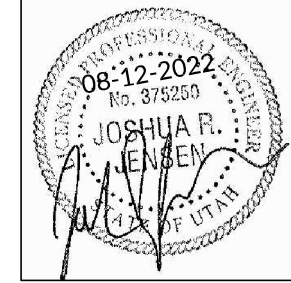
SURVEY

CIVIL

STRUCTURAL

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:



DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

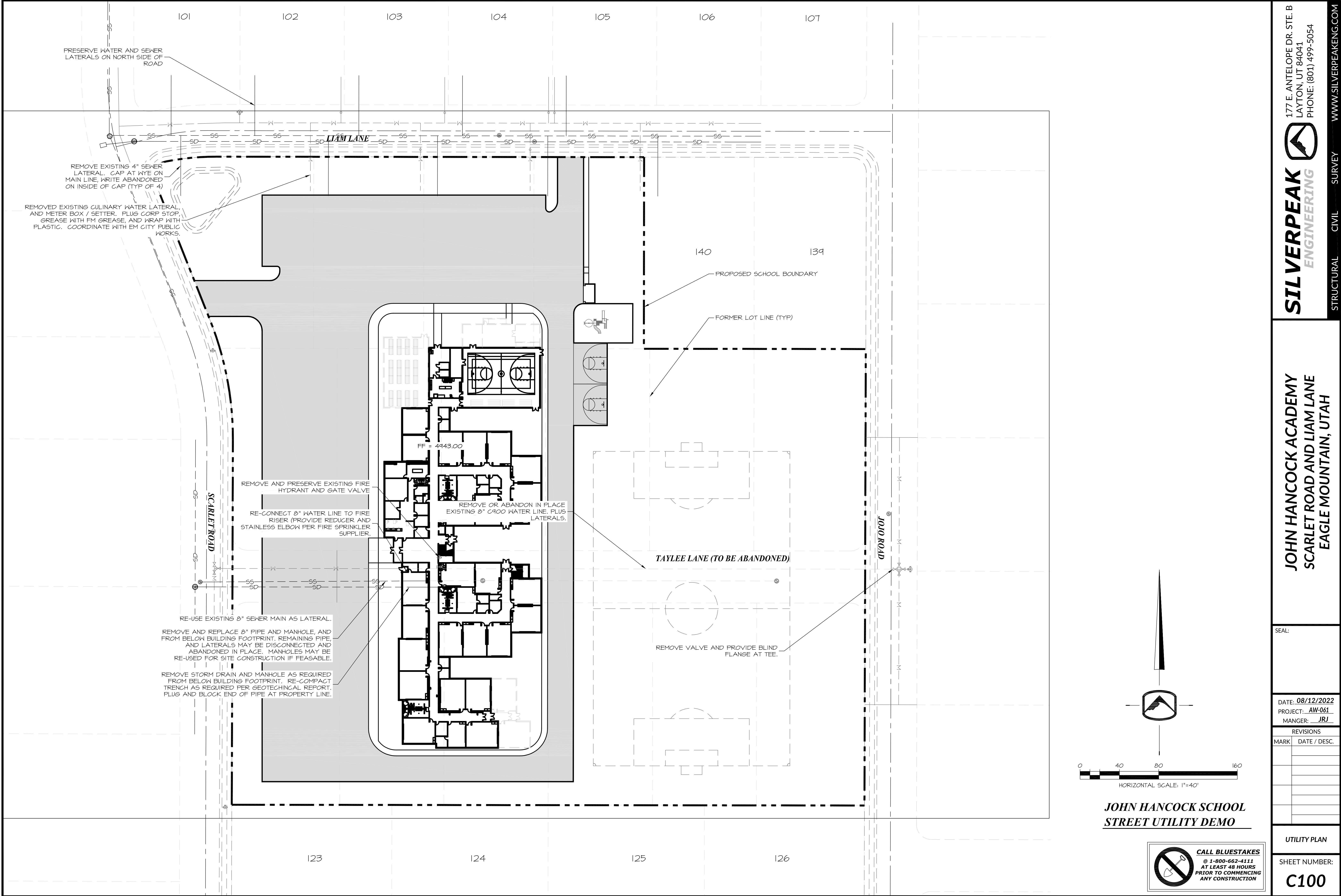
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GENERAL &
UTILITY NOTES

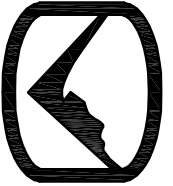
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PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

**SILVERPEAK**
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STRUCTURAL CIVIL SURVEY

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

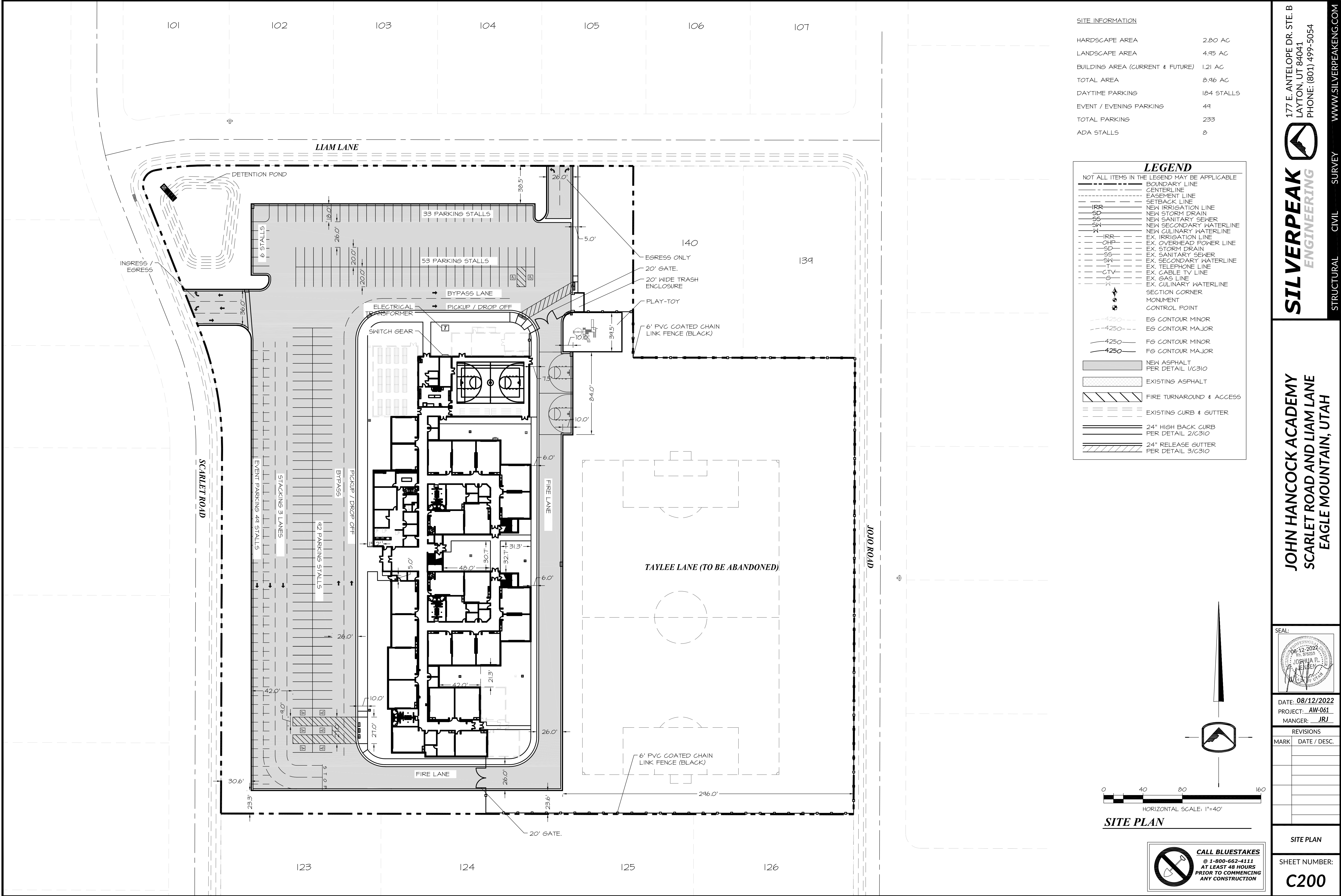
SEAL:

DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

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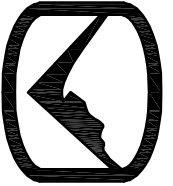
UTILITY PLAN

SHEET NUMBER:
C100



SITE INFORMATION	
HARDSCAPE AREA	2.80 AC
LANDSCAPE AREA	4.95 AC
BUILDING AREA (CURRENT & FUTURE)	1.21 AC
TOTAL AREA	8.96 AC
DAYTIME PARKING	184 STALLS
EVENT / EVENING PARKING	44
TOTAL PARKING	233
ADA STALLS	8

LEGEND	
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
IRR	NEW IRRIGATION LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
W	NEW CULINARY WATERLINE
IRR	EX. IRRIGATION LINE
OHF	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
SW	EX. SECONDARY WATERLINE
CTV	EX. CABLE TV LINE
G	EX. GAS LINE
W	EX. CULINARY WATERLINE
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
---	E6 CONTOUR MINOR
---	E6 CONTOUR MAJOR
---	F6 CONTOUR MINOR
---	F6 CONTOUR MAJOR
---	NEW ASPHALT PER DETAIL 1/C310
---	EXISTING ASPHALT
---	FIRE TURNAROUND & ACCESS
---	EXISTING CURB & GUTTER
---	24" HIGH BACK CURB PER DETAIL 2/C310
---	24" RELEASE GUTTER PER DETAIL 3/C310



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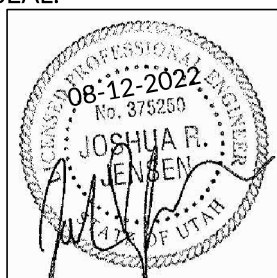
WWW.SILVERPEAKING.COM

JOHN HANCOCK ACADEMY

SCARLET ROAD AND LIAM LANE

EAGLE MOUNTAIN, UTAH

SEAL:



DATE: 08/12/2022

PROJECT: AW-061

MANGER: JRJ

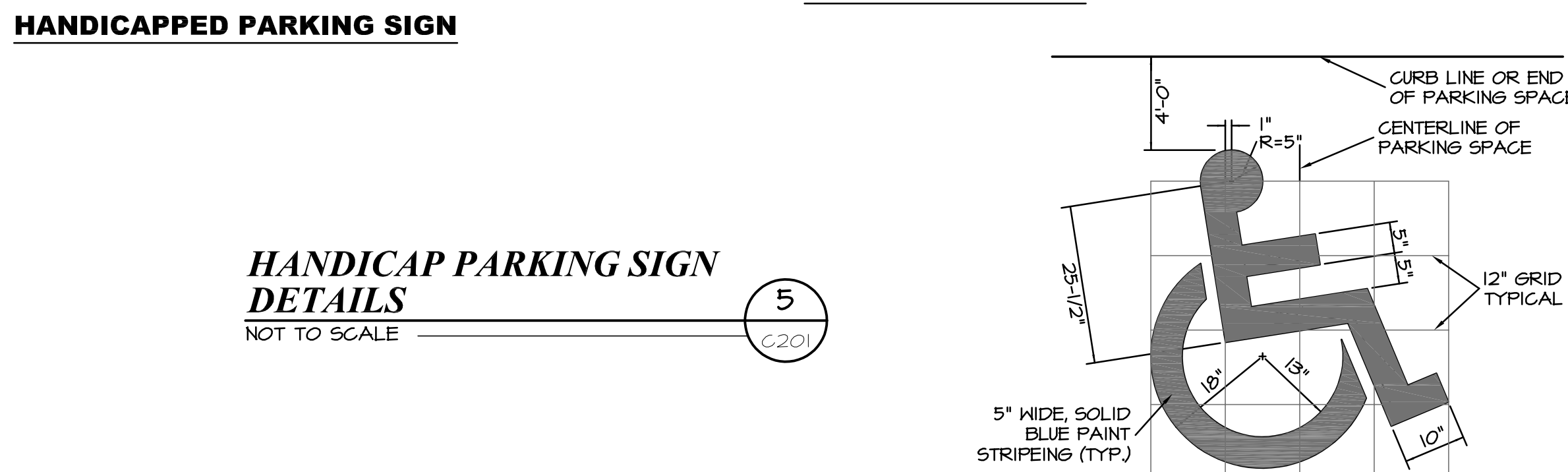
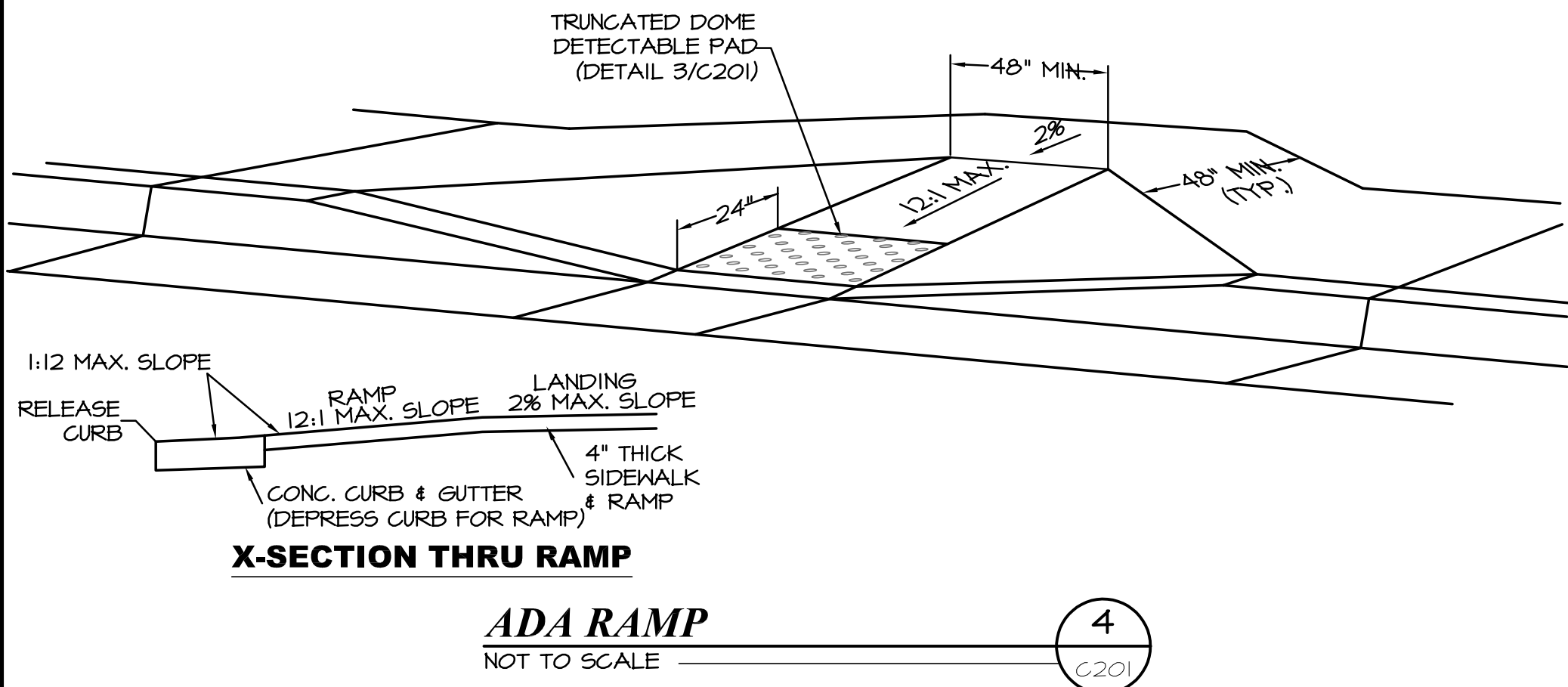
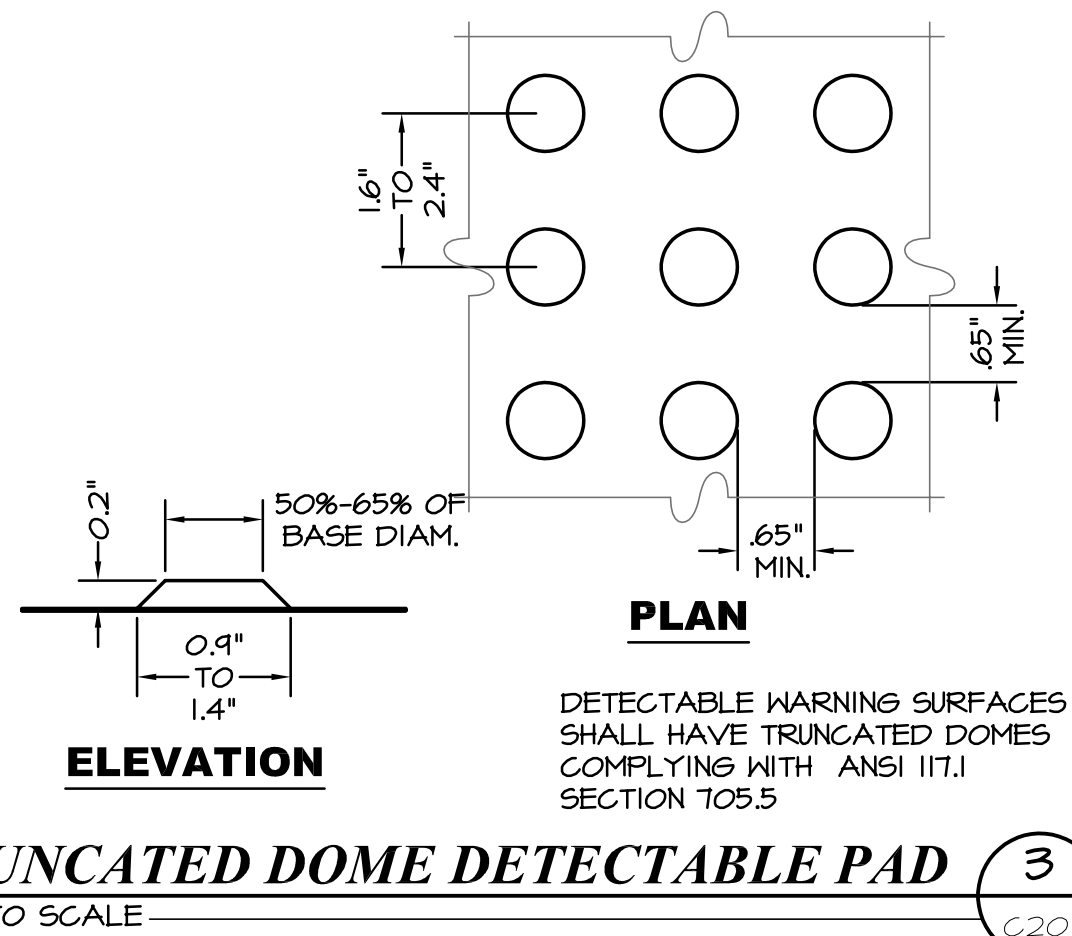
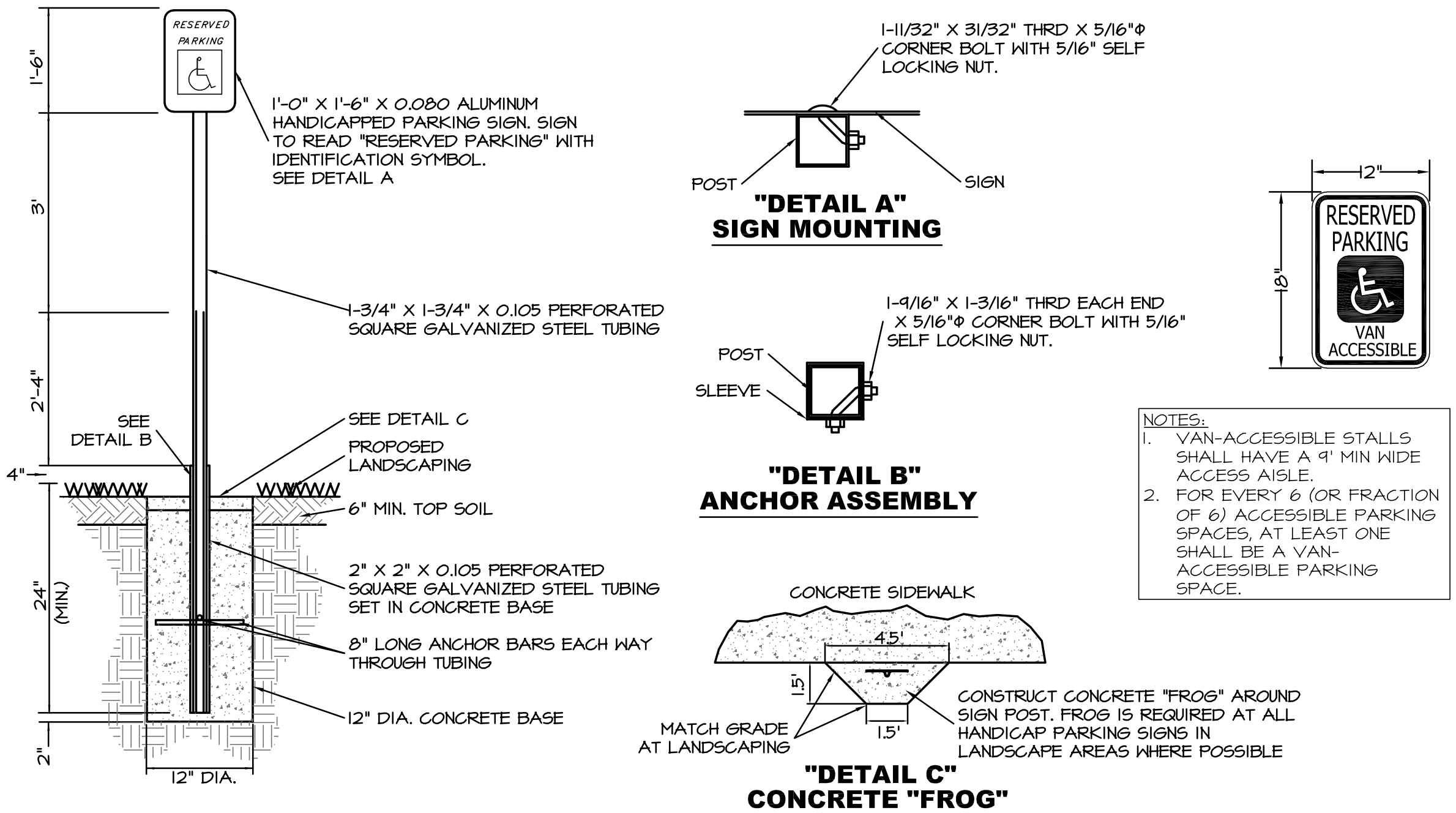
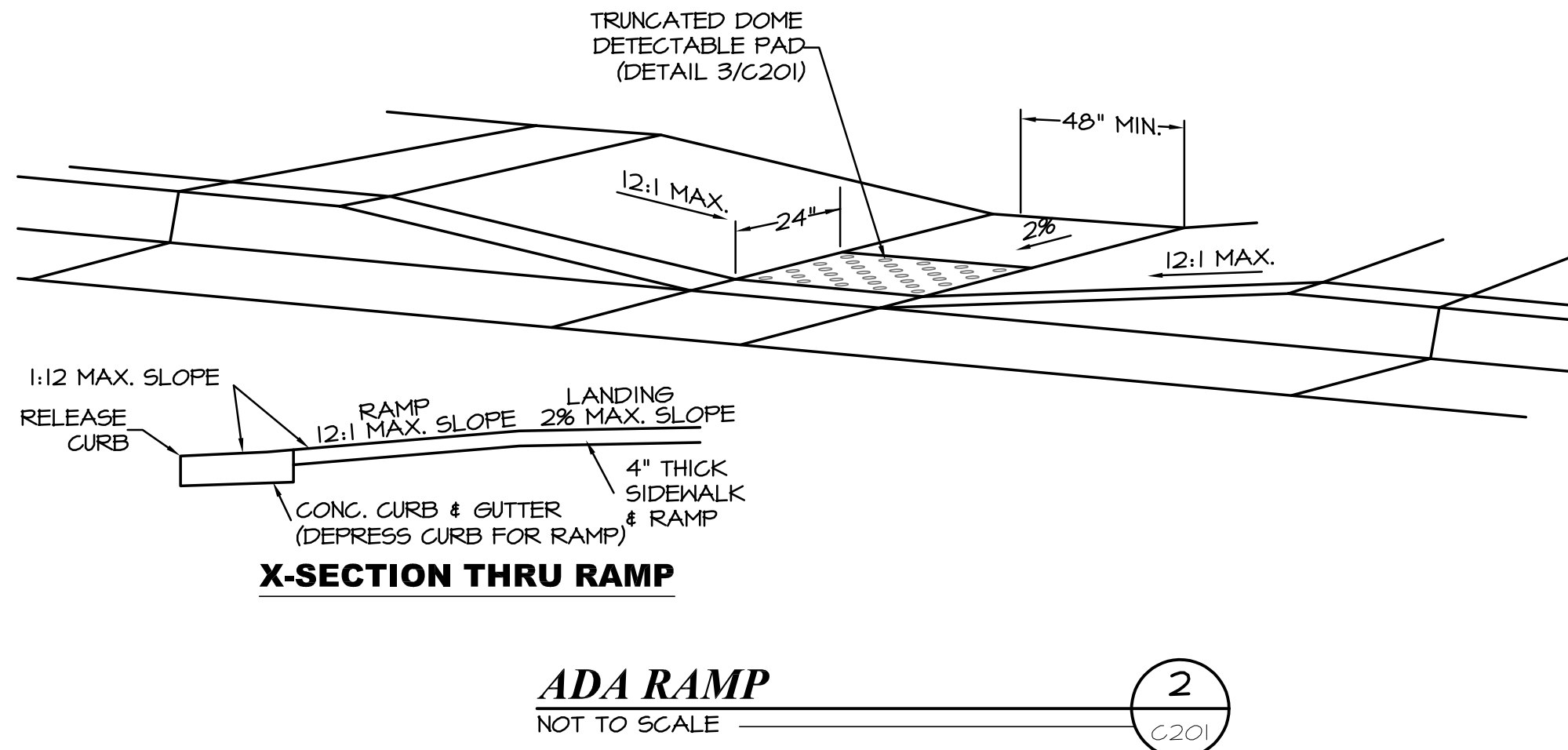
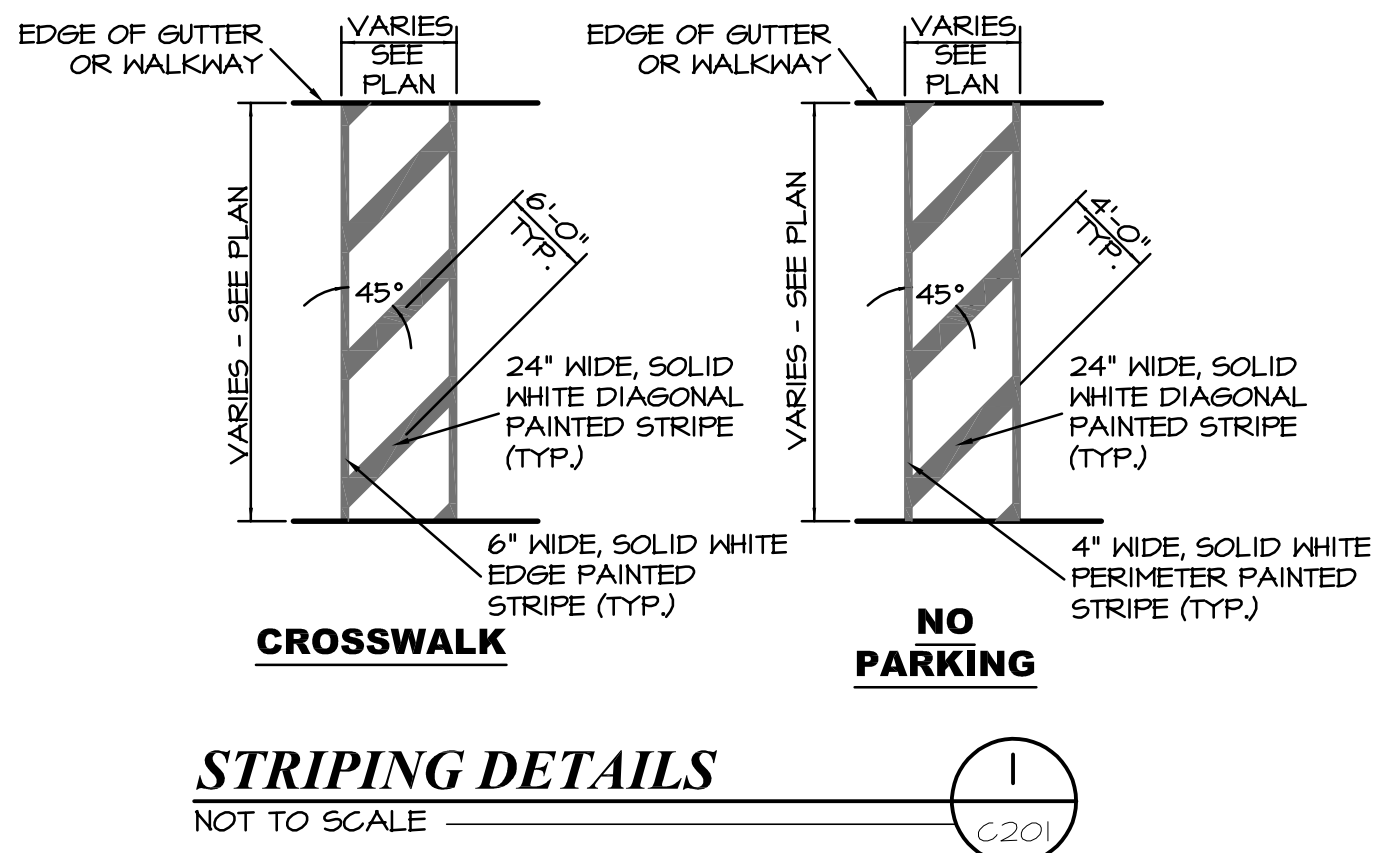
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SITE PLAN

SHEET NUMBER:

C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

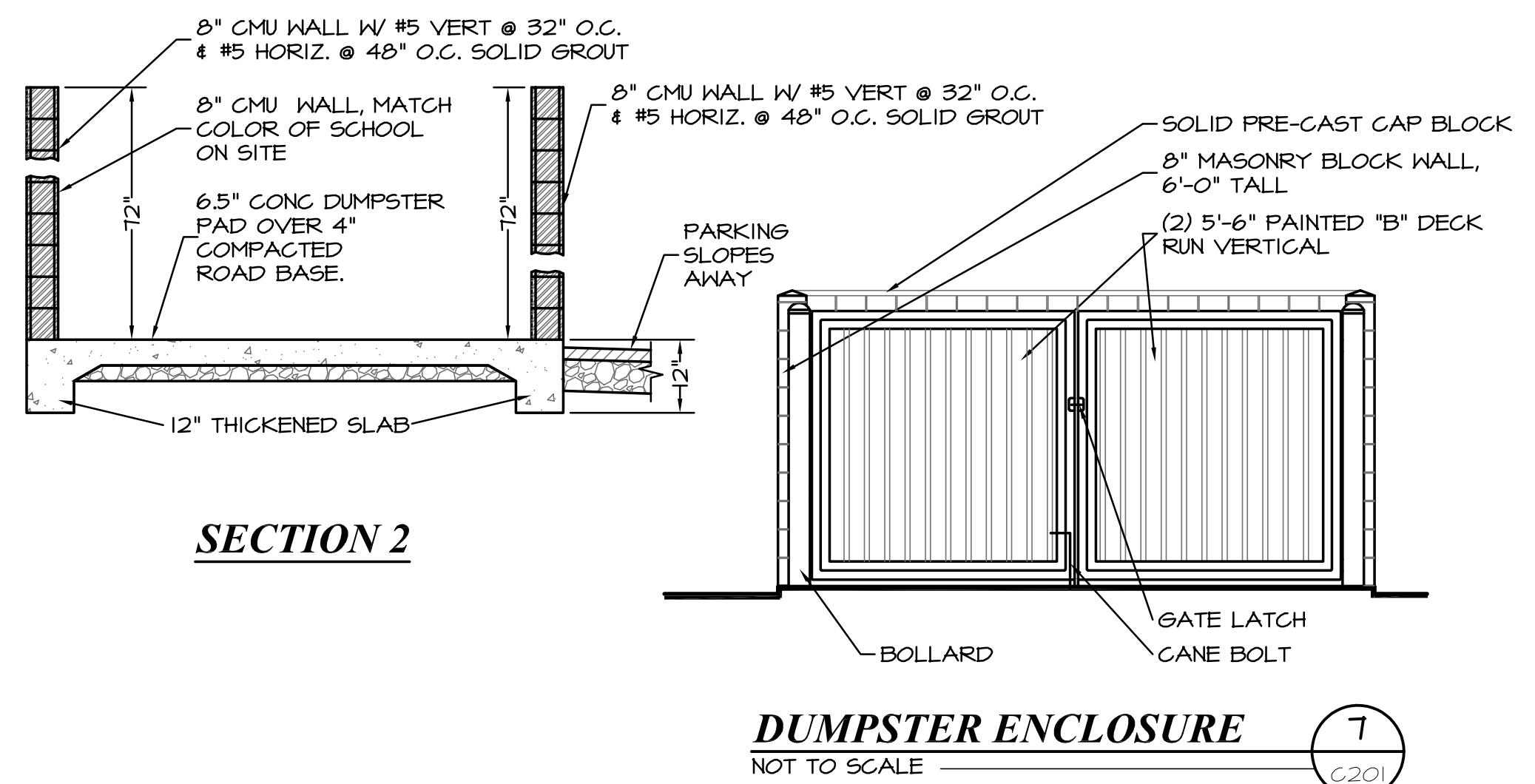
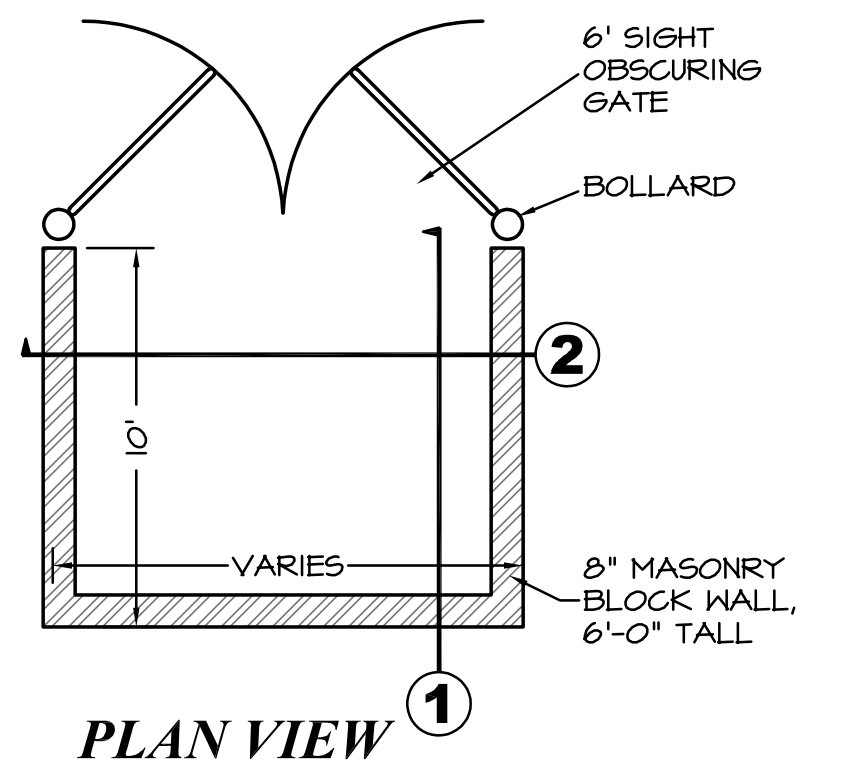
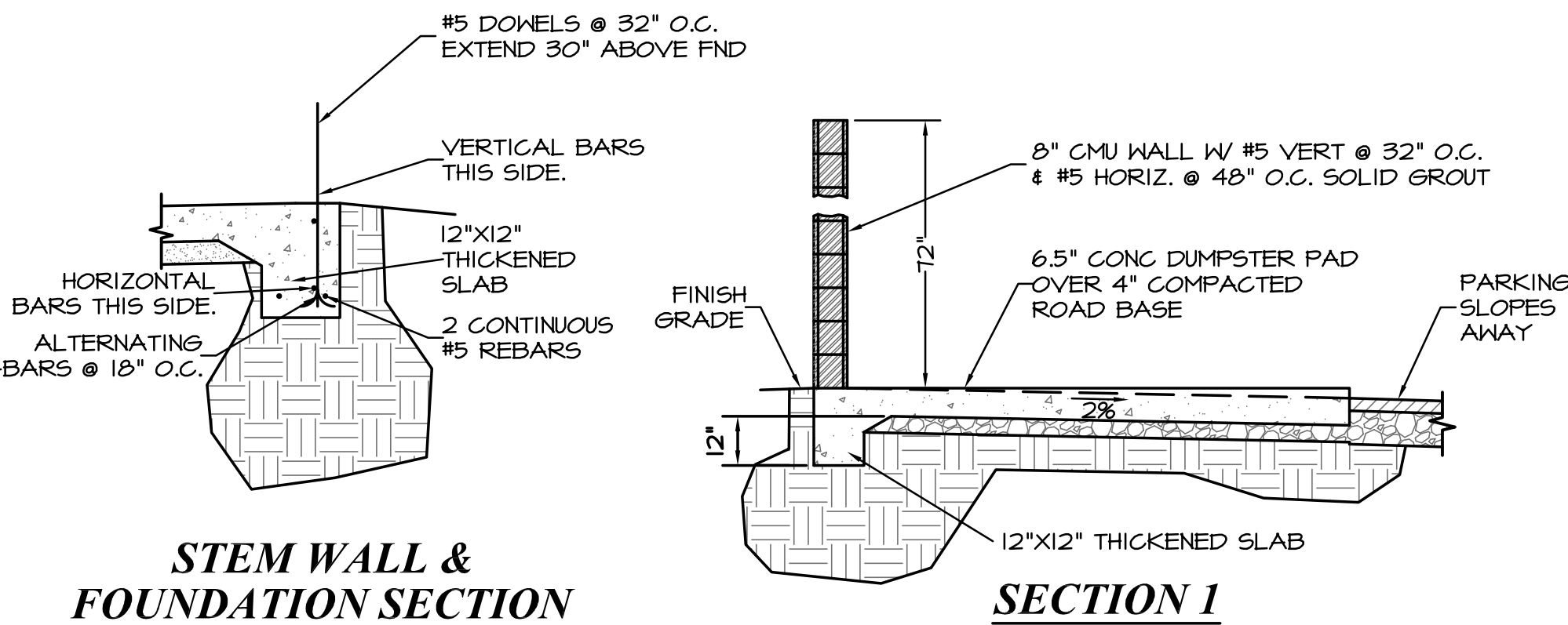
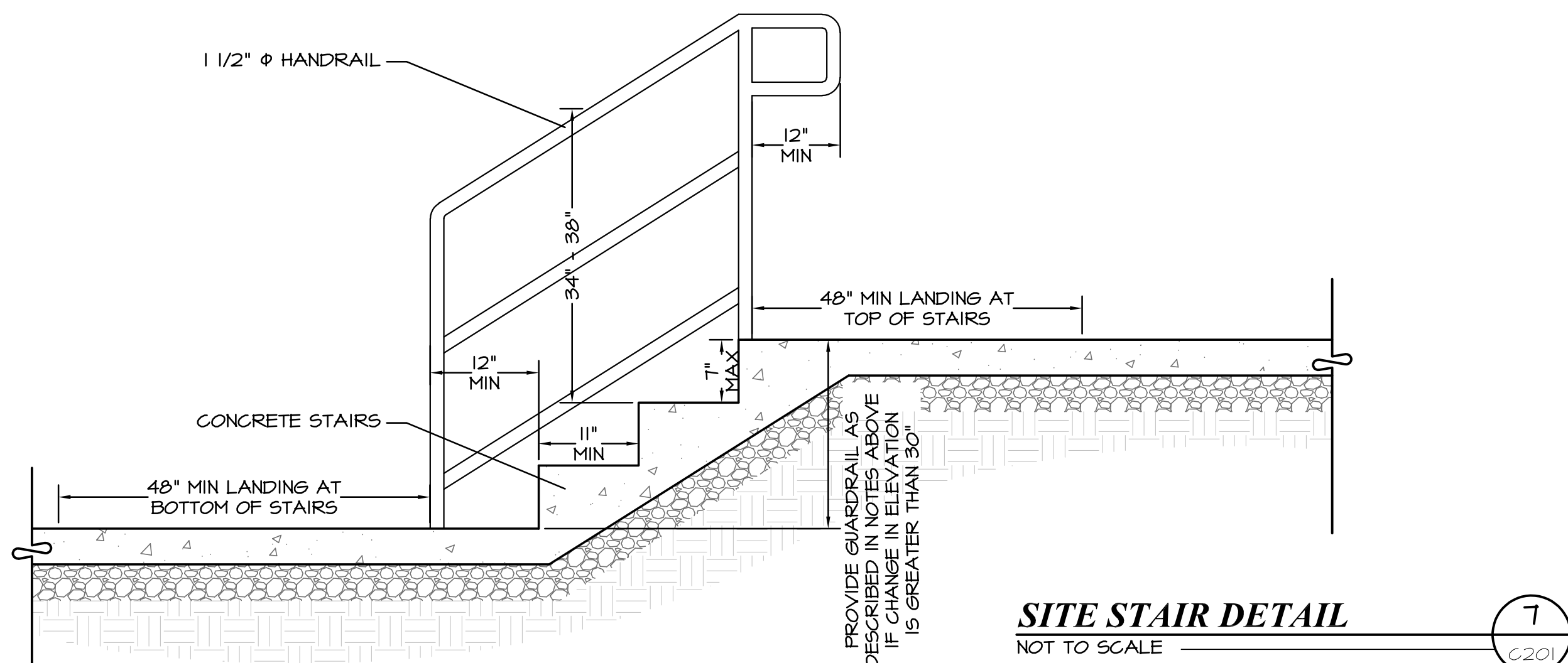


SITE RAMP AND HANDRAIL NOTES:

1. ALL RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12. RAMP WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:40 IN ANY DIRECTION PER IBC.
2. RAMP SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP. RAMP LANDINGS SHALL BE A MINIMUM OF 60" IN LENGTH, AND AT LEAST AS WIDE AS THE RAMP RUN PER IBC.
3. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE RAMP. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP AND SHALL BE PROVIDED ON BOTH SIDES OF RAMP PLUS 12" PAST THE RAMP AT THE TOP & BOTTOM OF THE RAMP. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.

SITE STAIR AND RAILING NOTES:

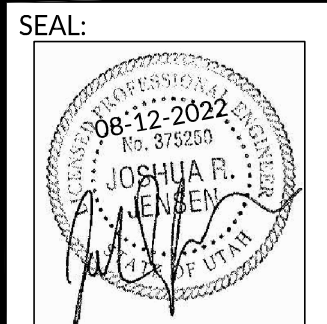
1. STAIR TREADS TO BE 11" MINIMUM AND RISERS TO BE 7" MAXIMUM.
2. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE PROVIDED ON BOTH SIDES OF STAIRWAY, PLUS 12" PAST THE STAIRS AT THE TOP OF THE STAIR WAY AND 1 RISER LENGTH PAST THE STAIRS AT THE BOTTOM OF THE STAIRWAY. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE OR BE CONT. TO NEXT STAIR. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.
3. ALL OPEN SIDES OF LANDINGS AND STAIRS, BALCONIES, PORCHES, DECKS, AND UN-ENCLOSED FLOOR AND ROOF OPENINGS USED FOR OTHER THAN SERVICE WHICH ARE MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
4. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN NOT PASS THROUGH THE GUARDRAIL PER IBC.
5. HANDRAILS NOT REQUIRED PER 2012 IBC 1009.15 EXCEPTION #3 FOR WALKWAYS HAVING A SINGLE CHANGE IN ELEVATIONS WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATIONS IS GREATER THAN WHAT IS REQUIRED FOR A LANDING.





PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH



DATE: **08/12/2022**
PROJECT: **AW-061**
MANGER: **JRJ**

REVISIONS

MARK	DATE / DESC.

GRADING/
DRAINAGE PLAN

SHEET NUMBER:

C300

0 40 80 160
HORIZONTAL SCALE: 1"=40'

OVERALL GRADING PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SCARLET ROAD

TAYLEE LA

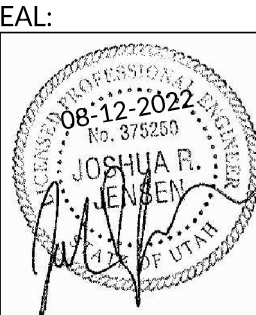


0 20 40 80
HORIZONTAL SCALE: 1"=20'

ENLARGED GRADING PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH



DATE: 08/12/2022
PROJECT: AW-061
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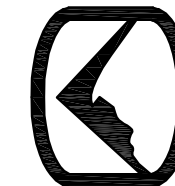
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GRADING/
DRAINAGE PLAN

SHEET NUMBER:

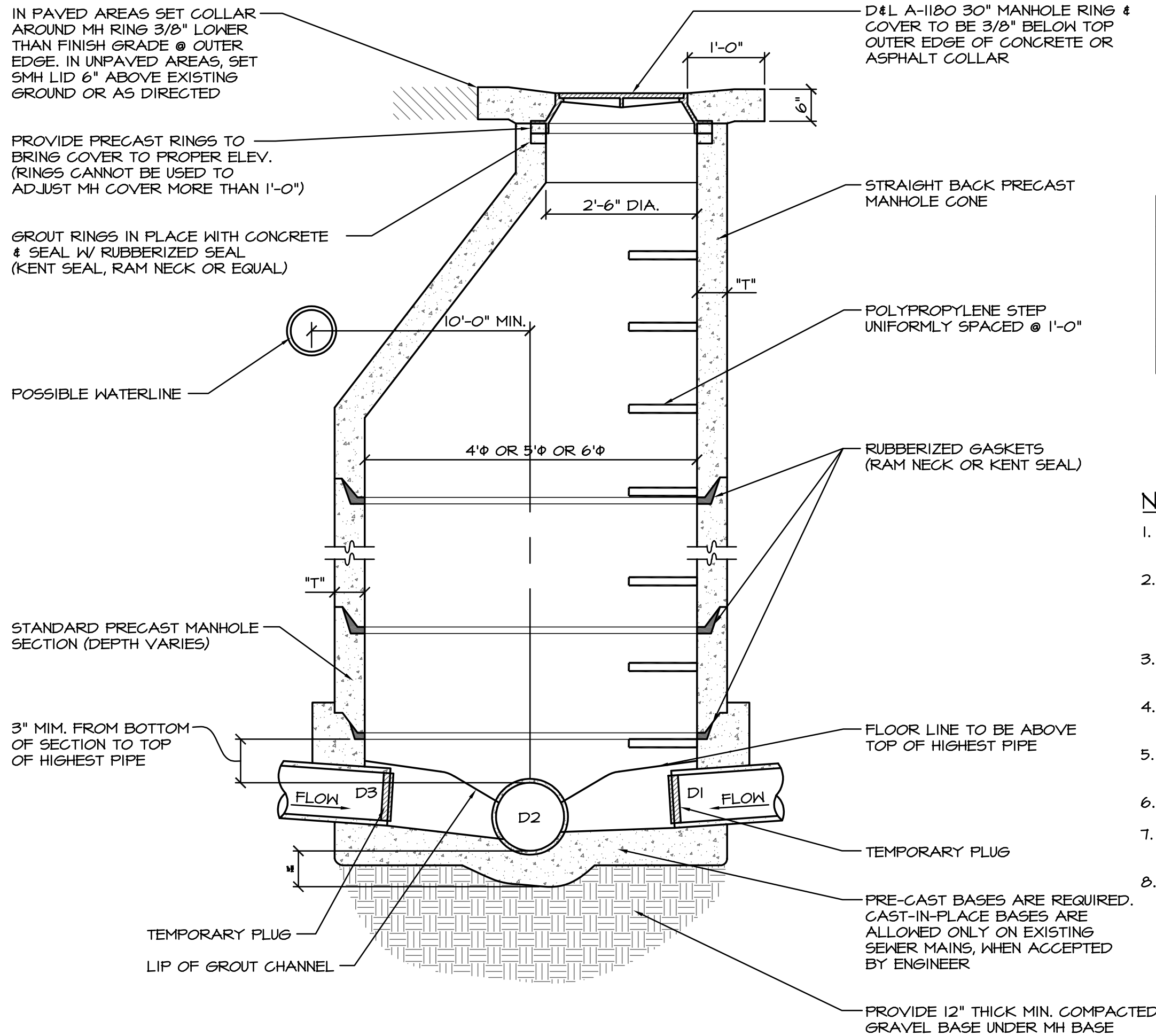
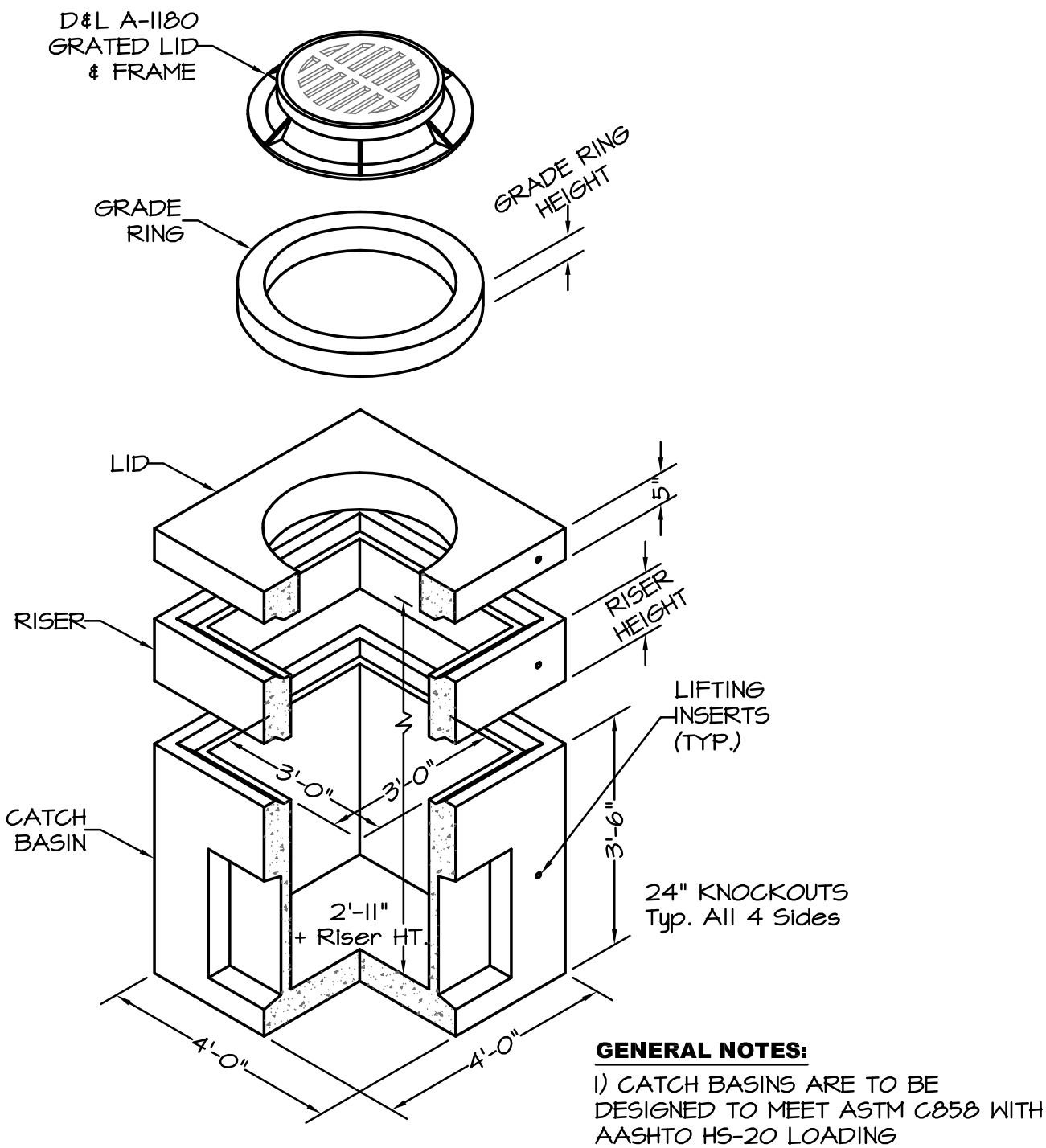
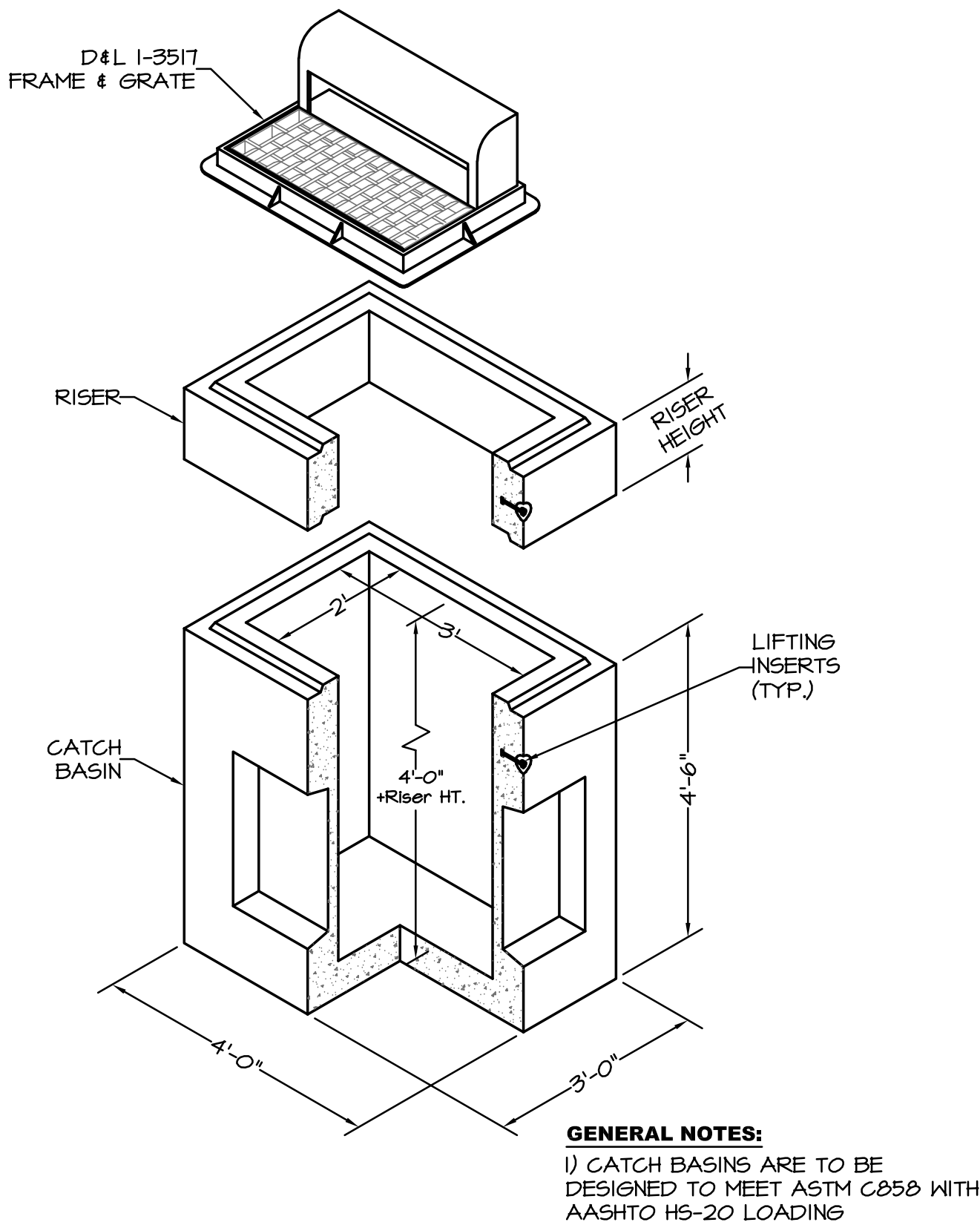
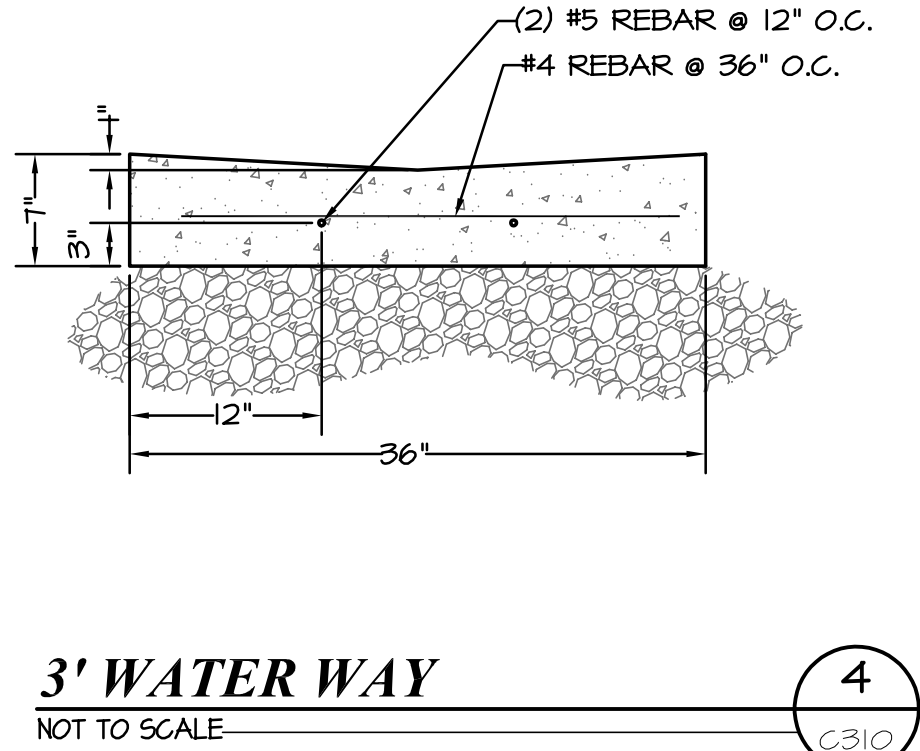
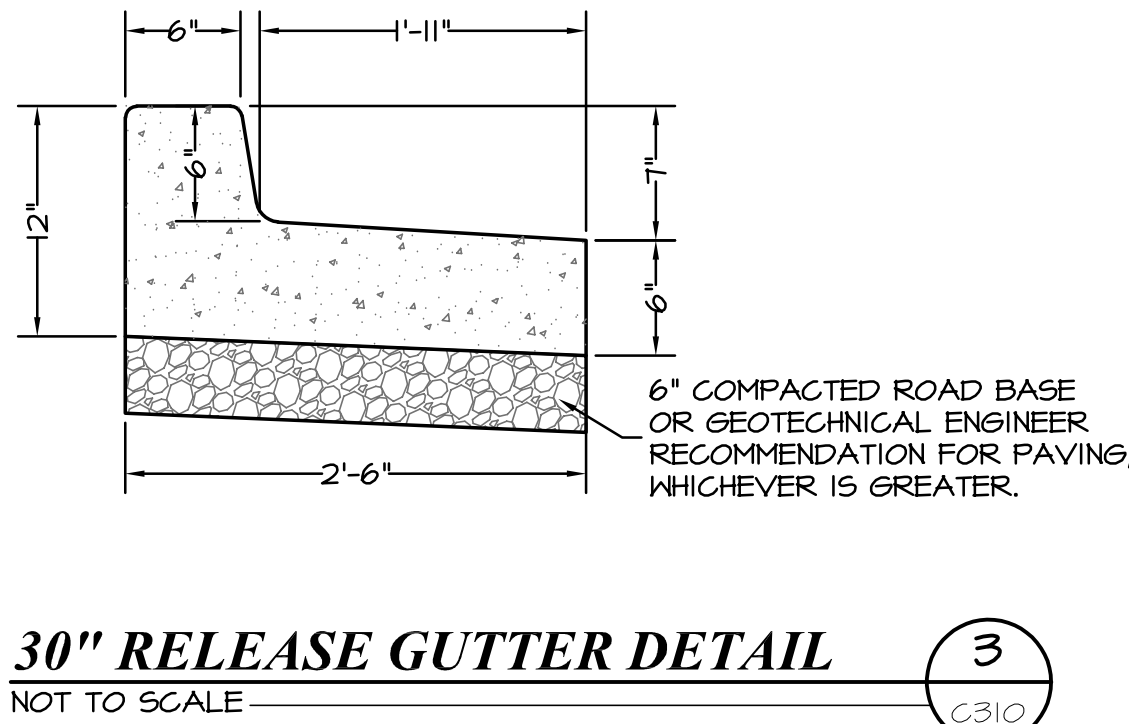
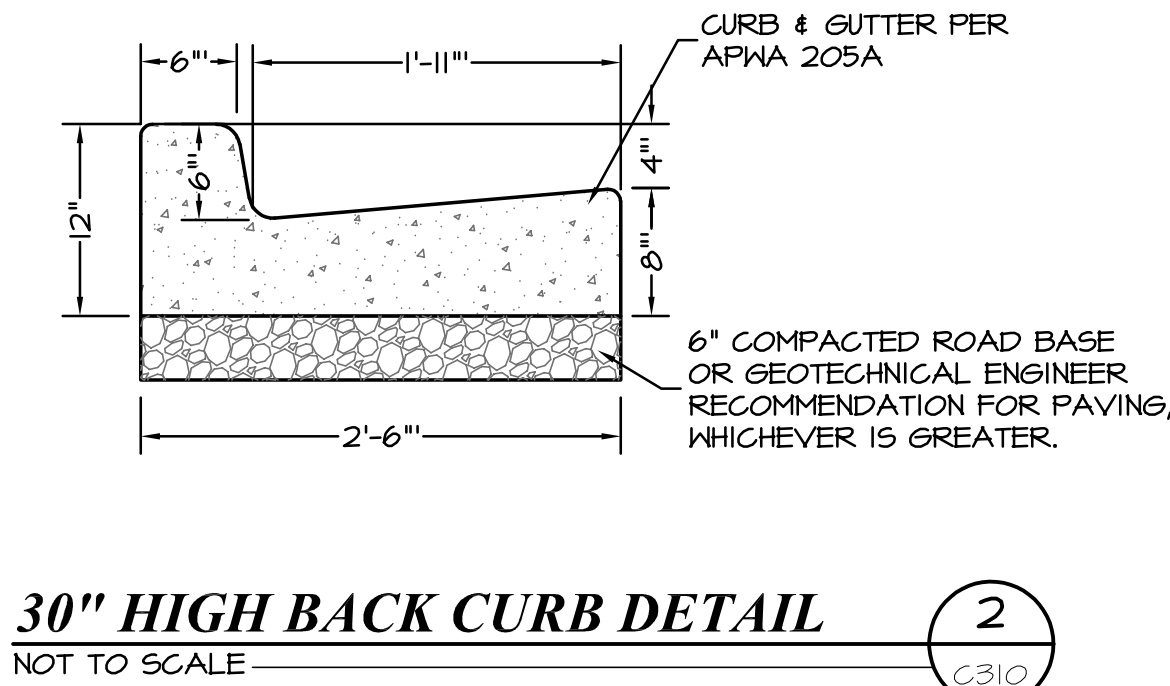
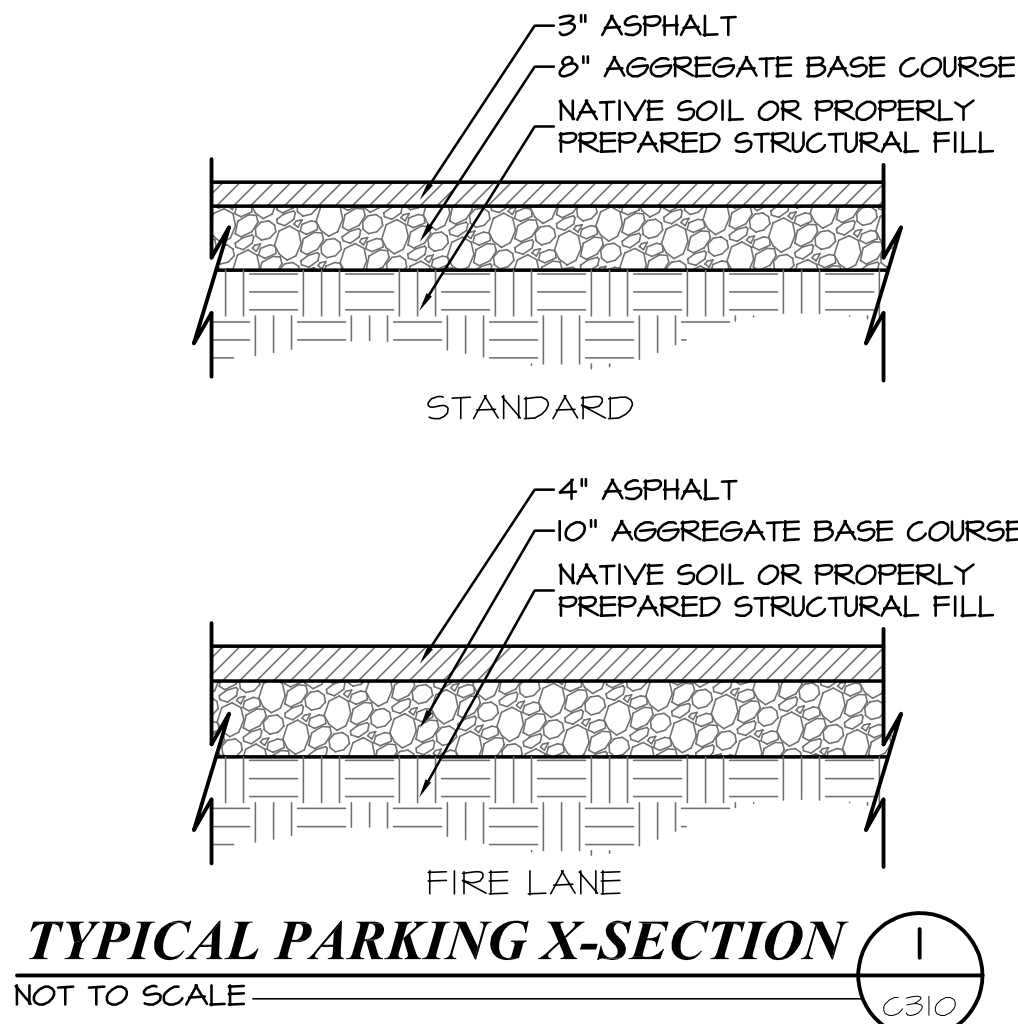
C302

SILVERPEAK
ENGINEERING



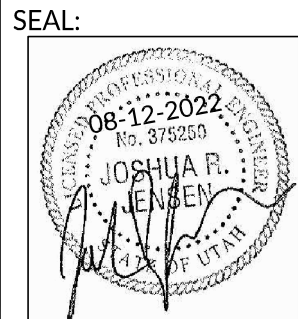
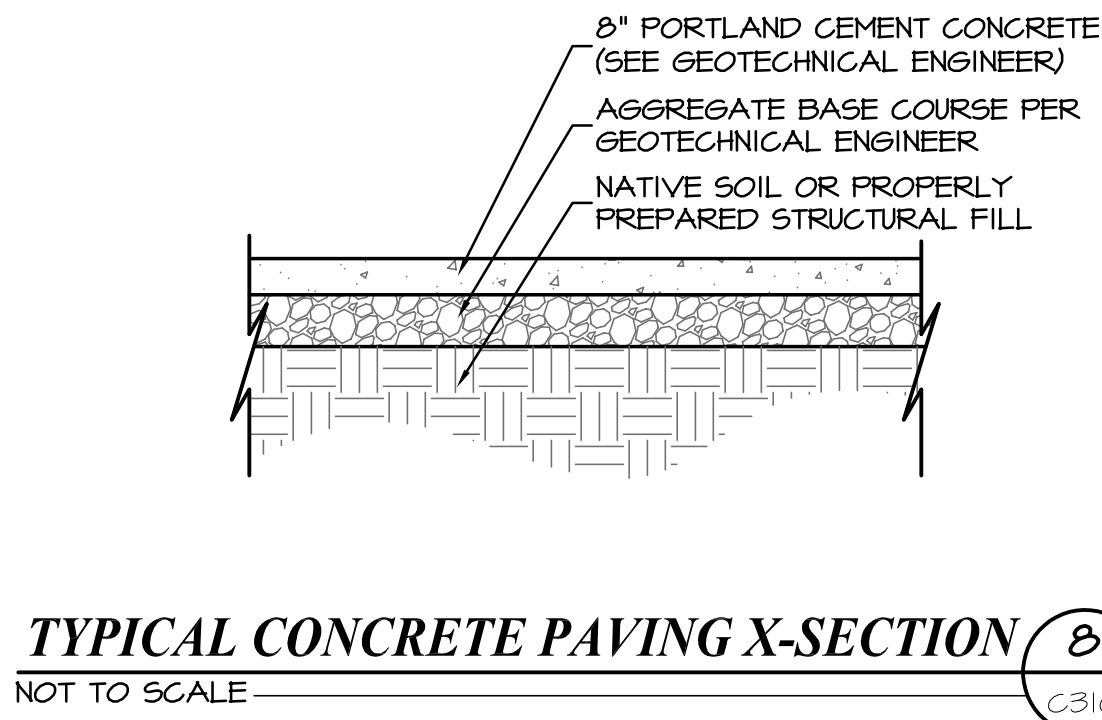
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM



WALL THICKNESS (T)	
SMH DIA.	
4'-0"	
5'-0"	
6'-0"	

- NOTES:**
- IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL MATCH TOP OF D2 OTHERWISE AS APPROVED BY DISTRICT.
 - AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED & FINAL SURFACING IS IN PLACE, REMOVE DEBRIS & TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLE.
 - IF MANHOLE BASE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN. WALL THICKNESS.
 - MANHOLES DEEPER THAN 20'-0" SHALL HAVE AN 18" THICK CONCRETE BASE.
 - SET MANHOLE FRAME & COVER TO 3/8" BELOW FINISH GRADE AFTER FINAL STREET GRADING IS COMPLETE.
 - CONE & WALL SECTIONS TO CONFORM TO ASTM C-478.
 - JUNCTIONS OF (3) OR MORE PIPES REQUIRE 5' OR LARGER MANHOLE.
 - DEFLECTION ANGLE OF 75° OR HIGHER REQUIRE 5' OR LARGER MANHOLE.



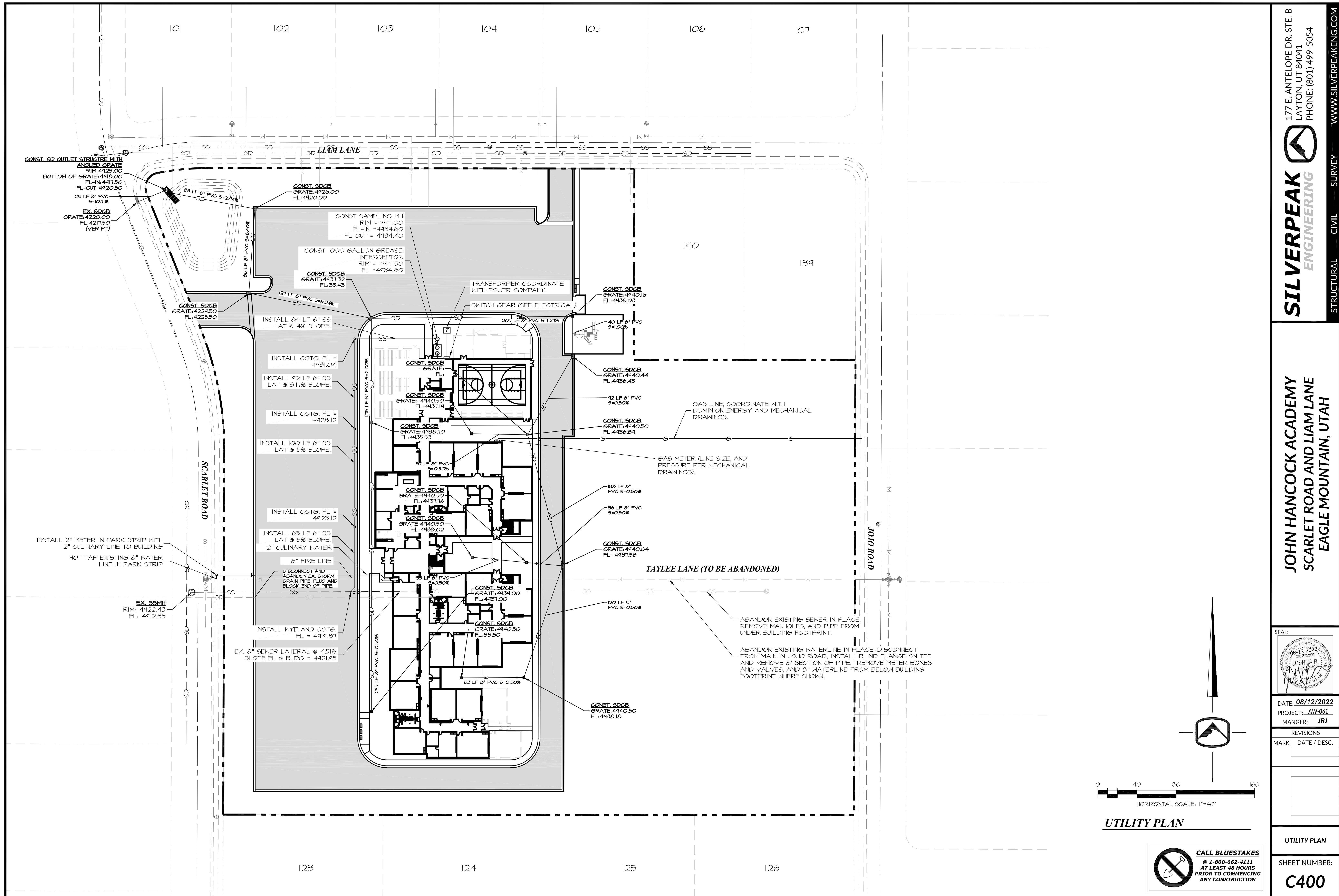
DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

REVISIONS	
MARK	DATE / DESC.

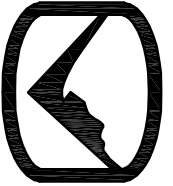
SITE DETAILS

SHEET NUMBER:

C310

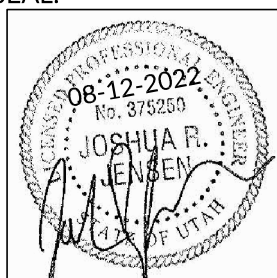


PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

**SILVERPEAK**
ENGINEERING

177 E. ANTELOPE DR. STE. B
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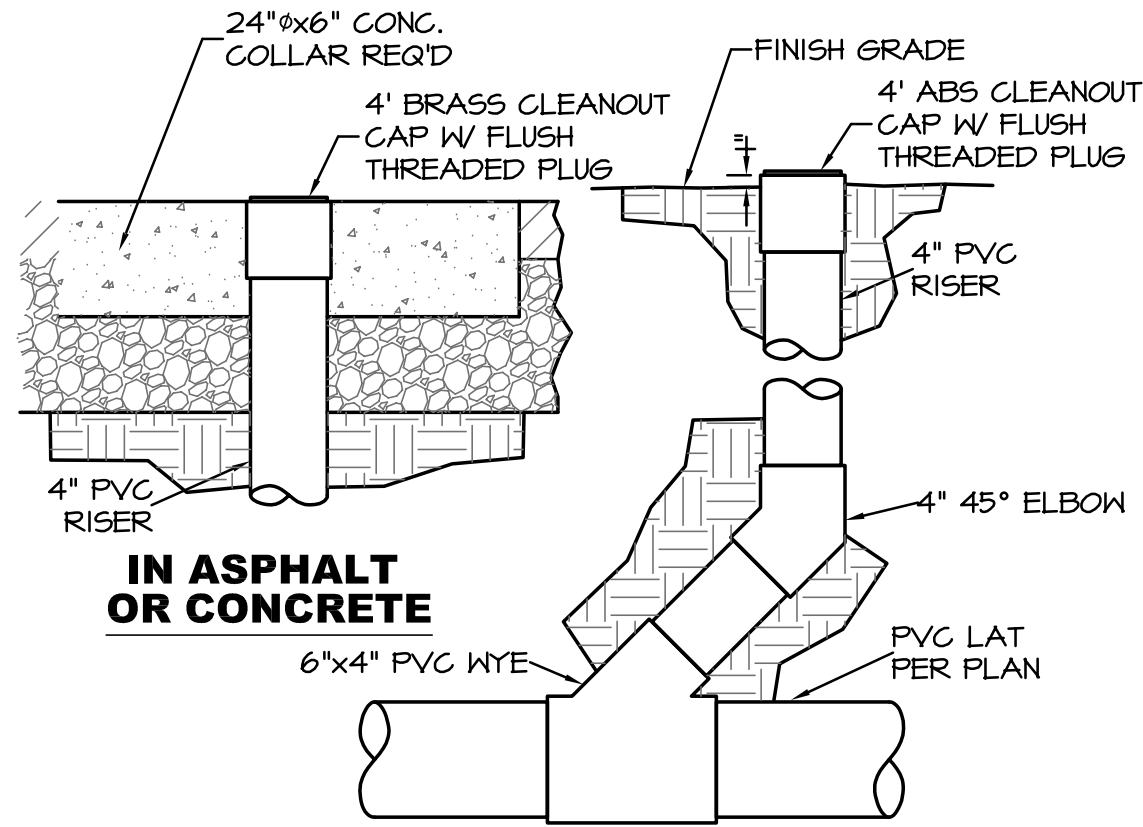
JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:

DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

REVISIONS	
MARK	DATE / DESC.

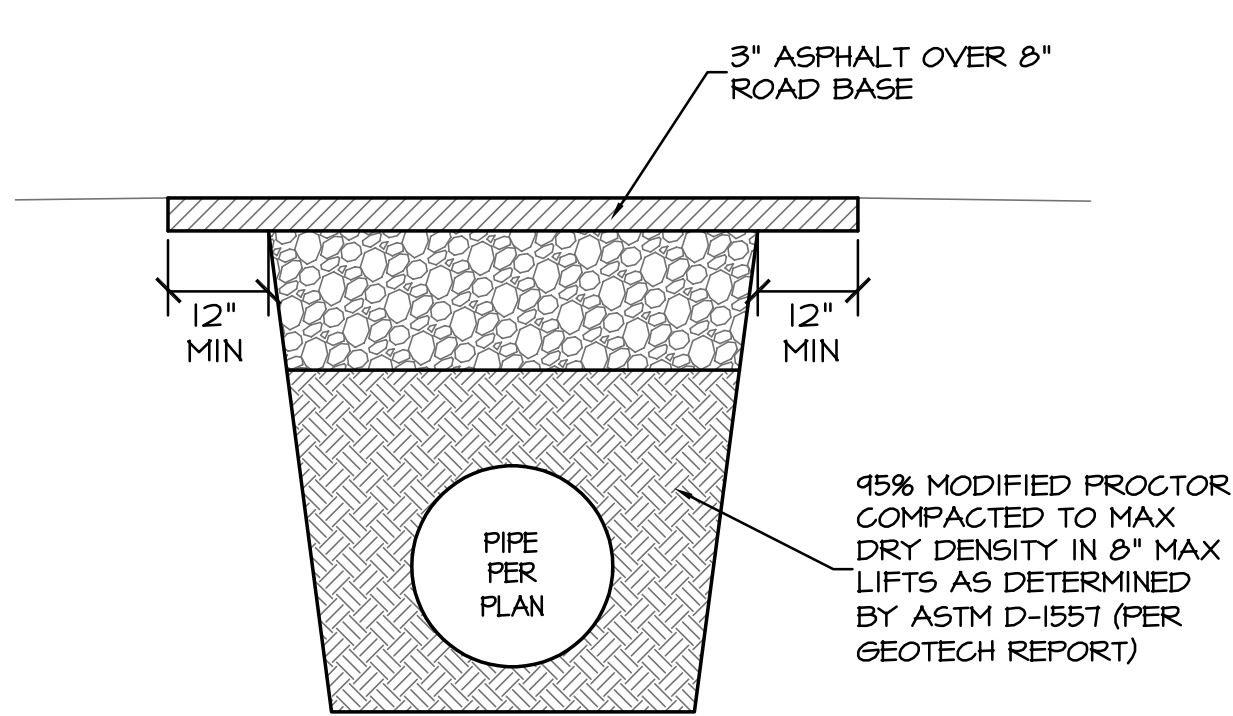
UTILITY PLAN

SHEET NUMBER:
C400



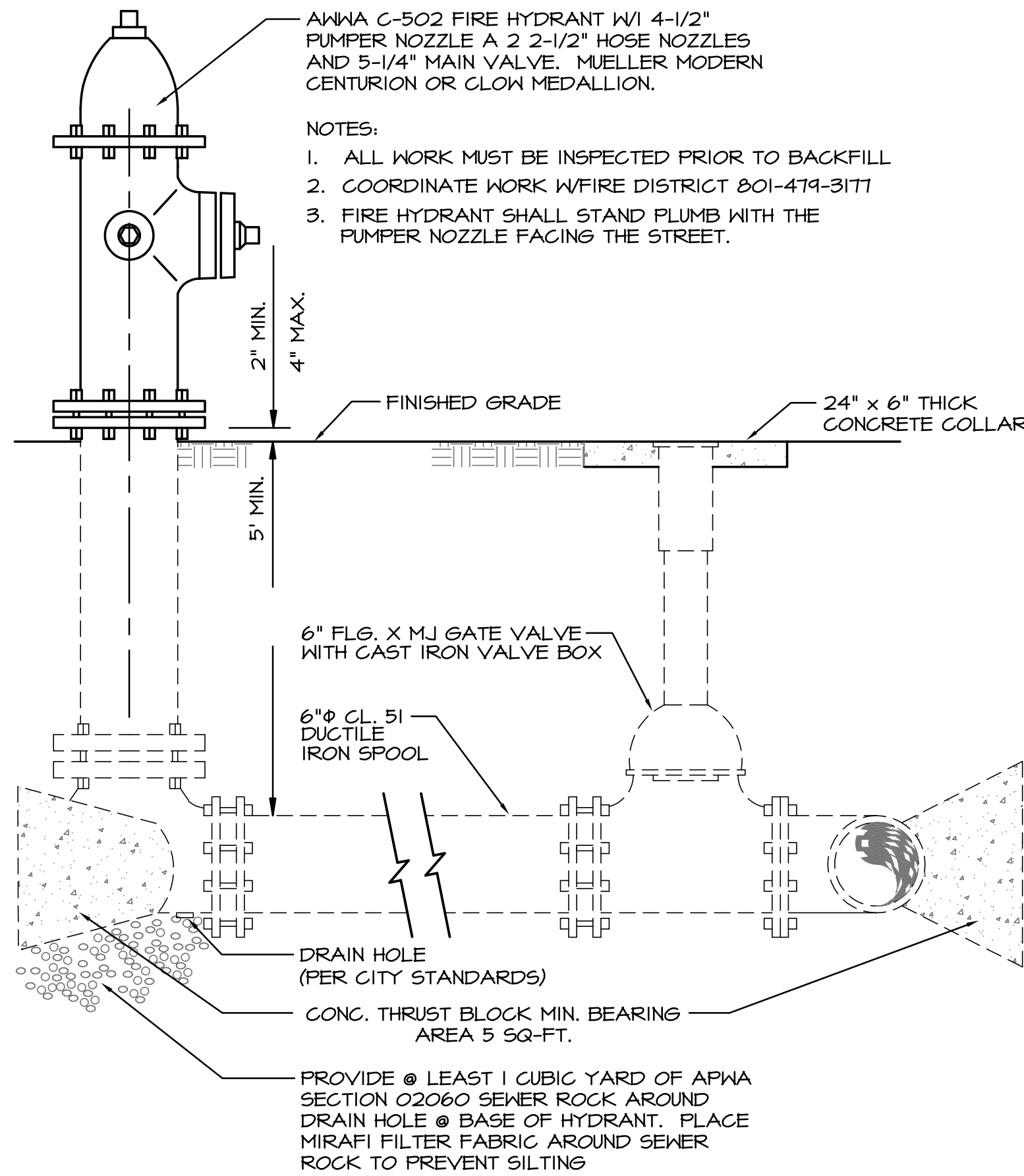
SANITARY SEWER CLEANOUT
NOT TO SCALE

1
C401



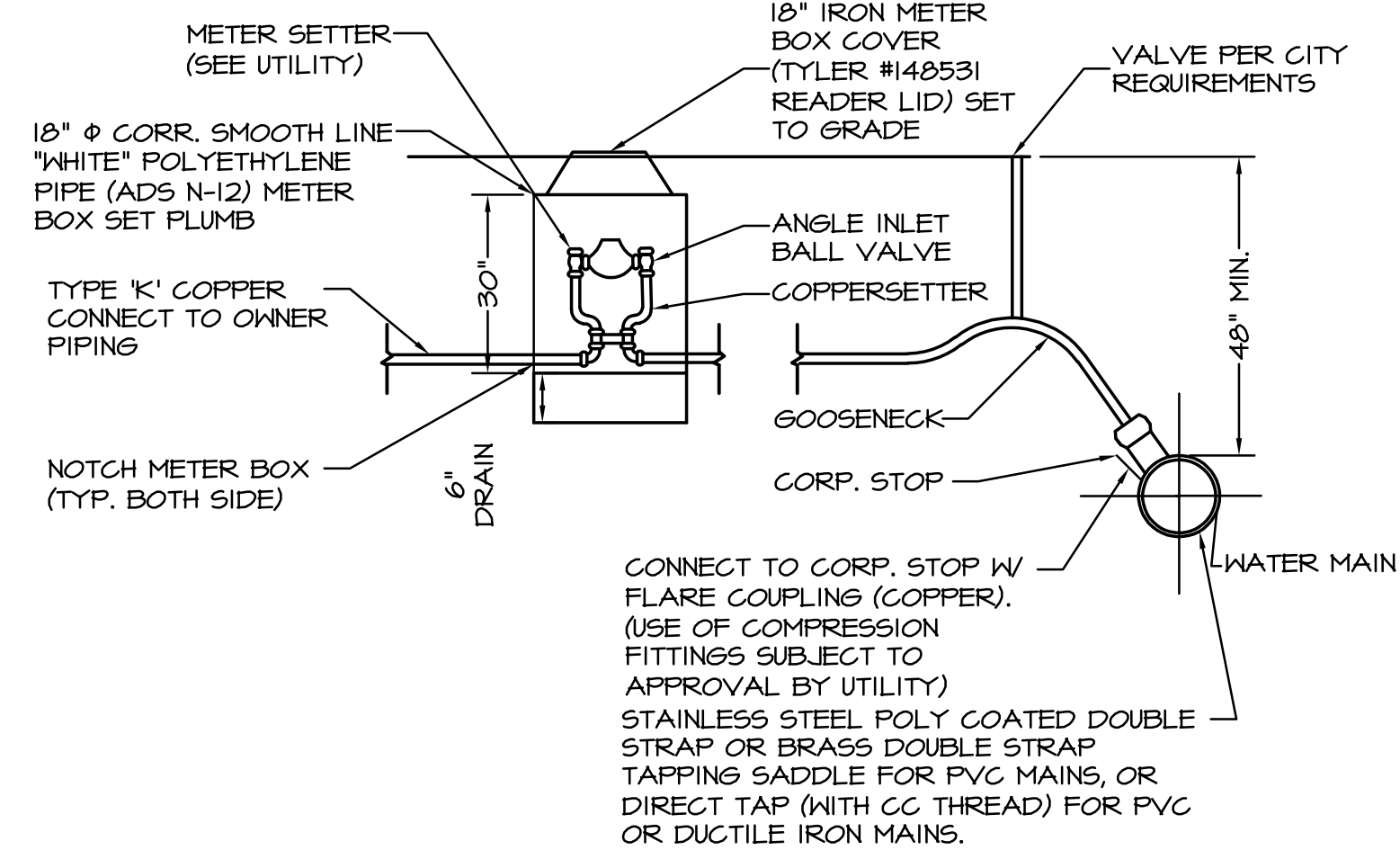
TYPICAL UTILITY TRENCH CROSS SECTION
NOT TO SCALE

2
C401



FIRE HYDRANT ASSEMBLY
NOT TO SCALE

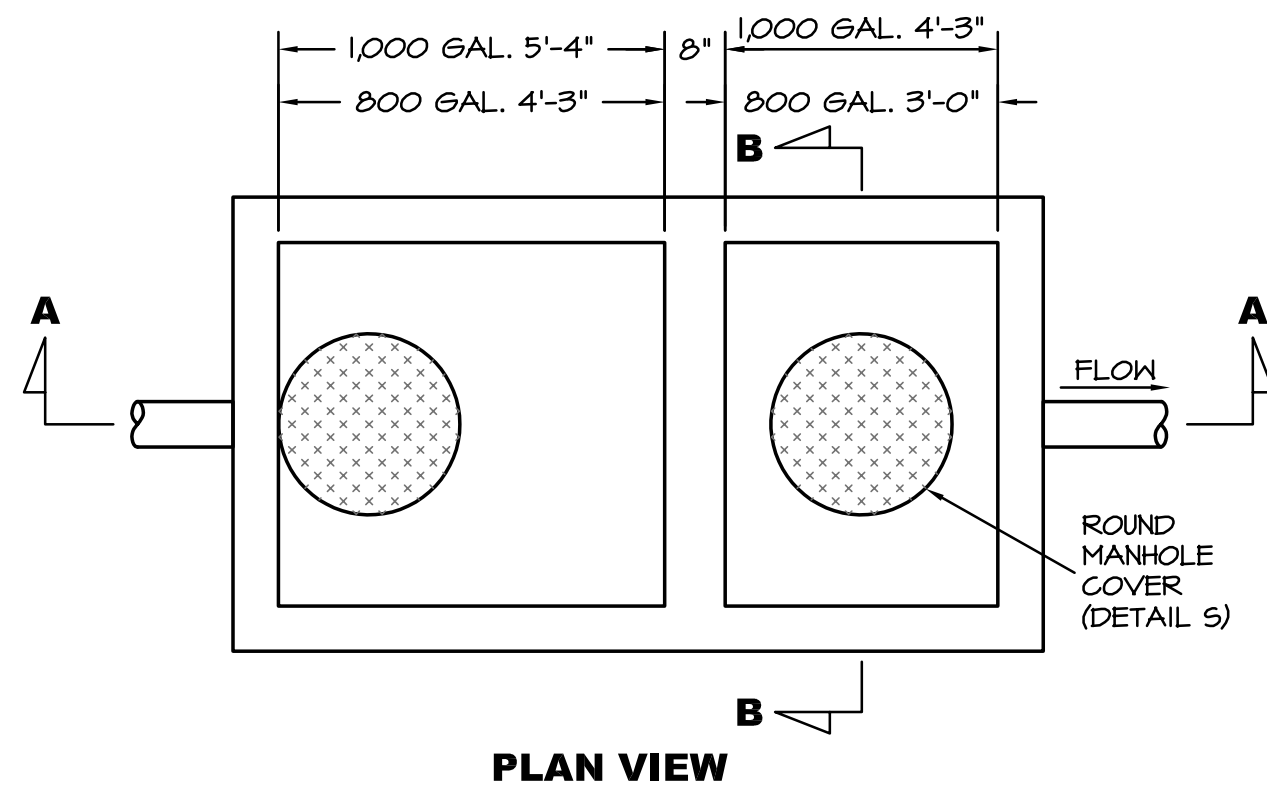
3
C401



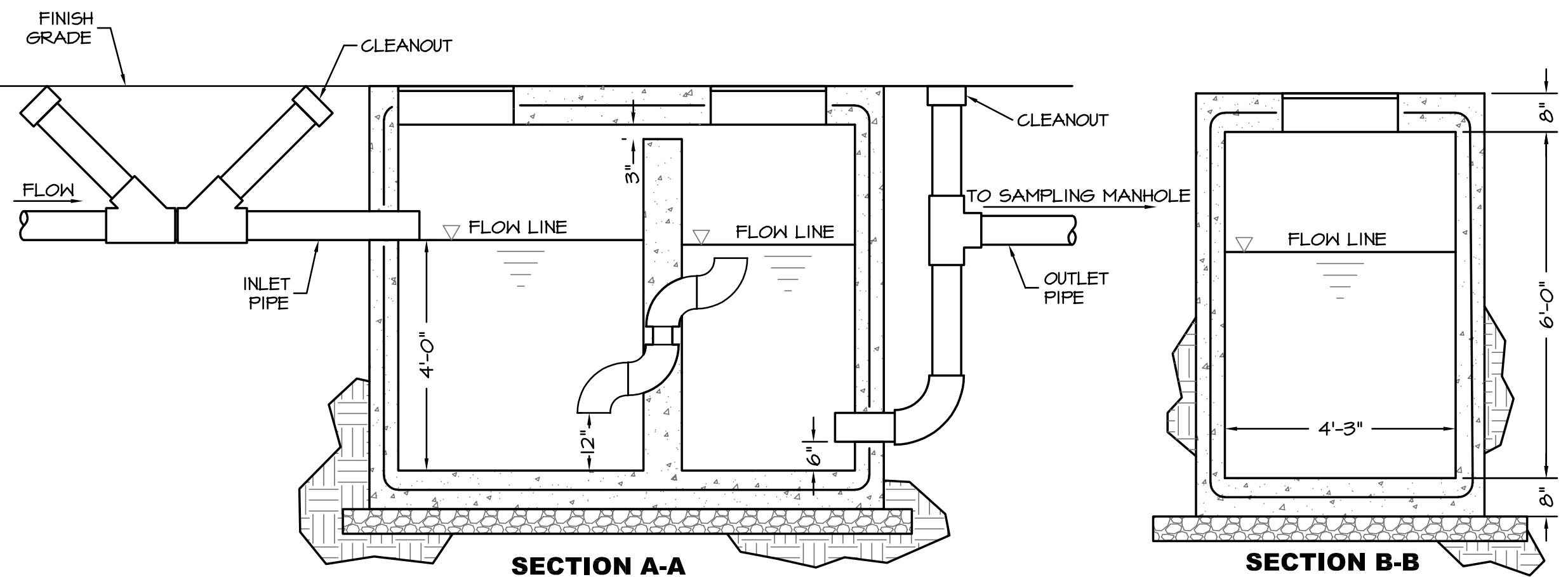
NOTE:
NEW METERS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS. THE LID, BOX, METER, AND SETTER WILL BE PROVIDED BY THE CONTRACTOR. CONNECTION TO THE SUPPLY MAIN, CORP. STOP, AND SERVICE PIPING FROM THE MAIN TO THE METER AND FROM THE METER TO 10'-0" ONTO THE OWNERS PROPERTY SHALL BE PROVIDED BY THE CONTRACTOR.

WATER METER DETAIL
NOT TO SCALE

4
C401

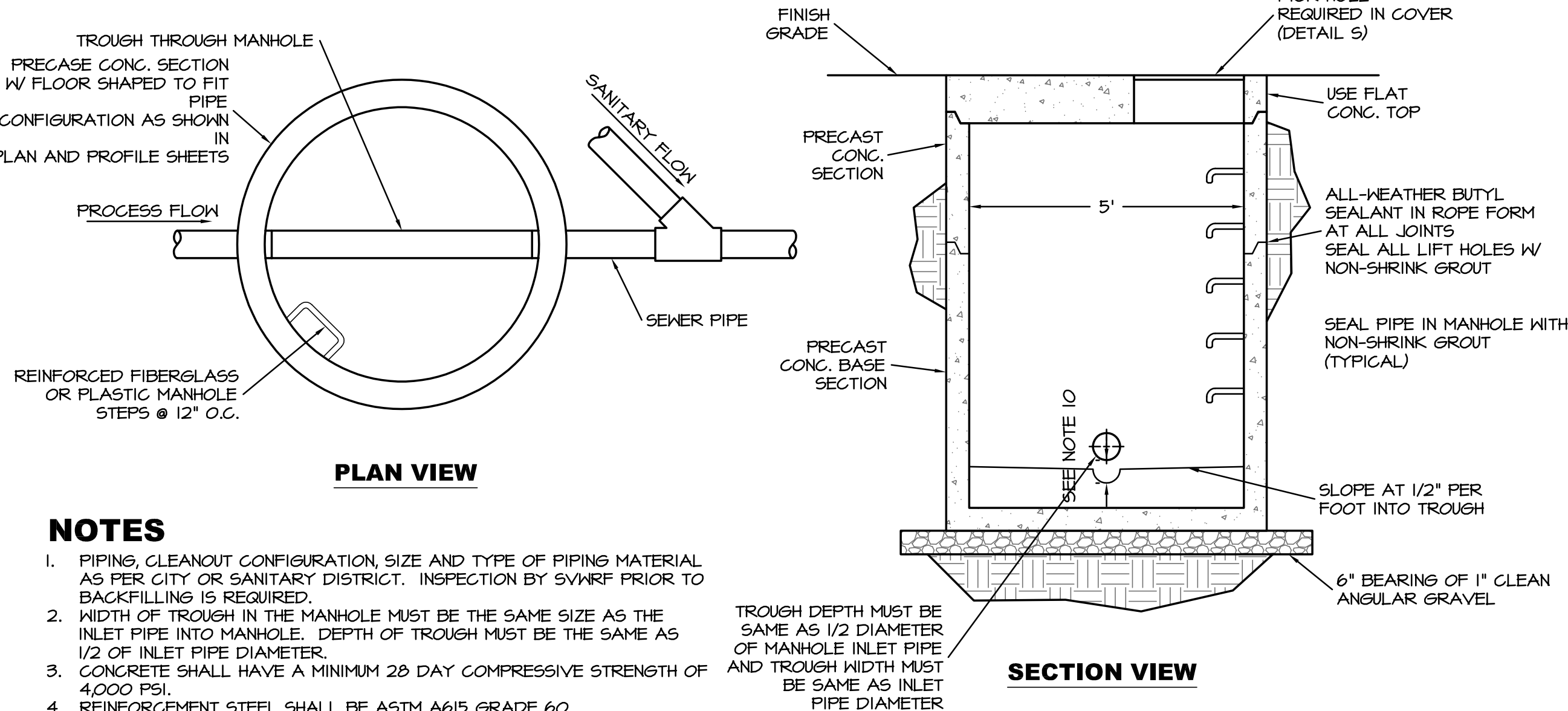


- NOTES**
1. PIPING CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVNRF PRIOR TO BACKFILLING IS REQUIRED.
 2. INTERCEPTOR PIPING AND OTHER ASSOCIATED PIPING CHANGES THAT ARE NECESSARY TO INSTALL INTERCEPTOR MUST BE IN ACCORDANCE WITH LOCAL REGULATIONS.
 3. INTERCEPTOR MUST BE PROPERLY VENTED IN ACCORDANCE WITH UNIFORM PLUMBING CODE STANDARDS.
 4. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 5. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
 6. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2" INCHES.
 7. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
 8. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 40 PCF PLUS TRUCK SURCHARGES.
B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
 9. MANWAY FRAME AND COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
 10. THE INLET PIPE SHALL BE AT AN ELEVATION 1 INCH HIGHER THAN THE OUTLET PIPE.
 11. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE INTERCEPTOR SHALL BE 4'-0" ABOVE THE INTERCEPTOR FLOOR.
 12. THE BAFFLE IN THE INTERCEPTOR SHALL BE WITHIN 3 INCHES OF THE CEILING.
 13. COVERS SHALL BE CIRCULAR AND SOLID.
 14. SANITARY WASTE FROM TOILETS MUST NOT BE PLUMBED THROUGH THE INTERCEPTOR.
 15. INTERCEPTOR MUST BE LOCATED IN SUCH A MANNER THAT IT IS READILY ACCESSIBLE FOR CLEANING.



GREASE INTERCEPTOR
NOT TO SCALE

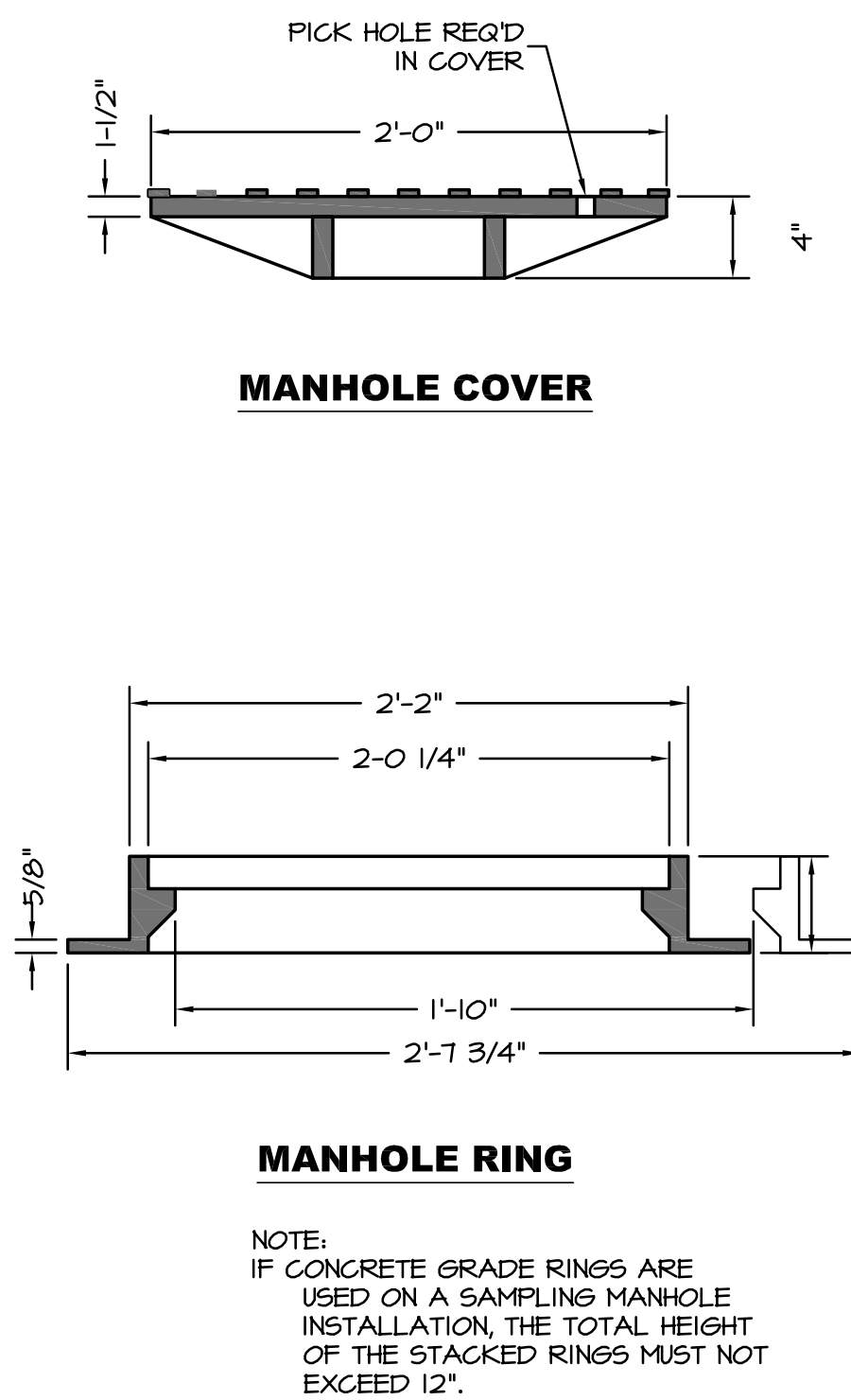
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C401



- NOTES**
1. PIPING, CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVNRF PRIOR TO BACKFILLING IS REQUIRED.
 2. WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
 3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 4. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
 5. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2" INCHES.
 6. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
 7. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 40 PCF PLUS TRUCK SURCHARGES.
B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
 8. MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
 9. ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
 10. FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE TROUGH THROUGH THE MANHOLE.

SAMPLING MANHOLE
NOT TO SCALE

6
C401

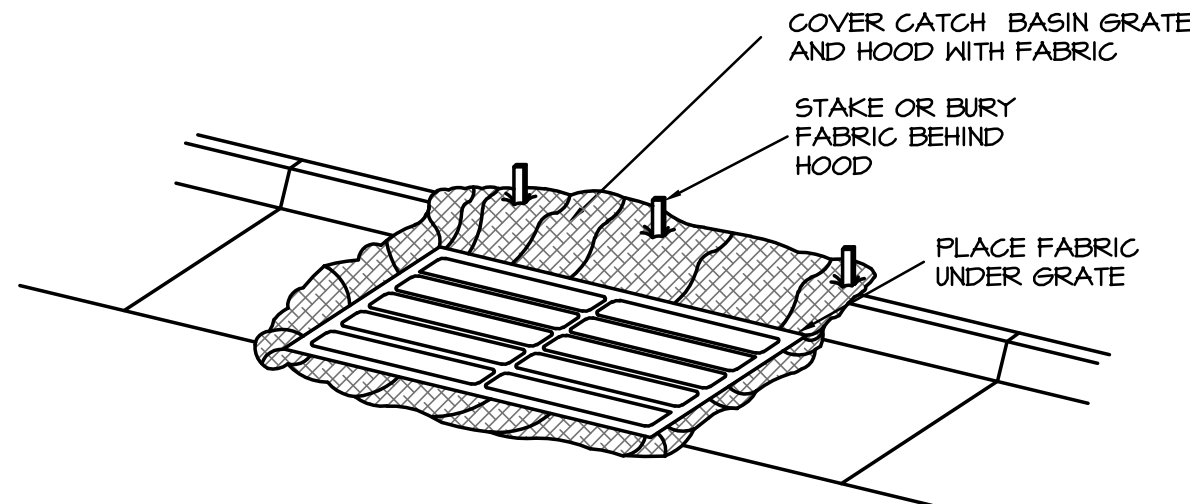


MANHOLE COVER & RING
NOT TO SCALE

7
C401

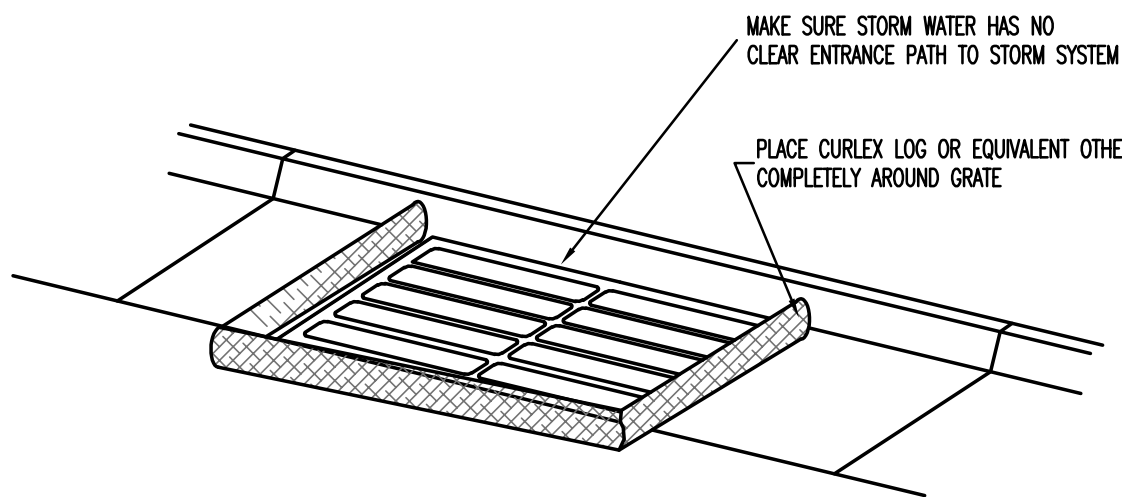
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

[PROJECT NAME]



FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



CURLEX LOG (STRAW/CLOTH SACK)

MAINTENANCE: REMOVE & CLEAN CULEX LOGS THOROUGHLY EACH WEEK OR AFTER A STORM. TAKE CARE WHILE MOVING ROCK SACKS TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.

INLET PROTECTION

NOTES:

- USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

CONSTRUCTION & BMP SEQUENCING

BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION

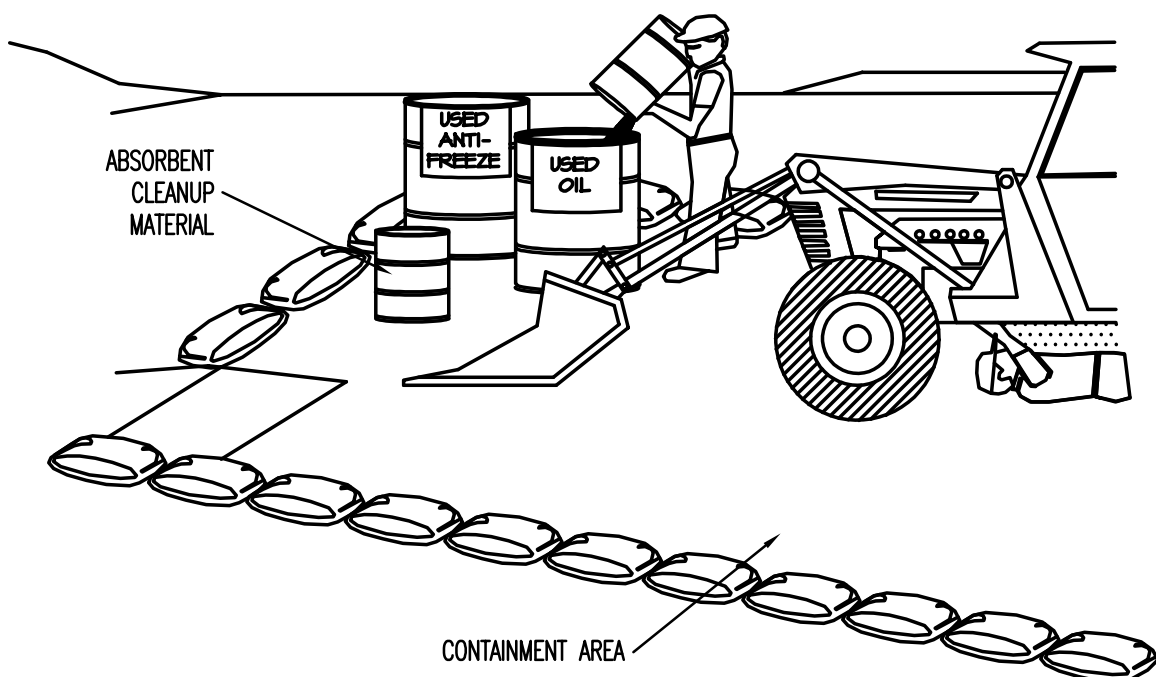
- CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION. FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
 - "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
 - CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH GRADING IS COMPLETED.
- FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
 - "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
 - CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

CONCRETE WASTE MANAGEMENT

- A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED. CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

REVEGETATION

- SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND PLANTING SHALL BEGIN APRIL 15.
- PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
- SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.



EQUIPMENT MAINTENANCE/REPAIR

NOTES:

- LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
 - VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.
 - CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
 - DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
 - ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.
 - PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
 - MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.
- | | |
|---|---|
| EAGLE MOUNTAIN CITY
ADDRESS
CITY, STATE
TELEPHONE | 1650 STAGECOACH RUN
EAGLE MOUNTAIN, UT
801-789-6000 |
| STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY | 288 NORTH 1460 WEST
P.O. BOX 144870
SALT LAKE CITY, UTAH 84114-4870 |
| U.S. EPA
ENVIRONMENTAL PROTECTION AGENCY
DENVER, COLORADO | REGION VIII
800-759-4372 |
| ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460 | 202-475-9518 |
| REFERENCES
A. PLAN PER SILVERPEAK ENGINEERING,
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING | |
| THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF ONE BUILDING PLUS THE CONSTRUCTION OF ALL IMPROVEMENTS, UTILITIES, AND DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PLANS. | |
| THE ESTIMATED RUN-OFF COEFFICIENT AFTER COMPLETION IS 0.48 | |
| A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE. | |

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

- THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE CONSTRUCTION OF COMMERCIAL CONSTRUCTION IN EAGLE MOUNTAIN CITY, EAGLE MOUNTAIN COUNTY, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.
- A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH DIVISION OF WATER QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTR 300000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PERMIT FORMS ARE AVAILABLE FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWC002.PDF
- IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE DIVISION OF WATER QUALITY.
- IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE UTAH RESPONSE CENTER, EAGLE MOUNTAIN CITY, AND SILVERPEAK ENGINEERING IF NECESSARY. THIS SWPPP SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.
- ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHALL BE MADE FAMILIAR WITH THIS SWPPP PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL. ALL CONTRACTORS AND SUBCONTRACTORS, EVEN ON RESIDENTIAL CONSTRUCTION WITH DISTURBANCE AREAS LESS THAN ONE ACRE, SHALL ABIDE BY THIS SWPPP.
- CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, SKYLAND INVESTMENTS AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NECESSARY. THIS SWPPP WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.
- ALL PREVENTION AND CLEAN UP MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF EAGLE MOUNTAIN CITY REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.
- THIS SWPPP DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHALL BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY EAGLE MOUNTAIN CITY AND ANY OTHER AGENCY HAVING JURISDICTION.
- THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE DIVISION OF WATER QUALITY OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WATER QUALITY AND/OR THE LOCAL AGENCY.
- CONTACTS
DEVELOPER
ADDRESS
CITY, STATE
TELEPHONE
EAGLE MT SCHOOL DEVELOPMENT, LLC
290 N. FLINT ST.
KAYSVILLE, UT
801-444-9378
CONTRACTOR/DISCHARGER
ADDRESS
CITY, STATE
TELEPHONE
ONWEST CONSTRUCTION
290 N. FLINT ST.
KAYSVILLE, UT
801-560-0523
CIVIL ENGINEER
PROJECT MANAGER
ADDRESS
CITY, STATE
TELEPHONE
SILVERPEAK ENGINEERING
JOSHUA R. JENSEN, P.E., S.E.
177 E ANTELOPE DR, SUITE B
LAYTON, UT 84041
801-499-5054
EAGLE MOUNTAIN CITY
ADDRESS
CITY, STATE
TELEPHONE
1650 STAGECOACH RUN
EAGLE MOUNTAIN, UT
801-789-6000
STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY
288 NORTH 1460 WEST
P.O. BOX 144870
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800-759-4372
ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460
202-475-9518
REFERENCES
A. PLAN PER SILVERPEAK ENGINEERING,
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

- COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
- IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
- DISTURBED AREAS SHALL BE SEED BY THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME, OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
- THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

- KEEP WASTE DISPOSAL CONTAINERS COVERED.
- PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
- PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

- PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
- DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST OVERTURNING.

4. SPILLS

- STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

- CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

- FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
- PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
- USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

- DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
- PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR.
- PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

- USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
- DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
- DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION

- REGULAR INTERNAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
 - VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
 - BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
 - AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
 - THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
- CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
- PREPARATION OF REPORTS AND RETENTION OF RECORDS

- EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1 THEREAFTER.
- THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
- DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

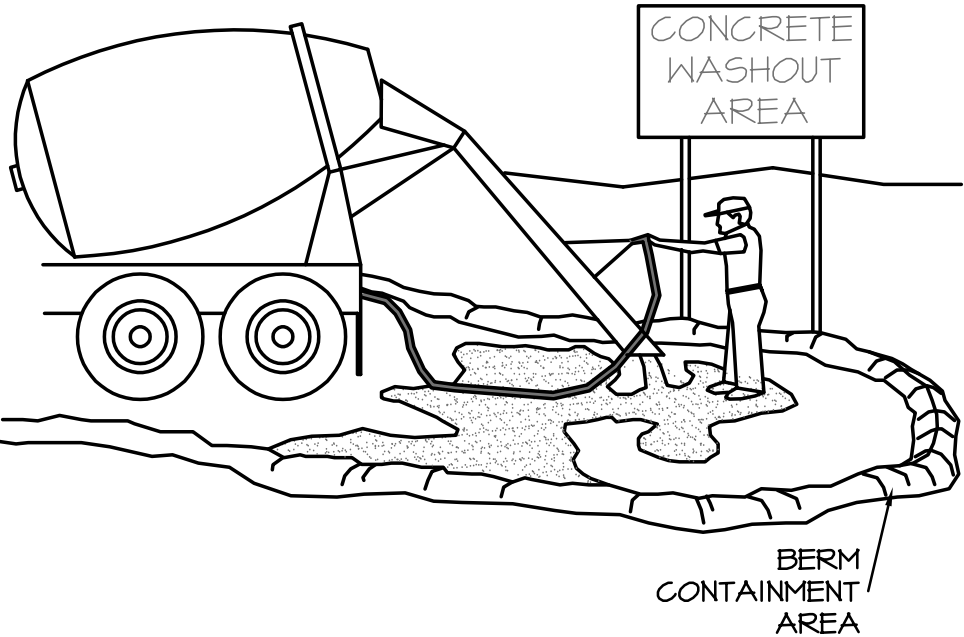
- MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR RESTORED.
 - PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.
- FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS
 - AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEP CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
 - ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
 - ALL PAVED AREAS SHALL BE SWEEP WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
 - WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
 - TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
 - STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
 - ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

DEFINITIONS

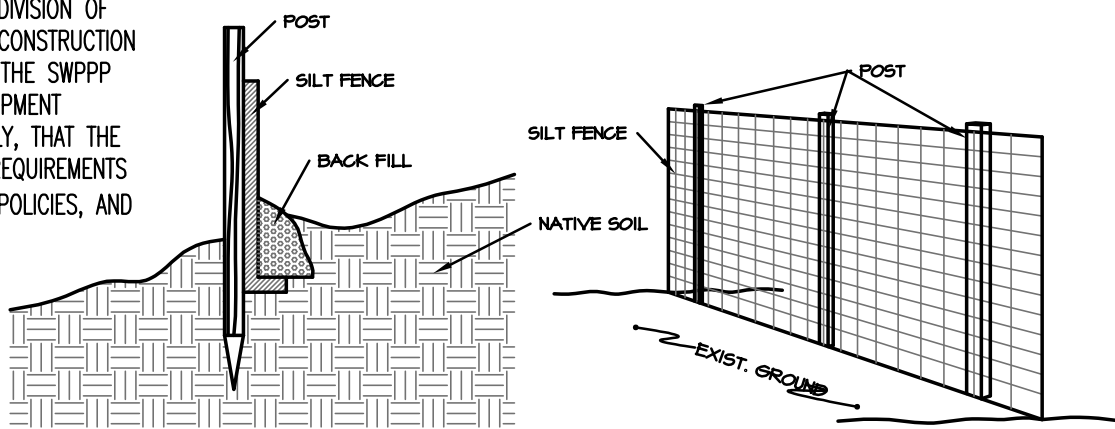
- "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.
- "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.
- "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.
- "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.
- "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.
- "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.
- "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.
- "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(i)].
- "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE, INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."
- "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."
- "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES'
 - CONSTRUCTION ACTIVITY,
 - EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.



CONCRETE WASTE MANAGEMENT

NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

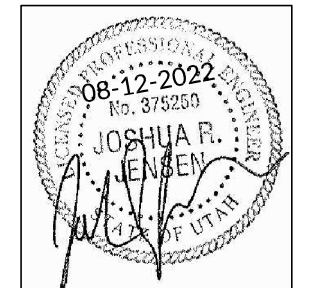


SILT FENCE DETAIL

SWPPP NOTES



SEAL:



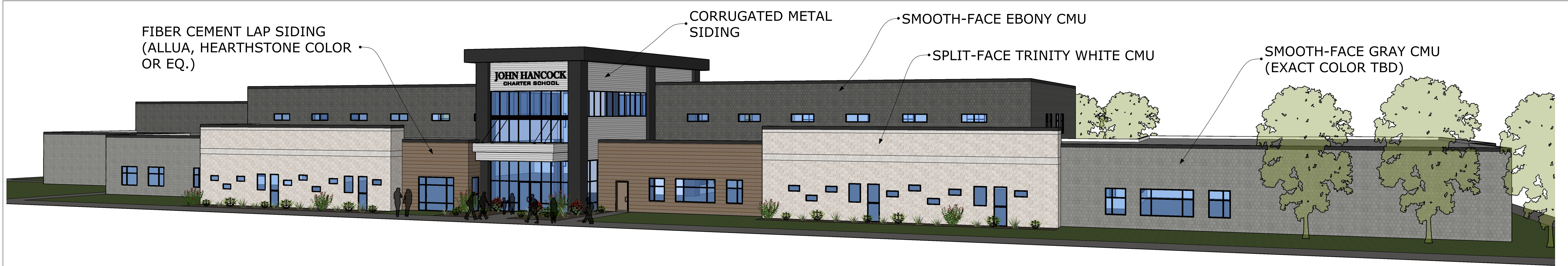
DATE: 08/12/2022
PROJECT: AW-061
MANAGER: JRJ

REVISIONS	
MARK	DATE / DESC.

SWPPP NOTES

SHEET NUMBER:

C601



DATE: 6/14/22
PROJECT: AW-061
DRAWN BY: CJ

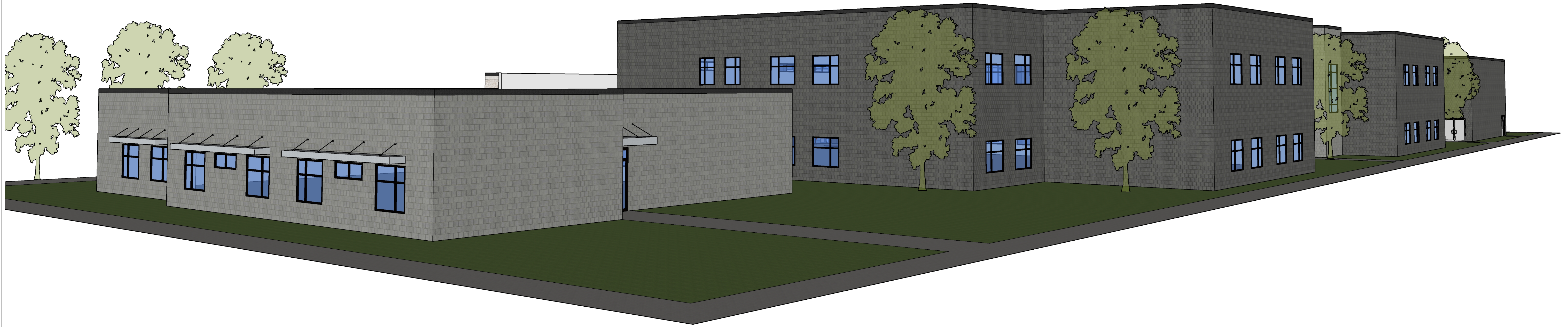
177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



JOHN HANCOCK
CHARTER SCHOOL
EAGLE MOUNTAIN, UTAH

SHEET NUMBER

A1



DATE: 6/14/22
PROJECT: AW-061
DRAWN BY: CJ

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

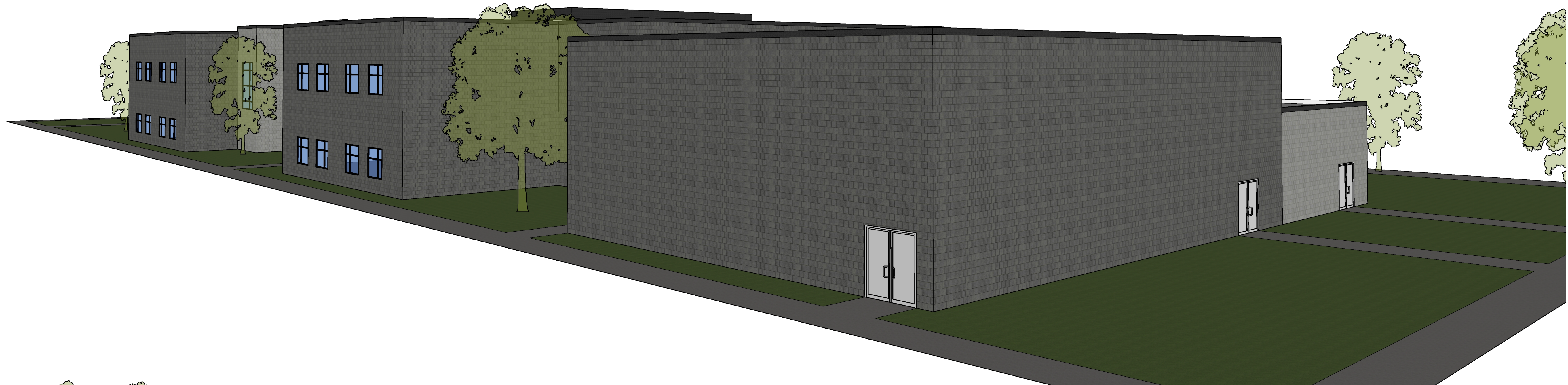


SILVERPEAK
ENGINEERING

JOHN HANCOCK
CHARTER SCHOOL
EAGLE MOUNTAIN, UTAH

SHEET NUMBER

A2



DATE: 6/14/22
PROJECT: AW-061
DRAWN BY: CJ

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



SILVERPEAK
ENGINEERING

JOHN HANCOCK
CHARTER SCHOOL
EAGLE MOUNTAIN, UTAH

SHEET NUMBER

A3



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 1, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 17.80.080, Off-Premises Ladder Signs.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	n/a		
APPLICANT:	City of Eagle Mountain Chamber of Commerce and City Economic Development Department; Melissa Clark and Evan Berrett representing		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Planning Manager -- Robert Hobbs

RECOMMENDATION:

Staff recommends approval of the requested code changes.

BACKGROUND:

The Chamber of Commerce, working in concert with City Staff, present the requested code language changes respecting ladder signs as used within the community. The contemplated amendments add an allowance for advertisers who have more slats than the basic allocation to have either a single or a double slat (vs. just a single). Further, advertising copy may now be approved either by the community development director and/or the economic development director. Additional minor code alterations address City billing of advertisers, allow for either the community development director and/or the economic development director to determine when ladder signs in pre-approved locations may be constructed, and increase the number of ladder signs permitted in the City from 40 to 60.

The proposed code changes were presented to the Planning Commission previously as discussion and hearing items and it was deemed appropriate to advance the same to Council (after a tiny bit of adjustment) with a favorable recommendation.

ITEMS FOR CONSIDERATION:

17.80.080(C) Sign Inserts: Single slats are a great, affordable product for a small business with a very limited budget. It allows them to advertise in a high traffic area for about \$50 a month over a year. Many businesses prefer to have a double to allow a bigger picture, logo, or text size. It would be better to offer the option of single or double for the, “maximum signs a single entity, or its associated affiliates, may advertise on is five.”

“and/or” We typically send to both, but it does take a while to get both responses; it would be good to allow it to be either.

17.80.080(E) Billing and Payment: “Or designee” because the Chamber currently administers the billing under the supervision of the City via the Economic Development Director. Section 17.80.080 A addresses this with the following:

“ Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.”

Requiring billing on a semi-annual basis incurs additional expense for the City or its designee. The priority list can be monitored by the City or designee. Two examples of prioritizing local business has happened in the last six months, where a requested sign was given to a local business over an outside business or developer.

17.80.080(H) New Signs: “and/or” for the same reasons as noted in 17.80.080(C).

17.80.080(I) Maximum Number: The City has increased in population and in the number of businesses. In the last 6 months, the number of businesses in Eagle Mountain has increased from 621 to 676. Moreover, there has been an increase in businesses in the South Service Area. Permitting additional locations and distributing them in newly commercially-developed areas allows for businesses to have more community standardized marketing opportunities. Of the 40

allowed locations all are sold or reserved. There are additional local businesses on the waiting list pending approval of additional locations.

REQUIRED FINDINGS:

Amendments to this title may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title. [Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 1.12)]. (EMMC 17.05.120)

Zoning code amendments are legislative matters and are subjective in nature.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public hearing of October 25, 2022, voted unanimously to recommend that Council approve the proposed textual code amendment(s) as presented.

ATTACHMENTS:

[ORD--EMMC 17.80.080 Off-premises Ladder Signs](#)

[EXHIBIT--EMMC 17.80.080 Off-premises Ladder Signs](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
SECTION 17.80.080 OFF-PREMISES LADDER SIGNS**

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 17.80.080 Off-premises Ladder Signs, 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 17.80.080 Off-premises Ladder Signs.
2. The amendment to Section 17.80.080 Off-premises Ladder Signs, as described in Exhibit A, is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 1st day of November, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 1st day of November, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS

17.80.080 Off-premises ladder signs.

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. 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. There are three allowable slat sizes on each ladder sign: single (16-inch by 72-inch), double (32-inch by 72-inch), or full slats (80-inch by 72-inch). The total advertising area must equal 80 inches by 72 inches. Advertisers may reserve a maximum of two full slat signs throughout the city and any additional space would be limited to a single or double slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All advertising copy shall be approved by the community development director and or the economic development director or designee.

E. Billing and Payment. Eagle Mountain City or designee may bill advertisers on a semi-annual or annual basis. Signs may be removed for nonpayment after 30 days. ~~Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.~~

H. New Signs. The community development director and or the economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is ~~40~~ 60.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 1, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.15.030 Planning Commission Organization.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	NA		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

City Recorder Fionnuala Kofoed

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Chapter 17.15.030 Planning Commission Organization.

BACKGROUND:

The proposed amendment to EMMC 17.15.030 Planning Commission Organization clarifies that an alternate planning commissioner shall serve a term of three years unless appointed as a regular member of the planning commission during that term or is removed in accordance with subsection G.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--EMMC 17.15.030 Planning Commission Organization
EXHIBIT--EMMC 17.15.030 Planning Commission Organization

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
SECTION 17.15.030 PLANNING COMMISSION ORGANIZATION**

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 17.15.030 Planning Commission Organization, 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 17.15.030 Planning Commission Organization.
2. The amendment to Section 17.15.030 Planning Commission Organization, as described in Exhibit A, is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 1st day of November, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 1st day of November, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.15 ROLES AND DUTIES

17.15.030 Planning commission – Organization

A. The planning commission shall be established, as authorized by Section 10-9a-301 et seq., Utah Code Annotated 1953.

B. Six Members. The planning commission shall consist of five regular members and one alternate member. The five regular members of the planning commission shall be entitled to attend all meetings and vote on all issues. The alternate member is encouraged to attend all meetings and can fully participate in all meeting discussions, but the alternate member shall only vote if a regular member is not in attendance or if a regular member recuses themselves from an agenda item.

C. Terms. The regular members of the planning commission shall serve terms of three years, except the city council may adjust the term, to provide for the annual appointment or reappointment of at least one member. The alternate member shall serve a term of three years unless appointed as a regular member of the planning commission during that time or removed in accordance with subsection G of this section. The original term of the alternate member shall expire on December 31, 2024.

D. Vacancies. The mayor shall, with the advice and consent of the city council, fill any vacancy within 30 days of the death, resignation, or removal of a member, or the expiration of a member's term. The term of such appointment shall be for the remainder of the unexpired term.

E. Appointment Process. The appointment or reappointment process for planning commission members shall follow the same process as for advisory board positions set forth in EMMC 2.27.020 and 2.27.030.

F. Bylaws. The planning commission shall elect officers and adopt policies, bylaws and procedures for the conduct of its internal business, in accordance with state law and this title.

G. Removals. Any planning commission member may be removed with or without cause by the mayor with the advice and consent of the city council. Planning commission members may also be removed for cause by the city council, after a hearing before the city council, if such a hearing is requested by the member, at which the city council shall vote on removal of the planning commission member. [Ord. O-24-2022 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 3.3)].

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Applebee's Site Plan
Eagle Quest East Master Development Agreement
Harmony Phase A, Plat 14 Site Plan
McLachlan Industrial Rezone
Mountain America Credit Union Site Plan and Preliminary Plat
Parkway Fields Plat C Preliminary Plat & Site Plan
Pole Canyon MDA/MDP Amendment
Porter's Crossing Town Center MDA/MDP Amendment
Stonebridge Corner Site Plan
Taco Bell Site Plan
The Village at Porters Crossin Plat 3 Plat Amendment

Code Amendments

Commercial District Node Overlay
Industrial Zone
Landscaping Timing Requirements
Multifamily Commercial Design Standards
Neighborhood Improvement Codes
Water-wise Landscaping
Wildlife Corridor