



EAGLE MOUNTAIN CITY COUNCIL MEETING

October 19, 2021, 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 - Eagle Mountain Medical Office Building

1.C DISCUSSION - Eagle Mountain Emergency Operation Plan
Eagle Mountain Emergency Operations Plan - 2021 Draft

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.

CONSENT AGENDA

9. AGREEMENTS

- 9.A [AGREEMENT - Approving a Deed of Conservation Easement.](#)
[Deed of Conservation Easement - J. Cook Original Version October 5](#)
[Conservation Easement Final Clean \(00582008xB00C1\)](#)

10. BOND RELEASES

- 10.A [Brandon Park Phase A, Plat 6 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

11. MINUTES

- 11.A [October 5, 2021 Minutes - Regular City Council Meeting](#)
[10.05.2021 City Council Minutes - DRAFT](#)

SCHEDULED ITEMS

12. OQUIRRH MOUNTAIN RANCH

- 12.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,](#)
[Approving a Second Amendment to the Oquirrh Mountain Master Development Plan.](#)

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance amends the Oquirrh Mountain Master Development Plan to designate modified RC zone development standards. The project is located north of Overland, on the west side of Pony Express Parkway, and south of Lone Tree. The property west of Oquirrh Mountain Ranch is zoned agricultural with a Neighborhood Residential 1 future land use designation.

[ORD--Oquirrh Mountain Ranch MDP 2nd Amendment](#)

[Master Development Plan - Option A](#)

[Master Development Plan - Option B](#)

[Preliminary Plat & Site Plan - Option A](#)

[Preliminary Plat & Site Plan - Option B](#)

[Option B Lot Mix](#)

[Existing Approval and Surrounding Development](#)

[Open Space](#)

[Zoning Comparisons](#)

- 12.B [MOTION - Oquirrh Mountain Ranch Preliminary Plat and Site Plan.](#)

13. ORDINANCES/PUBLIC HEARINGS

- 13.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,](#)
[Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and](#)

Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending Eagle Mountain Municipal Code Section 17.25.030 Land Use Table.

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed ordinance repeals Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and replaces it with Chapter 17.70 Accessory Dwelling Units, and amends Section 17.25.030 Land Use Table to update the standards and bring the code into compliance with State Statute.

ORD--EMMC 17.70 Accessory Dwelling Units and 17.25.030 Land Use Table

EMMC 17.70 Accessory Dwelling Units - Proposed

EMMC 17.25.030 Land Use Table - Proposed

Draft Code Changes_PC Condition 10-21

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

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance rezones approximately 1.25 acres to the Public Facilities Zone to allow for the construction of a new Fire Station 251 in the South Service Area. The property is located east of Pony Express Parkway, adjacent to the Sweetwater subdivision (Utah County Parcel ID 59:045:0065 and a portion of Parcel ID 59:045:0064).

ORD--Fire Station 251 Rezone

EXHIBIT--Fire Station 251 Rezone

14. SPRING RUN

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

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance amends the Spring Run Master Development Plan rerouting a collector road and adding 4 single family units to Spring Run Phase D Preliminary Plat. Spring Run is located north of Cory Wride Memorial Highway and east of Meadow Ranch.

ORD--Spring Run MDP 4th Amendment

Spring Run MDP - Proposed

Spring Run Ph. D Amended Preliminary Plat - Proposed

Currently Approved Spring Run D Preliminary Plat

- 14.B **MOTION - Spring Run Preliminary Plat, Phase D.**

15. CITY COUNCIL/MAYOR'S BUSINESS

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

16. 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.

17. COMMUNICATION ITEMS

17.A Financial Report
[Budget Executive Summary September 2021](#)

17.B Upcoming Agenda Item
[CI--Upcoming Agenda Items](#)

18. 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 14th day of October, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

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

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

On October 12th the Eagle Mountain Planning Commission reviewed the proposal for the Eagle Mountain Medical Office Building.

No comments were received during the public hearing portion of the meeting.

After discussion of the landscaping and consideration of screening concerns with the lots to the south the Planning Commission voted (4-0) to recommend approval of the site plan with the following conditions:

1. LocalScape or other waterwise landscaping shall be used
2. Monument sign shall be located on applicant's property
3. Applicant shall work with staff to provide adequate screening
4. A parking island shall be added for every 12 parking stalls in a row

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	DISCUSSION - Eagle Mountain Emergency Operation Plan		
ITEM TYPE:	Communication Item		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Eagle Mountain Emergency Operations Plan - 2021 Draft](#)



EagleMountain UTAH

EAGLE MOUNTAIN CITY EMERGENCY OPERATIONS PLAN

2021



EAGLE MOUNTAIN UTAH
EMERGENCY MANAGEMENT
EAGLEMOUNTAINCITY.COM

Promulgation Document and Signatures

Eagle Mountain City, Utah

RESOLUTION NO. **R-02-2008**

A RESOLUTION OF THE CITY COUNCIL OF
OF EAGLE MOUNTAIN CITY, UTAH
ADOPTING AND APPROVING
AN EMERGENCY OPERATIONS PLAN FOR EAGLE MOUNTAIN CITY

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to adopt a formal Emergency Operations Plan for the City to govern and guide the activities of City employees during an emergency requiring mobilization and response by the City; and

WHEREAS, the Emergency Operations Plan attached to this Resolution as Exhibit 1 has been prepared, circulated and reviewed and should be approved and adopted as the Emergency Operations Plan for Eagle Mountain City.

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah that the Emergency Operations Plan attached hereto as Exhibit 1 be and the same hereby is approved and adopted as the 2021 Emergency Operations Plan for the City of Eagle Mountain, Utah.

This Resolution shall take effect upon its enactment by the City Council.

ADOPTED by the City Council of Eagle Mountain City, Utah, this_____ day of, _____.

Name / Title / Date

Name / Title / Date

Approval and Implementation

The above resolution was adopted by the City Council of Eagle Mountain City on the _____ day of _____, 2021. This version of the Emergency Operations Plan for Eagle Mountain City supersedes all previous plans.

_____ voting aye _____ voting nay

Name / Date / Title

Record of Changes

Any updates made to the Emergency Operations Plan should be recorded in the Record of Changes. Updates should be recorded in the table below listing the update number, the date of the update, who the update was performed by, and a summary of the update.

Update Number	Date of Update	Update Performed By	Summary of Updates
1			
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3			
4			
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Record of Distribution

The Record of Distribution keeps track of who has been distributed the Emergency Operations Plan. The Emergency Operations Plan can be distributed in the form of a hard or electronic copy. When updates are made to the Emergency Operations Plan, the updated version should be distributed to those listed in this record. The record should also be updated with the name and title of the recipient, the agency or organization they work for, the date the record was distributed, and whether a hard, electronic, or both types of copy were distributed.

Name/Title of Recipient	Agency/Organization	Date of Distribution	Hard/Electronic Copies

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Chapter 1: The Basic Plan

Section 1: Purpose, Scope, Situation Overview

1:1 Purpose

The Eagle Mountain City Emergency Operations Plan (EOP) sets forth the following actions to be taken by the emergency organizations designated by Eagle Mountain City and cooperating private institutions to:

1. Prevent or reduce emergencies.
2. Reduce the vulnerability of city residents to any emergency that cannot be prevented.
3. Assess capabilities and establish procedures for protecting citizens from the effects of emergencies.
4. Respond effectively to the actual occurrence of emergencies.
5. Provide recovery in the aftermath of any emergency involving extensive damage or other debilitating influence on the normal pattern of life within the community.

Used as a management tool, this EOP will increase the city's ability to develop a timely and efficient emergency program, thereby mitigating the effects of an emergency or disaster on people and property.

The EOP emphasizes the extraordinary emergency response functions applicable to all emergencies or disasters, while recognizing the unique aspects of specific types of hazards. In addition, the EOP outlines basic response functions commonly applicable to all hazards in developing a systematic approach to the management of any type or magnitude of emergency or disaster.

The guidelines and procedures included in this plan have been prepared utilizing the best information and planning assumptions available at time of preparation. There is no guarantee implied by this plan. In an emergency, resources may be overwhelmed, and essential services may not be available. Deviation from these guidelines may be necessary given the facts of any situation.

1:2 Scope

This plan will serve as a guideline of actions and decisions needed for the various departments in Eagle Mountain City in response to emergency situations. This plan is a base, or framework, from which to start the process of resolving an emergency and is not intended to be inclusive of every potential problem or situation that may arise.

The existence of this Emergency Operations Plan (EOP) requires that each of the departments and employees understand the requirements placed to fill responsibilities, and that they will be prepared at any time to perform necessary tasks. Departments assigned primary responsibility to resolve certain types of emergencies must compile individual operations plans to serve as an initial guideline to control and resolve specific emergency events. These individual operations plans will be considered an addendum to this document.

It is the intent of this EOP to identify responsibilities and delegate these responsibilities to the appropriate departments in the city. The EOP also includes specific assignments and responsibilities needing special attention during extraordinary events, which are outside of normal and routine daily city operations.

1:3 Situation Overview

Eagle Mountain City is exposed to various hazards consisting of natural, technological, and human caused hazards, which have the potential to disrupt the community, cause damage, and create casualties. Possible natural hazards include but are not limited to droughts, earthquakes, wildfires, floods, and severe weather. There is also the threat of technological hazards such as transportation accidents, hazardous materials incidents, and utility failures. Human caused hazards such as a civil disturbance or a terrorist incident could also occur.

1:3:1 Hazard Analysis Summary

Natural Hazards

Droughts

Droughts are common in Utah due it being one of the driest states in the country with one of the lowest relative humidity percentages. Eagle Mountain City's primary water source is drawn from underground wells. Although the city doesn't have any immediate exterior water sources such as rivers, ponds, or lakes to draw from, the city's water supply is supplemented from a pipeline produced by the Central Utah Water District. Therefore, while the effects of a drought could be

felt in Eagle Mountain City, there would have to be an issue involving the underground wells for the effects to be dramatic.

Earthquakes

There is no known fault line within the boundaries of Eagle Mountain City. This does not mean that the city would not feel the impact of an earthquake if one were to occur. There are many fault lines throughout the State of Utah. Because of this, there are earthquakes happening all the time, most of which are too small to feel. It is said that Utah is due for a large earthquake estimating over a 6.0 on the Richter scale sometime in the future.

Floods/Landslides

There is a history of flooding in Eagle Mountain City. Fire scar can increase the risk of flooding. Communities that reside near the mountainsides, especially those near a fire scar, would be most at risk for flooding. There is a low risk of landslides in Eagle Mountain City.

Wildfires

The greatest natural hazard in Eagle Mountain City are wildfires. The city is within a dry desert region. There is dry vegetation along the mountain sides including sagebrush and the Utah Juniper Tree, among others. The valley plains also have dry vegetation that could easily ignite. In Eagle Mountain City, there are three concerns with wildfires: (1) It is typically windy in Eagle Mountain City, which could amplify a fire event. (2) Many communities are built along the mountainsides and would be threatened if a mountain caught fire. (3) While most of the homes in the city are newer and are built of fire-resistant materials, many homes have been built closely together, which could increase the possibility of a chain reaction of homes catching fire.

Severe Weather

Severe Weather events could occur year-round in Eagle Mountain City, with thunderstorms and intense wind in the warmer months, and snow fall or even blizzards in the colder months. There is a low risk of tornadoes in this region with low potential to occur in the valley.

Liquefaction

There is a low risk of liquefaction occurring in the southwestern part of the city. The hazardous area is where the “Sinks” used to be, which consisted of a few ponds that are now dried up. Currently, there are no existing structures in that part of the city.

Pandemic/Epidemic

While epidemics and pandemics are usually uncommon in the United States, the COVID-19 pandemic, which originated in China and swept across the world in 2020, proved that epidemics and pandemics are a very real hazard in Eagle Mountain City.

Technological Hazards

Utility Failures

Eagle Mountain City relies on its well systems for its main source of water. There have been instances in the past of human omission and even attacks that have threatened some of the wells. During those incidents, the threatened wells were shut down until the threat was mitigated. It is important to note that Utah's main gas line runs right through the city, which is great for the city's natural gas resources, but also presents a complex hazard.

Hazardous Materials

There is a risk of hazardous materials incidents in Eagle Mountain City. West of the city is the city of Tooele where a few corporations that collect, store, process, recycle, and dispose of hazardous, industrial, and nuclear waste reside. If something were to happen to one of those facilities, Eagle Mountain City would be at risk for a severe hazardous materials incident and even nuclear fallout. FEMA (2010) defines hazardous materials as "any substance or material that, when involved in an accident and released in sufficient quantities, poses a risk to people's health, safety, and/or property. These substances and materials include explosives, radioactive materials, flammable liquids or solids, combustible liquids or solids, poisons, oxidizers, toxins, and corrosive materials."

Human Caused Hazards

Terrorism/Civil Disturbances

Terrorism and civil disturbances could occur anywhere and at any given time within Eagle Mountain City. FEMA defines terrorism as "Activity that involves an act that is dangerous to human life or potentially destructive of critical infrastructure or key resources; is a violation of the criminal laws of the United States or of any state or other subdivision of the United States; and appears to be intended to intimidate or coerce a civilian population, to influence the policy of a government by intimidation or coercion, or to affect the conduct of a government by mass destruction, assassination, or kidnapping" (FEMA, 2010).

1:3:2 Mitigation Overview

Eagle Mountain City is partnered with Mountainland Association of Governments (MAG), which creates a mitigation overview and plan for the city. MAG updates the data and plan

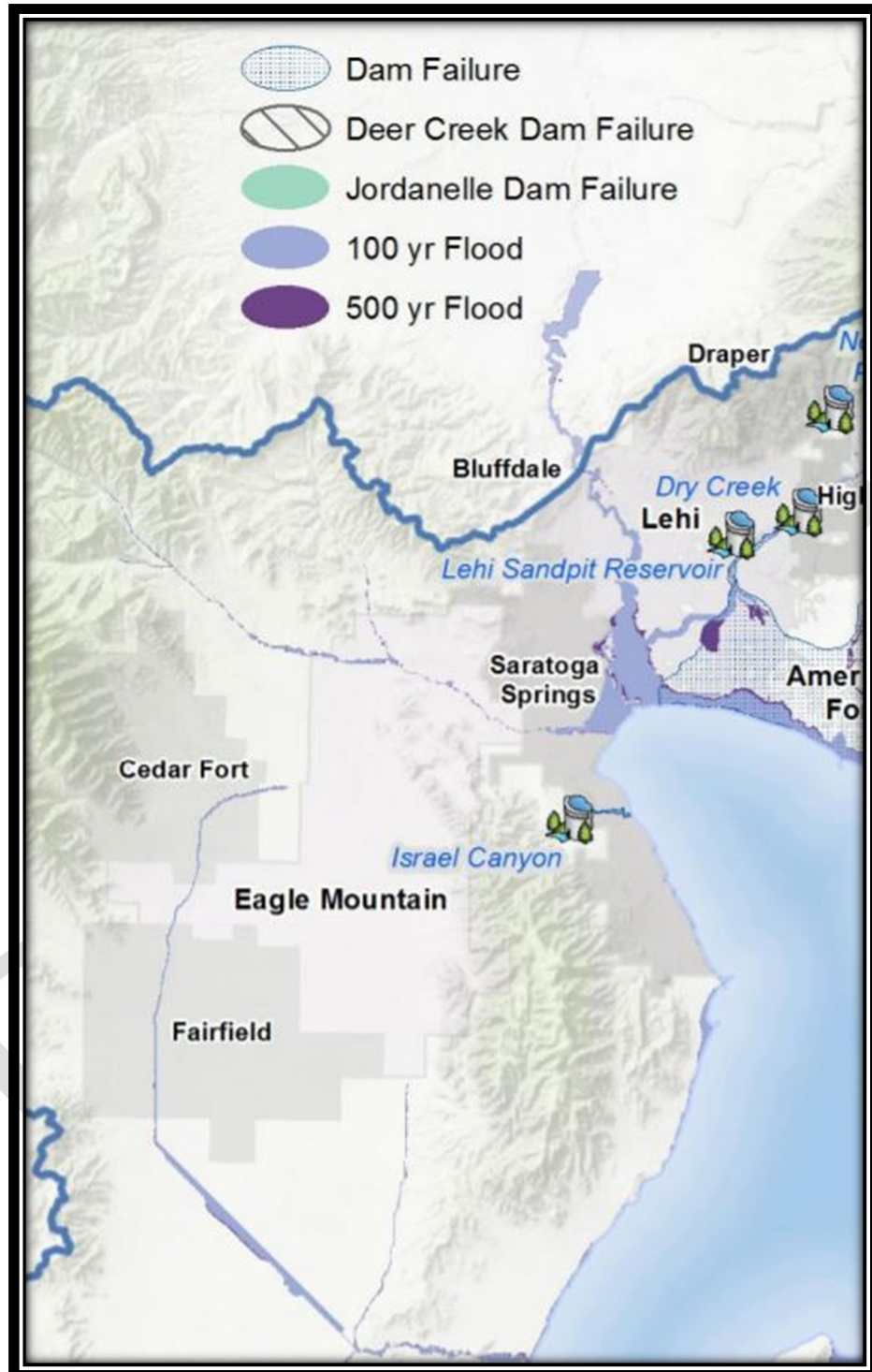
periodically with the most recent update occurring in 2016. The most recent plan can be found here: <https://hazards.utah.gov/wp-content/uploads/MAG-Plan.pdf>

1:3:3 MAG Hazard Maps

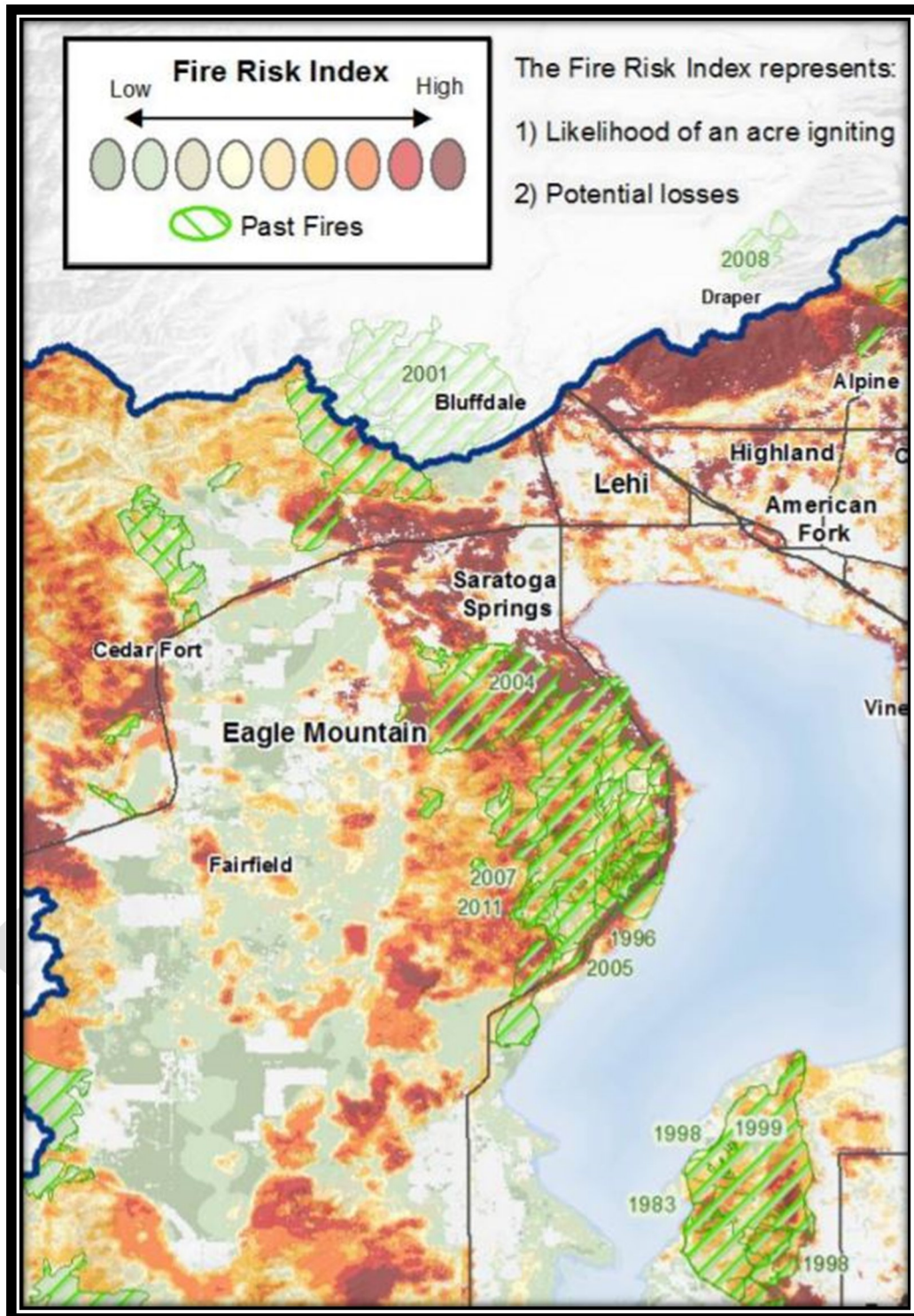
The following maps were taken from the Mountainland Pre-Disaster Hazard Mitigation Plan 2016. They show an overview of the history and potential risk of flooding, wildfires, earthquakes, and liquefaction in Eagle Mountain City.

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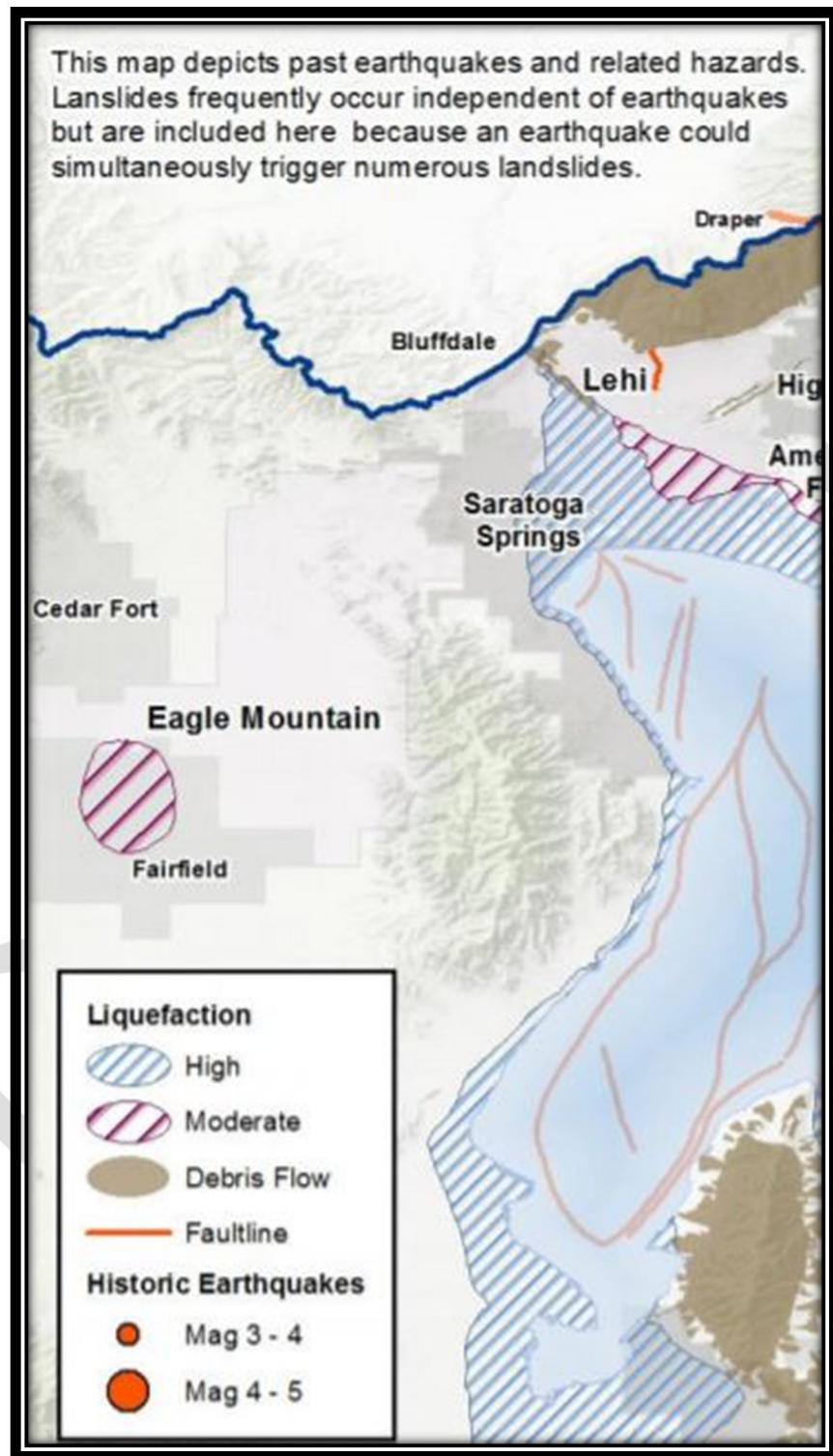
Dam Failure and Flooding



Wildfires



Earthquake and Liquefaction



1:4 Assumptions

Eagle Mountain City will continue to be exposed to the hazards noted above as well as others which may develop in the future.

County and city governments are primarily responsible for emergency management actions and will commit all available resources to protect lives and minimize damage to property.

Outside assistance will be available in most emergency situations involving the city. Although this Emergency Operations Plan (EOP) defines procedures for coordinating such assistance, it is essential for Eagle Mountain City to be prepared to carry out disaster response and short-term actions on an independent basis.

It is possible for a major disaster to occur at any time and at any place in the city. In some cases, dissemination of warning and increased readiness measures may be possible; however, many disasters and events can, and will, occur with little or no warning. A major disaster event will likely affect the lives of many within Eagle Mountain City and other local response agency employees, potentially limiting or preventing them from performing emergency response activities.

Local government officials recognize their responsibilities for the safety and well-being of the public and will assume their respective responsibilities in the implementation of the EOP.

The intent of this plan is to reduce disaster-related losses.

Section 2: Organization and Responsibility

2:1 Organization and Responsibility

Local government has the responsibility for organizing emergency management operations. These operations are designed to protect lives, minimize property damage, and provide for continuation of critical services to customers. This Emergency Operations Plan (EOP) uses the presumption that the emergency functions for various departments/agencies involved in emergency management will generally parallel normal day-to-day functions. To the extent possible, the same personnel and material resources will be employed in both cases; however, employees may be assigned to work in areas and perform duties outside their regular job assignments.

Day-to-day functions that do not contribute directly to an emergency may be suspended for the duration of an emergency, and efforts that would typically be required for normal daily functions will be redirected to the accomplishment of emergency tasks by the department concerned.

If it should be determined that the normal functions of the city are not sufficient to meet the disaster effectively, the mayor may declare a local “State of Emergency.” The effect of the declaration is to activate recovery and rehabilitation aspects of the EOP and authorize the furnishing of aid and assistance.

The Mayor is responsible for ensuring that coordinated and effective emergency response systems are developed and maintained. City departments will perform emergency activities closely related to those they perform routinely. Specific positions and departments are responsible for fulfilling their obligations as presented in the Basic Plan and individual functional annexes. Outside assistance, whether from other political jurisdictions or from organized volunteer groups, will be requested and used only as an adjunct to existing city services when the situation threatens to expand beyond the city's response capabilities.

2:2 Succession of Authority

During times of emergency within the city, it is necessary and advisable to continue the regular delivery of services, as much as possible. During extraordinary events, some disruption of regular services can be expected. The city will continue regular operations as soon as possible, with prioritized response in the few situations that would require total resources for a short period of time. To facilitate this, employees and departments not engaged in the resolution of the emergency will extend every effort to restore and maintain city services and functions to pre-emergency levels.

To maintain city operations and ensure the orderly continuation of leadership during an emergency, the following succession of authority is established:

1. Mayor
2. City Administrator
3. Assistant City Administrator
4. Fire Chief (UFA)
5. Utah County Sheriffs Chief Deputy

*The Emergency Manager will serve in an advisory role to each of these individuals.

Each city department shall also provide a succession of authority that will allow the continuation of routine services at the highest possible level during emergency operations. This sequential succession of authority will be recorded in the city Emergency Operation Center (EOC). It is anticipated that upper management levels of the departments may be largely engaged in the resolution of the emergency, hence the importance of prior designation of the responsibility for continued services and routine tasks within the department.

During times of emergency, employees may find their normal supervisors are engaged in the resolution of the emergency and may not have the opportunity to direct activities as usual. If this occurs, the city expects individual employees to continue assigned functions, and pick up additional duties likely to result from the reassignment of resources, to maintain pre-emergency level of services.

2:3 Emergency Management Organization

The Emergency Management Organization (EMO) consists of all levels of government and may also include contracted agencies and volunteer organizations. Those within the EMO all have certain responsibilities in the protection, mitigation, preparedness, response, and recovery phases of emergency management for Eagle Mountain City.

The Emergency Operations Plan (EOP) is based on the National Incident Management System (NIMS). The EMO is structured to fit both the NIMS and the Incident Command System (ICS). Responsibilities within the EMO structure are as follows:

2:3:1 Mayor and City Council

1. Convene City Council for emergency session(s) [Mayor].
2. Assist in communication and coordination efforts with elected officials of other governmental entities [Mayor].

3. Coordinate emergency public information with the City Administrator and Communications Manager, referred to as the Public Information Officer (PIO).
4. Be available to address the community, and act as a conduit, within their respective neighborhoods or evacuation centers, to disseminate information during an emergency.
5. Meet, as needed, to provide policy direction and enact ordinances, land use and development codes, and anti-price-gouging ordinances.
6. Determine funding levels through the budget for emergency protection, mitigation, planning, response, and recovery activities.

2:3:2 Executive Group

The Mayor and City Administrator will determine, based on the nature of an emergency, which city personnel or contract agency representative will staff the Executive Group. City officers not immediately reporting to the Emergency Operations Center (EOC) will either report to their respective departments to provide staff assistance or prepare to take a later shift as part of the Executive Group.

The Mayor and City Administrator should consider the following members to represent the Executive Group:

1. Mayor
2. City Administrator
3. Assistant City Administrator
4. Fire Chief
5. Utah County Sheriffs Chief Deputy
6. City Attorney
7. Public Information Officer
8. City Recorder
9. Emergency Manager
10. Other Applicable Department Heads
11. Applicable Contracted Agencies

The City Attorney's role is to advise members of the Executive Group regarding legal matters and provide assistance in presenting emergency ordinances to the City Council for adoption. Members of the Executive Group will determine which legal measures are to be processed by the City Council. The Mayor is responsible for declaring a local "State of Emergency" and, if necessary, requesting additional assistance from other jurisdictions or higher levels of government. Responsibilities of the Executive Group are as follows:

1. Provide resources to ensure staff receives necessary training for managing emergency events, including maintenance of the Emergency Operations Plan.
2. Mayor or City Administrator will appoint or fill the role as the Incident Commander (IC), and a second shift IC, when it becomes apparent the event will extend to a second shift.
3. Maintain communication and support with Mayor and City Council; stay informed of event status.
4. Determine city services to be curtailed or modified during the course of an emergency, including determining an appropriate time for services to come back online.
5. Provide policy guidance to the IC.
6. Review critical press releases prior to release.
7. Determine priorities for city resources.
8. Recommend emergency ordinances to the City Council.
9. Review ordinances for legal and liability issues [City Attorney].

2:3:3 Regional Response Partners

It is the responsibility of the Eagle Mountain City Emergency Manager to create, build, and nurture emergency management relationships in the region. Eagle Mountain City is within Utah County which means that emergency management operations at the county level are provided by Utah County Emergency Management. Surrounding cities such as Cedar Fort, Saratoga Springs, and Lehi should also be considered when mutual aid is necessary.

2:3:4 State Response Partners

The State of Utah, in accordance with Utah Code Annotated (UCA) Section 53-2 entitled Emergency Management Act, is required to prepare for, respond to, and recover from emergencies or disasters with the primary objectives to save lives and protect public health and property. State agencies, when directed by the Governor, will take actions to mobilize and deploy resources to assist in life, safety, and property protection efforts.

2:3:5 Federal Response Partners

Federal response partners are typically requested by the Utah Department of Emergency Management (DEM) in the event that state resources become limited or specialized services are needed. Federal resources become available following a formal “Declaration of Emergency” by the Governor.

2:3:6 Non-Governmental Organizations

Non-governmental Organizations (NGOs) play an important role before, during, and after an emergency. NGOs such as the American Red Cross, Faith Based Organizations (FBOs) such as The Church of Jesus Christ of Latter-day Saints, and Voluntary Organizations Active in Disaster (VOADs) may assist with sheltering, emergency food supplies, donations and volunteer management, and other support services which promote the recovery of disaster victims. NGOs should collaborate with Eagle Mountain City through the Emergency Operations Center (EOC) in order to assist other responders, agencies, and organizations.

2:3:7 Private Sector

Private sector organizations are incredibly important to Eagle Mountain City. They can play an important role during and in the recovery phase of an emergency. Many businesses within the city also provide citizens with essential needs and should be restored to normal operations as soon as possible. The city should coordinate efforts with businesses that provide water, electricity, fuels, communication networks, transportation, medical care, and other vital needs.

2:3:8 Individuals and Households

The citizens of Eagle Mountain City can play a vital role and help determine the outcome of an emergency by pre-planning and preparing for disasters. Community members can contribute by reducing hazards in and around their homes and property, preparing emergency supply kits and plans, and volunteering with established organizations or Community Emergency Response Team (CERT) programs in their respective areas. Eagle Mountain City Emergency Management provides free monthly trainings to citizens to help them be prepared for emergencies. All citizens in Eagle Mountain City, as well as surrounding communities are welcome and encouraged to attend these trainings.

2:4 National Incident Management System (NIMS)

Eagle Mountain City utilizes the National Incident Management System (NIMS) for response efforts during an emergency. NIMS institutes the Incident Command System (ICS) as the method for managing emergency systems. The ICS structure utilizes a standard format, defining operational and support functions, by providing a standard description and pre-defining duties and responsibilities for each function, and delineating lines of authority and communication.

When an emergency occurs, the ICS structure is determined by the Incident Commander (IC). The IC is typically established on arrival by emergency responders (i.e., Unified Fire Authority or Utah County Sheriffs Office) and depending on the nature of the emergency will remain within a functional area for large or expanding incidents that need a higher level of coordination. This functional area is typically referred to as the Incident Command Post (ICP). If there is no established IC, the Mayor or City Administrator may appoint an IC and will coordinate with the appropriate department head that oversees that functional area (i.e., Public Works, Fire Chief or Utah County Sheriffs Chief Deputy). The following defines the operational and support functions of the ICS structure:

Incident Commander (IC)

The Incident Commander oversees all operational aspects of an emergency. In addition, the IC is responsible for coordinating all efforts and determining necessary resources for any given emergency. The IC will determine which elements of the ICS will be implemented and may choose to delegate some duties. On smaller incidents, the IC may also act as the capacity of liaison between the Executive Group and operational staff activities. On larger incidents, the Liaison Officer is a standing position within Command Staff.

Command Staff

Command staff includes the Public Information Officer, Liaison Officer, and Safety Officer, all of whom report directly to the IC.

General Staff

General staff includes the Operations Section Chief, Planning Section Chief, Logistics Section Chief, and Finance/Administration Section Chief, all of whom report directly to the IC.

2:5 Emergency Operations Center (EOC)

Response and support activities will be coordinated from the Emergency Operations Center (EOC). The EOC can be activated upon notification of a possible or actual emergency. The EOC staff are responsible to ensure that reports and records, which will vary according to the type and the scope of the emergency, are complete and accurate. Appropriate security to the EOC should be maintained to prevent entrance by persons not connected with an emergency. Depending on the severity of the emergency, the EOC may become the seat of government for the duration of a crisis.

It is important to note that the EOC is not the same as the Incident Command Post (ICP). The ICP is normally separate from the EOC and is where incident response is managed from. During large-scale or long-duration incidents, the EOC becomes the requesting element for additional

requested resources not readily available or the coordinating center to support the incident response.

2:5:1 EOC Locations

Primary

The primary Emergency Operations Center (EOC) is in the Council Chambers of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.

Secondary

If the primary EOC facility is not functional when an EOC needs to be activated, then the secondary EOC, located in the conference room of the Eagle Mountain City Community Development building located at 2565 N. Pony Express Pkwy. Eagle Mountain, UT 84005 should be considered.

Mobile

In the event that both the primary and secondary EOCs are not functional, or it is determined to be more convenient, a mobile EOC may be deployed and set up as necessary using the Community Emergency Response Team (CERT) trailers. Each CERT trailer is equipped with a HAM radio system and various emergency response equipment.

Eagle Mountain City has two CERT trailers parked in the following locations:

1. The parking lot of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.
2. The back parking lot of the Unified Fire Authority Station 252 located at 3785 Pony Express Pkwy. Eagle Mountain, UT 84005

Note: If Utah County Emergency Management is providing mutual aid, then their mobile EOC will be available for use upon request.

2:5:2 EOC Direction and Control

Upon realization that an Emergency Operations Center (EOC) will require activation, the following guidelines should be followed to ensure adequate direction and control:

1. Authority for activating and initiating the command structure of the EOC will be one of the following (as appropriate):

- o Mayor
 - o City Administrator
 - o Assistant City Administrator
 - o Fire Chief (UFA)
 - o Utah County Sheriffs Chief Deputy
 - o Emergency Manager
2. The Incident Commander (IC) will determine the level of staffing required; alert the appropriate personnel, agencies, and organizations; and keep the Mayor advised as to the status throughout the event.
 3. The Emergency Manager may serve as the overall EOC Coordinating Officer or may choose to delegate this function.
 4. The EOC will operate on a 24-hour basis with rotating shifts as necessary until an emergency is over (typical rotation is on a 12-hour basis).
 5. The Incident Command Post (ICP) is normally the point from which the actual field direction to emergency services personnel takes place. It may be staffed by Police, Fire, and EMS personnel in the event of an emergency, or by representatives from various departments. It is important to note that the IC will conduct operations from the ICP, not the EOC.
 6. A Joint Information Center (JIC) will be established to support all EOC activations. The JIC for the Eagle Mountain City EOC will be staged in the City Council Chamber, which is located at the Eagle Mountain City Hall building. The JIC will coordinate all media and public information requests from the EOC and Field Public Information Officers (PIOs). All JIC operations will be run by the Eagle Mountain City PIO or their designee.

2:5:3 EOC Activation Levels

The Emergency Operations Center (EOC) may utilize multiple activation levels to allow for the scaling of the response to the incident, delivery of the exact resources needed, and a level of coordination appropriate to the incident.

The following are the EOC activation levels and their descriptions:

Normal Operations (None or Level 3 Emergency)

Non-emergency activities, including specialized events, training, or other incidents that involve large scale or multi-agency involvement which could have the potential for increased risk.

Partial Activation (Level 3 or Level 2 Emergency)

Address a credible threat, risk, or hazard and/or respond to a new and potentially evolving incident.

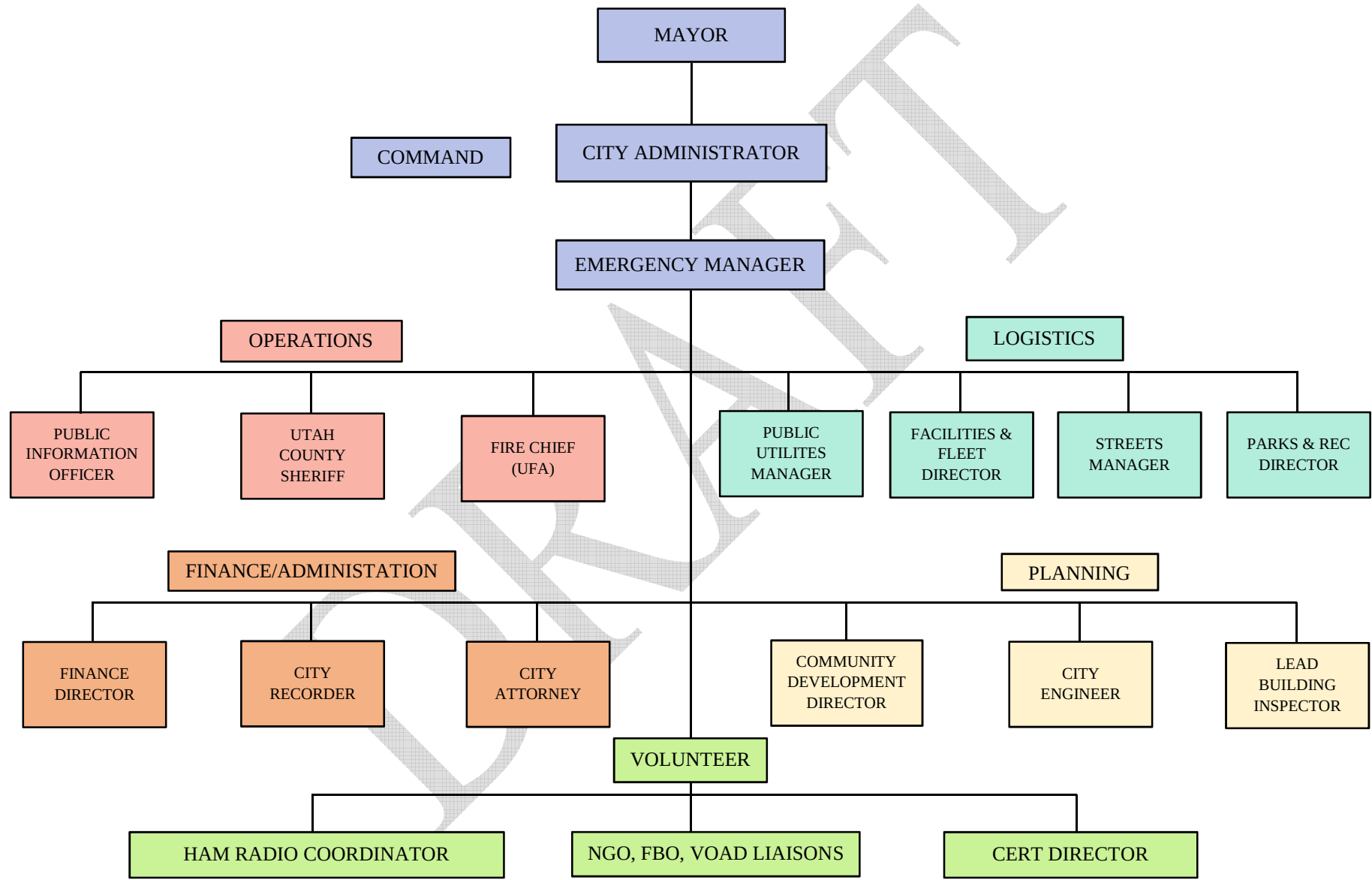
Full Activation (Level 2 or Level 1 Emergency)

Full EOC personnel are activated according to situational needs.

The levels of emergency, along with their definitions and actions, can be found starting in section 3:2.

The following page shows the Emergency Operations Center Organization Chart.

2:5:4 Emergency Operations Center Organization Chart



Section 3: Concept of Operations

3:1 National Preparedness Goal

Eagle Mountain City acknowledges the five mission areas produced from the Federal Emergency Management Agency's National Preparedness Goal to lead their efforts for emergency operations. Definitions of the five mission areas are as follows:

Prevention

Prevent, avoid, or stop an imminent, threatened, or actual act of terrorism.

Protection

Protect our citizens, residents, visitors, and assets against the greatest threats and hazards in a manner that allows our interests, aspirations, and way of life to thrive.

Mitigation

Reduce the loss of life and property by lessening the impact of future disasters.

Response

Respond quickly to save lives, protect property and the environment, and meet basic human needs in the aftermath of a catastrophic incident.

Recovery

Recover through a focus on the timely restoration, strengthening, and revitalization of infrastructure, housing, and a sustainable economy, as well as the health, social, cultural, historic, and environmental fabric of communities affected by a catastrophic incident (FEMA, 2020).

3.2 Response Expectations

Since an emergency can occur at any given time and in any given place, it should be reasonable to have certain expectations of Eagle Mountain City employees during the response and recovery phases of an emergency. The following are response expectations which include the saving of lives and protection of property, self-preservation, emergency call-out, emergency food and temporary housing, restoration of infrastructure, and recovery efforts.

Saving of Lives and Property Protection

The number one priority of response efforts should be focused on saving the lives of Eagle Mountain City residents. These efforts may include prevention or mitigation of major property damage if results of such damage would likely present an immediate danger to human life.

Self-Preservation

Self-preservation includes actions taken immediately before, during, and after an emergency. Eagle Mountain City employees are expected to ensure that their families are sufficiently prepared to be self-reliant after an emergency, allowing the employee to provide timely lifesaving services and other critical operations as effectively and with as little interruption as possible.

Emergency Call-out

Emergency Call-out consists of the recall of critical employees (if the incident occurs during non-working hours), and the allocation of city assets in response to a disaster. This would include activation of the Emergency Operations Center (EOC) for the purpose of coordinating emergency response activities.

Emergency Food and Temporary Shelter

Provision of food and temporary shelter for disaster victims may become an immediate priority and would be coordinated through the EOC with support from volunteer and faith-based organizations who have agreements with the city.

Restoration of Infrastructure

Restoration of Eagle Mountain City's critical infrastructure (utilities, roads, buildings, etc.) would be a prime concern that would require the coordination of local, county, state, and federal agencies with the private sector.

Recovery

Recovery consists of the restoration of lost or impaired capabilities caused by the effects of an emergency. Returning to normal operating conditions and providing non-emergency services to the public are key recovery goals.

3:3 Levels of Emergency

Prior to emergency response, each city department has the responsibility to prepare service support plans, operational procedures, and checklists detailing the utilization and disposition of their resources in an emergency. These plans include coordination and communication links and memorandums of understanding with counterpart organizations of other jurisdictions. These plans will be considered annexes to the Eagle Mountain City Emergency Operations Plan.

To ensure that the city responds appropriately, emergency status and levels are listed below along with the action to be taken during each level. Emergency situations that are within the normal scope and control of the responsible department are not considered here.

Any given level may be bypassed, if necessary, to allow response to proceed directly to a higher level. As an emergency progresses to higher levels, the stated activities of previous levels will continue to be enacted.

There will be three levels of emergency. The level of emergency will determine the extent of EOC activation. (Refer to Chapter 1: Section 2:5:3 Emergency Activation Levels)

3:3:1 Level 3 Emergency

Defined

Any unexpected occurrence met with a single department's normally available resources. "Normally available resources" may include the routine response or assistance from other departments within Eagle Mountain City. This is the least serious of response levels. Loss of life and injury is minimal, if any. Damage to property and infrastructure is minimal if any. Recovery can take from minutes to hours.

Examples

Examples of level 3 emergencies include but are not limited to:

1. **Natural hazards** such as minor flooding, wildfires, earthquakes, and storm damage.
2. **Technological hazards** such as air-crash (small plane), vehicle accidents, minor hazmat incidents, and minor utility failures.
3. **Human-caused hazards** such as small structure fires.

Responsibility

The department that would normally handle the situation is responsible for the decision-making to properly resolve the incident.

Notification

Although citywide action is not required, the Mayor and Department Heads (especially affected departments) should be notified of the incident. Notifications can be channeled through the Emergency Manager, by use of email, telephone, radio, etc.

Actions

The following actions should be taken during response of a level 3 emergency:

1. **Command Post** - The responsible department may set up an on-site command post if they so desire.
2. **EOC Activation** - Normal Operations
3. **State of Emergency** - There is no need for a local “State of Emergency” declaration for level 3 emergencies.
4. **Evacuations** - Voluntary evacuations might occur.
5. **Mutual Aid** - Contact the American Red Cross if necessary. Additional resource requests will be directed to normally assisting city departments.
6. **Communications** - Handheld radios, phone calls, text messaging, emails, social media, HAM radio, dispatch center, written messages, and face to face interactions.
7. **Emergency Notification/Updates** - All official emergency notifications and updates that are produced by Eagle Mountain City will be created and disseminated by the Public Information Officer (PIO) or designee determined by the Mayor. Platforms where emergency warnings and updates could be disseminated are through the Eagle Mountain City official social media outlets, through the city Everbridge notification system, and through official press conferences.
8. **Press** - Any press relations should go through the Public Information Officer (PIO) or designee determined by the Mayor.

3:3:2 Level 2 Emergency

Defined

Any unexpected occurrence requiring response by two or more city departments or outside agencies above a routine capacity. Such emergencies require a cooperative effort and a commitment of personnel, equipment, or resources that would be expected to upset the normal working routine of either or all responding departments. This could include needing assistance from the county or state. Small-scale evacuation measures might be necessary. Loss of life and injury is possible and, in some cases, present. Damage to property and infrastructure is minimal to moderate. Recovery can take from days to weeks.

Examples

Examples of level 2 emergencies include but are not limited to:

1. **Natural hazards** such as moderate flooding, wildfires, earthquakes, and storm damage.
2. **Technological hazards** such as air-crash (commercial carrier), a bus accident, moderate hazmat incidents, and utility failures
3. **Human caused hazards** such as a large structure fire, and moderate acts of terrorism and civil disturbances.

Responsibility

The EOC may be partially or fully activated during a level 2 emergency. The primary decision-making responsibility rests with the Mayor and the Executive Group including the department that would normally handle the situation. Activating the EOC helps facilitate a cooperative effort with departments that are providing response support.

This level of emergency could result in a local “State of Emergency” by the Mayor and invokes the emergency powers of that office. The local “State of Emergency” is sent to Utah County Emergency Management and to the Utah Division of Emergency Management.

Notifications

The following personnel (or alternate if they are not available) will be notified:

1. Mayor
2. Executive Group
3. Department Heads
4. Emergency Manager (may assist with the notification process)

The initiating department shall have the responsibility for notifying these personnel.

Actions

The following actions should be taken during response of a level 2 emergency:

1. **Command Post** - The responsible department should set up an on-site command post and notify all responding departments of the location.
2. **EOC Activation** – Partial or Full Activation.
3. **State of Emergency** - The Mayor should consider a local “State of Emergency” declaration for level 2 emergencies if county and state assistance is necessary.
4. **Evacuations** - Evacuation points should be set up due to the possibility of small-scale evacuation measures being necessary.
5. **Mutual Aid** - Contact Utah County Emergency Management. Contact the American Red Cross to assist with shelter and mass care operations. Contact other NGOs as needed. Contact neighboring cities for assistance as needed.
6. **Communications** - Handheld radios, phone calls, text messaging, emails, social media, HAM radio, dispatch center, written messages, and face to face interactions.
7. **Emergency Notifications/Updates** - All official emergency notifications and updates that are produced by Eagle Mountain City will be created and disseminated by the Public Information Officer (PIO) or designee determined by the Mayor. Platforms where emergency warnings and updates could be disseminated are through the Eagle Mountain City official social media outlets, through the city Everbridge notification system, and through official press conferences.
8. **Press** - Any press relations should go through the Public Information Officer (PIO) or designee determined by the Mayor.

3:3:3 Level 1 Emergency

Defined

Any extraordinary occurrence of such magnitude that all, or most, city departments and resources must be utilized or where a combination of city departments and outside agencies have been mobilized to handle the situation. This includes the need for county, state, and federal assistance. Full-scale evacuations measures might be necessary. Loss of life and injury is possible and, in most cases, present. Damage to property and infrastructure is moderate to severe. Recovery usually takes from weeks to months but in some cases years.

Examples

Examples of level 1 emergencies include but are not limited to:

1. **Natural hazards** such as major flooding, wildfires, earthquakes, and severe storm damage.
2. **Technological hazards** such as major hazmat incidents, fallout emergencies, and major utility failures.
3. **Human-caused hazards** major acts of terror and civil disturbances.

Responsibility

The primary responsibility for decision-making rests with the Mayor and the Executive Group. The on-site commanders may make those decisions necessary to protect life and property and to stabilize the situation. Decisions designed to properly resolve the entire emergency should be the responsibility of the Executive Group.

This level of emergency usually results in a local “State of Emergency” by the Mayor and invokes the emergency powers of that office. The local “State of Emergency” is sent to Utah County Emergency Management and to the Utah Division of Emergency Management.

Notification

The following personnel (or alternate if they are not available) will be notified:

1. Mayor
2. Executive Group
3. Department Heads
4. Emergency Manager (may assist with the notification process)

The initiating department shall have the responsibility for notifying these personnel.

Actions

The following actions should be taken during response of a level 1 emergency:

1. **Command Post** - The responsible departments should set up an on-site command post and notify all responding departments of the location.
2. **EOC Activation** – Partial or Full Activation
3. **State of Emergency** – The Mayor should declare a local “State of Emergency” for level 1 emergencies due to county, state, and federal assistance being necessary.

4. **Evacuations** – Evacuation points should be set up due to the possibility of small-scale or full-scale evacuation measures being necessary.
5. **Mutual Aid** – Contact Utah County Emergency Management. Contact the American Red Cross to assist with evacuation points. Contact other NGOs as needed. Contact neighboring cities for assistance as needed.
6. **Communications** – Handheld radios, phone calls, text messaging, emails, social media, HAM radio, dispatch center, written messages, face to face interactions.
7. **Emergency Notifications/Updates** – All official emergency notifications and updates that are produced by Eagle Mountain City will be created and disseminated by the Public Information Officer (PIO) or designee determined by the Mayor. Platforms where emergency warnings and updates could be disseminated are through the Eagle Mountain City official social media outlets, through the city Everbridge notification system, and through official press conferences.
8. **Press** – Any press relations should go through the Public Information Officer (PIO) or designee determined by the Mayor.

3:4 Local “State of Emergency” Declaration

Utah State Statutes establish the procedures and conditions under which Declarations of Emergencies may be declared. The Governor has the authority on behalf of the state, but the political subdivisions of the state (including Eagle Mountain City) have the same type of authority by action of the chief elected official (Mayor).

A declaration of a local “State of Emergency” may remain in effect no longer than 30 days unless the regular governing body gives approval. As defined in the statute, the governing body would be the City Council. The order also requires that the declaration be filed with the City Recorder before becoming official.

The local “State of Emergency” declaration by local government officials is not a request for supplemental state or federal assistance. Rather, it acknowledges that all involved local entities have officially recognized the situation, that the local emergency operations plan is in effect, and that they are taking all necessary actions to respond to it. Notifications to the county and the state that a declaration is imminent should be communicated immediately. Recommended ways to notify the county of the declaration are by telephone, faxing or emailing a copy of the declaration, and attaching a copy of the declaration into WebEOC. Declarations should also be sent to the state’s Division of Emergency Management.

This legal declaration allows the local jurisdiction to make emergency orders, rules, and regulations to facilitate response and recovery efforts (example: purchasing rules). Orders, rules, and regulations promulgated by Eagle Mountain City, and not in conflict with existing laws, shall have the full force and effect of law during the state of emergency when a copy of such orders, rules, or regulations have been filed with the City Recorder. These statutes are the basis for the extraordinary powers granted to the city, through the Mayor, that can be used when necessary to mitigate or resolve an emergency.

3:4:1 Local “State of Emergency” Rationale

Local governments are the primary responders and managers of any situation that causes or threatens to cause a state of emergency or disaster. Eagle Mountain City has a system in place to monitor and evaluate such situations and is prepared to declare a local “State of Emergency” if necessary.

The rationale for declaring an official local “State of Emergency” is:

1. To acknowledge that the jurisdiction has experienced or has a threat of a disaster, is in a state of emergency, and has responded to the best of its ability.
2. To alert the county and the state that local resources are being fully utilized and further assistance may be requested.
3. To empower the local officials to take extraordinary measures necessary for protecting life, property, and the environment while affording some safeguard against legal liability.

Local governments may initiate direct requests, without a declaration, under all memorandums of understanding, from the American Red Cross, Salvation Army, or other private volunteer agencies and to all neighboring jurisdictions in accordance with existing agreements.

3:4:2 Elements of a Local “State of Emergency” Declaration

The following should be included when drafting a local “State of Emergency” declaration:

1. If possible, use Eagle Mountain City letterhead.
2. Nature or cause of the events, conditions, or threats, with the phrase ‘on or about’ just before the date.
3. Impact on general numbers of people affected and lifelines compromised, including hospitals, roads, access for emergency services, mass care needs, numbers of dead/injured, and services disrupted.

4. Scope or spread of the overall effect on the jurisdiction and to the quality of life, health, environment, and economic issues.
5. Actions being taken such as public safety measures, Emergency Operations Center (EOC) activation, general idea of resources and people committed to the effort, other agencies activated (such as search and rescue, ARES, mutual aid agreements), and state that the Emergency Operations Plan (EOP) is activated.
6. Needs and shortfalls such as response assistance, equipment, services, experts or other personnel, damage assessments, care for citizens. If possible, forecast a projection of time the jurisdiction will be in danger and, if unknown, state “do not know when the situation will end or resolve.” (Forecast example: “need is immediate” and/or “not expected to change in the near future”).
7. Signature and date from the chief elected official or designee.
8. Signature of City Recorder.

3:4:3 Local “State of Emergency” Example Documents

An example document of a local “State of Emergency” declaration can be found on the next page. Following that example, a state of emergency declaration flow chart can be found.

The local “State of Emergency” declaration example document should be copied and pasted into another word document. The example document should be digitally changed to fit the situation, and then sent to the appropriate agencies and personnel. Information that needs to be digitally changed in the example document is typed in red.

The Emergency Declaration Flow Chart is only meant to be used as a visual aid for the emergency declaration process. It can be printed and utilized in the EOC if deemed necessary.

LOCAL “STATE OF EMERGENCY” DECLARATION

(Use Letterhead)

Eagle Mountain City

WHEREAS, beginning on or about (DATE), (Incident) have/has occurred in Eagle Mountain City, Utah; and

WHEREAS, the (incident) have/has caused (Impact) numerous deaths, dozens of injuries, major property damage, downed power lines, disrupted communications and utilities, widespread debris and wreckage, with threats to the environment from overturned trucks and cargo; and

WHEREAS, agencies providing services to the elderly, disabled and emergency services have limited-service capability due to the above conditions; and

WHEREAS, the emergency operations center and the emergency operations plan have been activated, and emergency responder operations are continuing throughout the city, and are severely straining all responding agencies; and

WHEREAS, these conditions have the potential to worsen and immediate attention is necessary to combat the threat to the safety, health, and welfare of the citizens of Eagle Mountain City; and

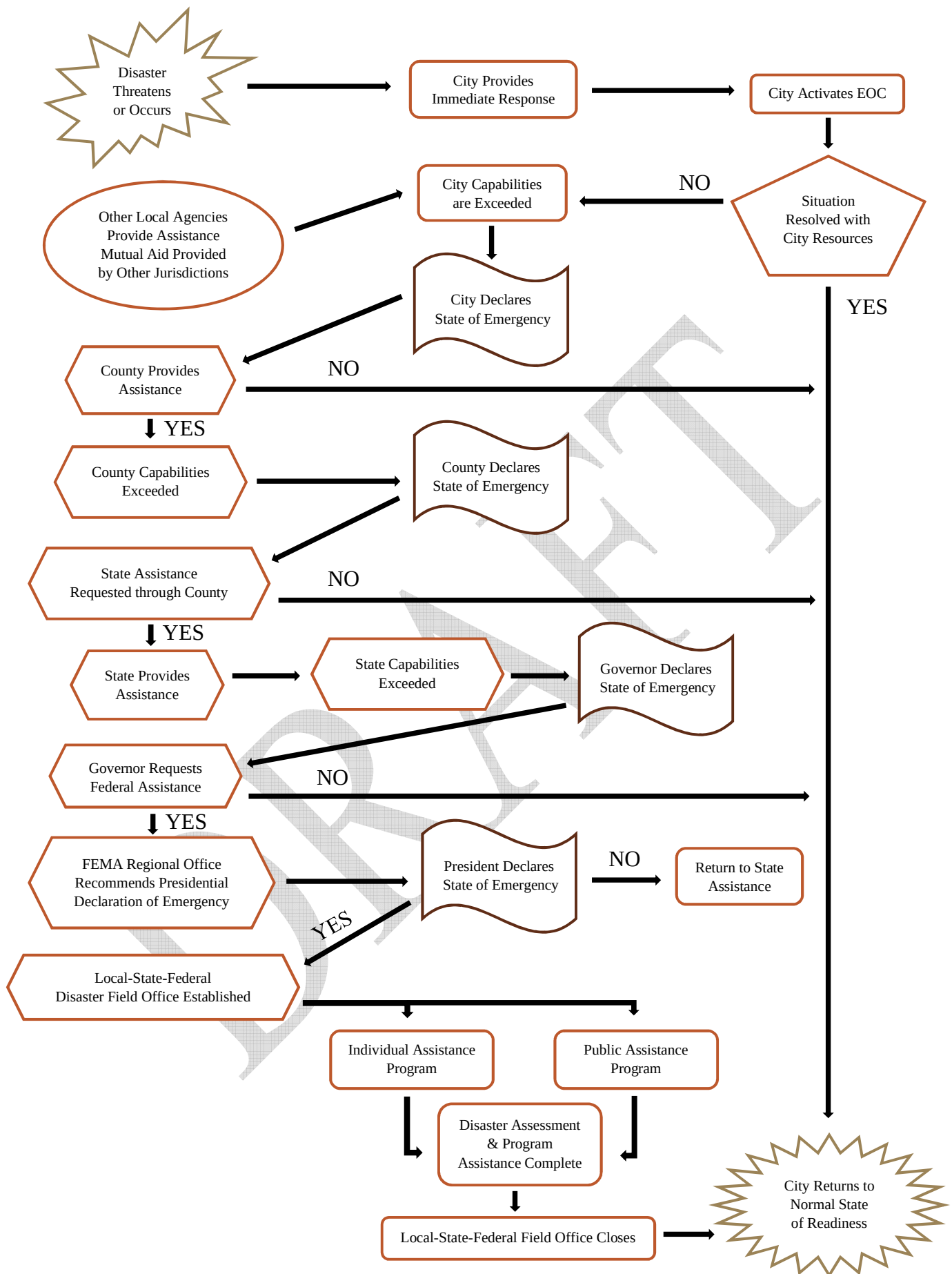
WHEREAS, these conditions do create a “State of Emergency” according to the local and state statutes:

NOW THEREFORE, it is (found, determined, or declared) that a “State of Emergency” exists due to the aforesaid (Incident) in Eagle Mountain City and such area is declared to be a disaster and asks for assistance to augment the fire, medical, search and rescue, food and water, and other assistance pursuant to the provisions of local and state statutes.

Dated: _____

Signature: _____
Chief Elected Official or Designee

Attest: _____
City Recorder



3:5 Demobilization and Recovery

Following response efforts when the emergency is under control and life-saving measures are completed, the demobilization and recovery processes should be initiated to begin getting Eagle Mountain City back to pre-disaster conditions or to a new normal.

Demobilization

Demobilization is the planned process involving the release and return of resources no longer required during an emergency. Demobilization planning should begin at the onset of any emergency and should be implemented as soon as feasibly possible after the initial first response subsides. A demobilization plan details specific responsibilities including release priorities and procedures, checklists, and other general information to accomplish the demobilization of resources.

Recovery

During the recovery process, Eagle Mountain City will take steps to restore populations, infrastructure, and natural and cultural resources to pre-disaster conditions or to a new normal. Decisions made and priorities set early in the recovery process will have a positive cascading effect on the nature and speed of the recovery progress. The recovery process may be either short or long term. Short-term goals seek to restore vital services such as power, water, sewage, communication, and debris removal to an acceptable standard while providing the basic human needs including food, clothing, and shelter.

Once stability is achieved, long-term recovery efforts to restore the affected area to its normal or improved state will be made. The transition from response to recovery is a gradual process, the pace and timing of which will depend upon circumstances. As response activities diminish, recovery activities will increase. Assistance from regional, state, and federal partners, as well as non-governmental organizations, the private sector, and individuals will help speed up the recovery process.

Section 4: Direction, Control, and Coordination

4:1 Direction, Control, and Coordination

This section provides an overview of the direction, control, and coordination between various city departments, contracted agencies, and non-governmental organizations (NGO) during an emergency. This is done by providing essential functions during an emergency and dividing them up into separate annexes. These annexes are referred to as Tactical Operations Annexes.

In each Tactical Operations Annex, the city departments, contracted agencies, and NGOs, are first listed as either a primary or secondary department. Then, a summary of each annex is provided, followed by a list of essential actions to be performed by the departments listed in the annex. These Tactical Operations Annexes should aid in deciding which departments should be deployed during activation of the Emergency Operations Center (EOC).

Each city department, contracted agency, and NGO listed in these Tactical Operations Annexes should become familiar with each annex by reviewing them often. These annexes should also be reviewed annually in order to maintain the accuracy of this Emergency Operations Plan (EOP).

4:2 Tactical Operations Annexes

4:2:1 Legal Actions Annex

Primary Departments: City Attorney, Mayor, and Administration Department

Secondary Departments: City Council, City Recorder

Tactical operations for legal actions provide a plan for utilizing emergency powers of government that can be activated during an emergency and to advise staff and officials on specific liabilities associated with emergency response and recovery activities. The following activities may require legal advice:

1. Impairment wage, price, and rent controls.
2. Establish rationing of critical resources.
3. Establish curfews.
4. Restrict or deny access.

5. Specify routes of egress.
6. Limit or restrict use of water or other facilities.
7. Use any publicly or privately-owned resource with or without payment to the owner.
8. Review and advise any city officials on possible liabilities arising from emergency operations, including the exercising of any or all of the above powers.
9. Prepare and/or recommend local legislation needed to implement emergency powers.
10. Advise city officials and Department Heads on record-keeping requirements and other documentation necessary for exercising emergency powers.

4:2:2 Finance and Risk Management Annex

Primary Departments: Finance Department and City Recorder

Secondary Departments: Mayor, Administration Department, City Attorney

Tactical operations for finance and risk management involve keeping appropriate records that are required for local governments to obtain state and federal government reimbursement in the event of an emergency. This includes complications of damages, injury, and allocations of public and private resources. Operations should also provide the maintenance of financial systems during all phases of an emergency, in addition to tracking incident costs.

Essential Actions:

1. Maintain records of emergency-related expenditures for purchases and personnel.
2. Evaluate the effect of damage on the city economic index, tax base, bond ratings, insurance ratings, etc., for use in long-range recovery planning.

4:2:3 Public Information, Alert, and Warning Annex

Primary Department: Community Relations Department, Mayor, and Administration Department

Secondary Departments: City Recorder, Facilities/Fleet Department, Streets Department, Emergency Management

Tactical operations for public information, alert, and warning involve flexible emergency response capabilities that include increasing public awareness of hazards and providing information to the public before, during, and after emergencies. Operations should also provide the effective collection and dissemination of information to control rumors. All outgoing information should be done through the Public Information Officer (PIO). (Refer to Chapter 1: Section 5 for more details)

Essential Actions:

1. Conduct ongoing hazard awareness and public education programs.
2. Compile and prepare emergency information for the public before an emergency occurs.
3. Receive and disseminate warning information to the public and key city officials.
4. Disseminate emergency public information as requested.
5. Arrange for media representatives to receive regular briefings on the city status during extended emergency situations.
6. Handle unscheduled inquiries from the media and public.

4:2:4 Facilities Annex

Primary Departments: Facilities/Fleet Department

Secondary Departments: Administration Department, Engineering & GIS, Public Utilities, Information Technology (IT).

Tactical operations for facilities involve flexible emergency response capabilities that include the design, repair, restoration, and operation of city facilities. During an emergency, the Facilities Department may play a key role in establishing site command posts, staging areas, and other temporary facilities. The Facilities Department would also be in a lead role for relocating city staff from damaged buildings to secure sites. The Facilities Department will coordinate operation and maintenance of all generators and technology that may be used in the operation of city facilities.

Essential Actions:

1. Ensure buildings critical to response efforts remain operational.
2. Provide post-event inspections of city-owned facilities to determine the extent of damage

(ATC 20 inspections).

3. Establish temporary facilities as needed.

4:2:5 Public Utilities Annex

Primary Department: Public Utilities Department

Secondary Departments: Engineering & GIS, Storm Water Department, Streets Department, Parks Department, Utility Billing, Facilities/Fleet Department, Rocky Mountain Power, and Dominion Energy

Tactical operations for public utilities involve flexible emergency response capabilities that include engineering, construction, repair, and restoration of essential public facilities and infrastructure. During a disaster event, the Public Utilities Department may provide support for heavy rescue operations and may play a key role in establishing multipurpose staging areas and onsite command posts. During an emergency, the major responsibilities of both the lead and secondary departments of this annex include operation of the major street system; operation of the sanitary and storm sewer collection system, pump stations, pressure mains, and wastewater treatment plants; operation of traffic control systems; debris removal; contact repair of infrastructure; maintenance of parks; maintenance of fleet vehicles; operation of radio systems; operation of city buildings. Public Utilities may use consultant's contracts to supplement in-house resources.

Essential Actions:

1. Barricade hazardous areas and unsafe infrastructures until repairs can be made.
2. Contact Rocky Mountain Power and Dominion Energy to notify them of the emergency and initiate response.
3. Prioritize restoration and protection of streets and bridges, as well as waste treatment and collection systems.
4. Augment sanitation services.
5. Provide fuel and repair for vehicles.
6. Operate and maintain emergency generators.

4:2:6 Damage Assessment Annex

Primary Departments: Facilities/Fleet Department and Engineering & GIS

Secondary Departments: Unified Fire Authority (UFA), Public Utilities, Community Development, Streets Department, and Finance Department.

Tactical operations for damage assessment involve documenting preliminary estimates and descriptions on the extent of damage resulting from any level of emergency. Operations should also include posting buildings that are unsafe to occupy, condemning structures beyond repair, and evaluating street systems, bridges, wastewater collection systems, and other infrastructure for use and safety. (Refer to Chapter 2: Section 7:4 for Incident/Damage Assessment Form)

Essential Actions:

1. Establish a damage assessment team from city employees with inspection and assessment capabilities and responsibilities.
2. Develop systems for reporting and compiling information on dollar damage to tax-supported facilities and private property.
3. Assist in determining the geographic extent of the damaged area.
4. Compile estimates of damage for requesting disaster assistance.
5. Assess damage to streets, bridges, traffic control devices, wastewater treatment system, airport facilities, and other public works infrastructure.

4:2:7 Debris Management Annex

Primary Departments: Parks and Rec and Streets Department

Secondary Departments: Public Utilities, Facilities/Fleet Department, Unified Fire Authority (UFA), Utah County Sheriff's Office.

Tactical operations for debris management describes procedures to be followed in the removal and recovery of debris resulting from natural, technological, and human-caused emergencies. A coordinated effort will be necessary for removal, collection, and disposal of debris generated from a large event. The goal will be to use existing solid-waste best-practice strategies and methods to reduce, reuse, recycle, recover, and landfill debris where feasible. Initial debris assessment will help establish priorities for the allocation of resources, collaborate with damage assessment team needs, physically remove debris, open transportation routes, and, if needed, locate temporary storage sites for the collection and recovery of debris.

Essential Actions:

1. Establish and operate debris storage and disposal sites.
2. Identify method for estimation of debris quantities.
3. Provide for appropriate recovery and recycling efforts.

4:2:8 Fire and Rescue Annex

Primary Department: Unified Fire Authority (UFA)

Secondary Department: Fire Department Mutual Aid Agreements

Tactical operations for fire and rescue provide responsibilities of the fire department during day-to-day operations, as well as during an emergency. Currently, Eagle Mountain City has a contract with Unified Fire Authority (UFA) to provide firefighting, rescue, and emergency medical services. UFA has standard operating procedures, which should be considered as an annex to this EOP. (Refer to Chapter 2: Section 4 for more details)

Essential Actions:

1. Fire prevention and suppression.
2. Search and rescue operations.
3. Inspection of damaged area for fire hazards.
4. Hazardous spills containment and clean-up.

4:2:9 Emergency Medical Care and Transport Annex

Primary Department: Unified Fire Authority (UFA)

Secondary Department: Emergency Medical Services (EMS) Mutual Aid Agreements

Tactical operations for emergency medical care and transport provide responsibilities of emergency medical services during day-to-day operations, as well as during an emergency. Currently, Eagle Mountain City has a contract with Unified Fire Authority (UFA) to provide emergency medical services and transport. UFA has standard operating procedures, which should be considered an annex to this EOP. The closest medical facilities to transport injured or ill persons include Mountain Point Hospital in Lehi, UT and American Fork Hospital in

American Fork, UT. There are plans to build an Intermountain Healthcare medical facility in Saratoga Springs, UT and a Primary Children's Hospital in Lehi, UT, which will reduce current transport times. (Refer to Chapter 2: Section 5 for more details)

Essential Actions:

1. Provide emergency medical care to injured and ill persons.
2. Provide emergency transport to the appropriate medical facility.
3. Coordinate triage and first aid activities on scene of the emergency.
4. Develop emergency health and sanitation standards and procedures.

4:2:10 Law Enforcement Annex

Primary Department: Utah County Sheriff's Office

Secondary Departments: Law Enforcement Mutual Aid Agreements

Tactical operations for law enforcement provide responsibilities of the police department during day-to-day operations, as well as during an emergency. Currently, Eagle Mountain City has a contract with the Utah County Sheriff's Office to provide law enforcement activities. The Utah County Sheriff's Office has standard operating procedures, which should be considered an annex to this EOP. (Refer to Chapter 2: Section 3 for more details)

Essential Actions:

1. Law enforcement.
2. Traffic and crowd control.
3. Isolation of damaged areas.
4. Damage reconnaissance and reporting.
5. Security at the scene, EOC, and shelters.

4:2:11 Terrorism Annex

Primary Departments: Utah County Sheriff's Office

Secondary Departments: Law Enforcement Mutual Aid Agreements, Unified Fire Authority (UFA), Potentially ALL City Departments

Tactical operations for terrorism provide flexible emergency response capabilities that involve responding to and recovering from a terrorist threat including but not limited to active shooter situations, bomb threats, ransoms, and weapons of mass destruction (WMD). The Utah County Sheriff's Office has standard operating procedures for terrorist emergencies, which should be considered an annex to this EOP. (Refer to Chapter 3: Section 2:10 for more details)

Essential Actions:

1. Identify, acquire, and plan usage of resources needed to prevent or resolve a terrorist threat or act.
2. Protect public health and safety.
3. Restore essential government services.
4. Provide emergency relief to governments, businesses, and individuals affected by consequences of terrorist act.

4:2:12 Communications Annex

Primary Departments: Utah County Sheriff's Office, Unified Fire Authority (UFA)

Secondary Departments: Community Relations, Mayor, Administration Department, Emergency Management

Tactical operations for communications involve flexible emergency response capabilities that include establishing, using, maintaining, augmenting, and providing the communications support necessary for emergency response and recovery operations. Eagle Mountain City owns a radio repeater that is attached to the Utah County radio tower. This repeater may be utilized to enhance emergency radio communications throughout the city. The city Emergency Management Department has a well-established volunteer HAM radio program with certified HAM radio professionals who can aid in emergency communication efforts. (Refer to Chapter 1: Section 5 for more details)

Essential Actions:

1. Develop and maintain adequate communication facilities during any situation, both within and outside the EOC, and develop priorities of sites and equipment for repair and restoration following a disaster.

2. Provide rotating staff of communication technicians and other technical personnel that will be able to maintain the communication equipment at the EOC.
3. Develop adequate security systems to assure no disruption in communications during periods of emergency.
4. Develop adequate resources to install additional telephone lines and acquire resources to expand radio capabilities as required during emergencies.
5. Coordinate, design, and plan for all communications activity required during periods of emergency and assist state and federal authorities in establishing their communication networks during the response to a major disaster.
6. Due to the increase in use of communications in radio transmissions during emergencies, the need will be present to augment already existing radio and telephone networks.
7. Maintain inventory of all communications systems and equipment that might be available for use in time of emergency.

4:2:13 Evacuation Annex

Primary Department: Utah County Sheriff's Office

Secondary Departments: Administration Department, Facilities/Fleet Department, Streets Department, Emergency Management, Unified Fire Authority (UFA).

Tactical operations for evacuations involve flexible emergency response capabilities that determine the responsibilities and actions to relocate residents and livestock to safe areas during emergencies if necessary. Operations establish procedures for carrying out voluntary, small-scale, and full-scale evacuations of residents and livestock within the city, focusing on movement by defining areas likely to be evacuated, determining destinations, and outlining an approach for controlling the flow of traffic. The city owns a small passenger bus that can be utilized in evacuating residents with transportation needs. Evacuation plans will be updated and disseminated to the public annually. (Refer to Chapter 2: Section 1 for more details)

Essential Actions:

1. Identify high-hazard areas and the number of potential evacuees.
2. Identify evacuation points and coordinate those with responding organizations.

3. Identify an evacuation point for livestock and other animals at risk of the hazard.
4. Coordinate evacuation planning to include:
 - o Movement control.
 - o Health and medical requirements.
 - o Transportation needs.
 - o Emergency public information materials.
 - o Shelter/reception.

4:2:14 Human Needs & Management of the Deceased Annex

Primary Departments: Utah County Sheriff's Office, Unified Fire Authority (UFA), American Red Cross

Secondary Departments: NGO Mutual Aid Agreements, Potentially ALL City Departments

Tactical operations for human needs & management of the deceased involve flexible emergency response capabilities that describes steps to be taken in the care and handling of individuals who require basic human services such as shelter, food, and clothing or are deceased due to the occurrence of an emergency. Care and management for displaced residents should include temporary housing and vouchers for food, clothing, and other necessities. In the case where there are deceased individuals, activities would include the tagging of bodies, identification of deceased individuals, execution of the evidentiary process, transportation of bodies, notifying next of kin, and coordination with mortuary facilities. (Refer to Chapter 2: Section 2 for more details)

Essential Actions:

1. Coordinate with the American Red Cross and other volunteer agencies in provision of food, water, clothing, shelter, and other basic necessities for residents of the city that are affected by an emergency.
2. Assist the American Red Cross with inquiries and registration services to reunite families or respond to inquiries from relatives or friends.
3. Assists the American Red Cross with the transition from mass care to separate family and individual living.
4. Assist in supervising established shelters during an emergency.
5. Provide resources to identify, track, and preserve deceased.

6. Provide for coordination of Police, Fire, EMS, and the Medical Examiner in managing care of deceased.

4:2:15 Volunteers Annex

Primary Department: NGOs and Emergency Management

Secondary Departments: NGO Mutual Aid Agreements, City Attorney, Utah County Sheriff's Office, and Unified Fire Authority (UFA)

Tactical operations for volunteers involve flexible emergency response capabilities that include efficient utilization of volunteers during an emergency. Volunteers are a valuable resource during emergencies throughout the phases of response and recovery. The volunteer function must be organized and efficient to ensure maximum utilization of this resource. Working with NGOs is essential in establishing a suitable volunteer program for the city. Eagle Mountain City has an established Community Emergency Response Team (CERT) to assist during all emergency levels. (Refer to Chapter 2: Section 2 for more details)

Essential Actions:

1. Provide tracking and coordination of emergent volunteer efforts.
2. Recruit volunteers when specific need is identified.
3. Establish and manage a Volunteer Coordination Center (VCC) to manage emergency volunteers and their registration process.

4:2:16 Shelter and Mass Care Annex

Primary Departments: Emergency Management and the American Red Cross

Secondary Department: NGO Mutual Aid Agreements and Facilities/Fleet Department

Tactical operations for shelter and mass care involve flexible emergency response capabilities that include the providing emergency shelters and necessities for residents of the city during a period of emergency. The American Red Cross is responsible for being the intermediary between Eagle Mountain City and the community during an emergency that requires shelter and mass care. Due to the nature of their mission, the American Red Cross will assume the lead in establishing shelters and mass care needs, working with other volunteer groups, school districts, etc. If transportation is required for public evacuation, the lead representative will relay those requests to the Alpine School District. (Refer to Chapter 2: Section 2 for more details)

Essential Actions:

1. Establish an evacuation shelter in a facility that is safe from the hazard area.
2. Coordinate shelter and mass care operation with Non-governmental organizations (NGOs), Faith Based Organizations (FBOs), Voluntary Organizations Active in Disaster (VOADs), and city and county departments.
3. Coordinate and procure mass care services such as temporary bedding, food supplies, necessities, and human services.
4. Coordinate care requirement for special groups, i.e., children, the elderly, the disabled, etc.

4:2:17 Employee Services Annex

Primary Departments: Human Resources Department and the American Red Cross

Secondary Departments: NGO Mutual Aid Agreements

Tactical operations for employee services involve flexible emergency response capabilities that includes the delivery of services such as counseling under disaster conditions. Providing care and counseling is essential for the productivity and overall wellbeing of city employees, emergency responders, and their families following an emergency. Care and counseling should also be provided to the public to enhance their physical and mental wellbeing following an emergency.

Essential Actions:

1. Provide counseling services for disaster victims [American Red Cross].
2. Provide employee assistance for city staff and family members through the Employee Assistance Program (EAP).

Section 5: Communications and Dissemination

5:1 Emergency Alert Systems and Authorization

At the local level of government, an Emergency Alert System (EAS) is a public warning system that utilizes radio and television broadcasts to alert the public of an emergency. The primary radio stations used for an EAS in the State of Utah is KSL 1160AM or 102.7FM. The primary radio station used for an EAS in Utah County is KBYU 89.1FM. The primary platform used for an EAS in Eagle Mountain City is the Everbridge Public Warning System, which allows mass notification via text, email, etc. Residents of Eagle Mountain City can sign up to receive messages via Everbridge by following this registration link: eaglemountaincity.com/notifyme

In Eagle Mountain City, the Mayor or the Mayor's designee may initiate activation of an EAS through the Everbridge Public Warning System for emergencies posing a threat to life and property. If necessary, the Mayor or Mayor's designee may also initiate activation of an EAS via radio and television broadcast by contacting the primary radio station for the State of Utah, KSL-AM at (801) 575-6397.

Presently, the following Eagle Mountain City positions are authorized to activate an EAS: Mayor, City Administrator, City Attorney, Utah County Sheriff Chief Deputy, and the Fire Chief. If EAS activation is requested by one of these officials, the radio station will authenticate the message by requesting the verification code from the official. The primary and secondary verification codes for the authorized individuals are listed in the Emergency Alert System binder in the Emergency Operation Center. Radio stations have been provided callback numbers, which they may use in the verification process. Utah County Emergency Management requests notification when an EAS is activated for emergencies in Utah County. A call placed to Utah County Sheriff's Dispatch at 801-343-4100 can be transferred to the office, cell, or pager of the officer on call for Emergency Management.

5:2 Dissemination Disclaimer

There are various ways that Eagle Mountain City can disseminate information to the public before, during, and after an emergency. In times of crisis, especially with the development of social media outlets, residents should be wary of where they receive their information from. The citizens of Eagle Mountain City should become familiar with the official Eagle Mountain City social media pages, so they know where to look for correct emergency information. Residents should also become familiar with the methods that federal, state, and county agencies use to disseminate information during an emergency. To ensure information remains accurate and consistent, all official city information to be disseminated to the public should go through the Mayor, Administration Department, and Public Information Officer (PIO).

5:2:1 External Emergency Alert Methods

The following is a list of official methods that Eagle Mountain City residents should use to receive emergency notifications before, during, and after an emergency.

Federal Emergency Alert System

The National Oceanic and Atmospheric Administration (NOAA) provides an all-hazards public warning system for the United States. Real time emergency notifications for the State of Utah can be found by following this link: <https://alerts.weather.gov/cap/ut.php?x=1>

The federal government can also use radio and television broadcasts, as well as Wireless Emergency Alerts (WEA). WEAs are used to send emergency notifications rapidly to any cellphone with the emergency notification setting enabled.

State Emergency Alert System

1. **Radio:** KSL 1160AM / 102.7FM
2. **TV:** KSL channel 5
3. **Wireless Emergency Alerts (WEA)**

Utah County Emergency Alert System

1. **Radio:** KBYU 89.1FM
2. **TV:** KBYU channel 11
3. **Wireless Emergency Alerts (WEA)**

Local Emergency Alert System

Eagle Mountain City uses Everbridge for their emergency alerts and notification system. Alerts and notifications will be sent as WEAs via the devices that residents sign up for. Eagle Mountain City residents can sign up to receive notifications by following this link: eaglemountaincity.com/notifyme

Official City Social Media Outlets

1. **Facebook:** “Eagle Mountain, Utah - City Hall” @eaglemtncity
2. **Twitter:** “Eagle Mountain City” @eaglemtncity
3. **YouTube:** “Eagle Mountain City, Utah”

Other Methods of External Emergency Alerts

1. Door to Door Alerts Performed by First Responders and CERT.
2. Electronic Construction Signs and City Billboards
3. City Website: eaglemountaincity.com
4. Phone Call / Text Message / Email
5. Press Releases / Press Conferences / News Media

5:3 Internal Communication Operations

The following describes the initial actions of internal communications during an emergency.

5:3:1 Initial Actions

Whoever comes across or is notified of an emergency first should do the following:

1. Activate the 911 system immediately if the emergency requires first responders, including law enforcement, firefighters, or emergency medical services.
 - o First responders will follow their own SOPs for communications.
2. Notify the Mayor and the Administration Department so they can do the following if necessary:
 - o Notify the Emergency Manager of the emergency
 - o Notify members of the Executive Group and other Department Heads
 - o Report to the EOC
 - o Draft a local “State of Emergency” declaration
 - o Draft emergency messages and press releases
 - o Authorize the use of an EAS notification
 - o Disseminate information to the public and media
3. Once the Emergency Manager is notified, they can do the following if necessary:
 - o Activate the EOC
 - o Assist in notifying the Executive Group and other Department Heads
 - o Begin to coordinate evacuation points
 - o Request assistance from Non-Governmental Organizations (NGO)
 - o Request assistance from volunteer agencies
 - o Assemble city CERT and HAM radio volunteer teams
 - o Assign radios to EOC staff for internal communication
 - o Notify Utah County Emergency Management of the emergency

5:3:2 Communication Methods

It is essential that a constant flow of communication occurs in and out of the EOC during an emergency to ensure response efforts are coordinated efficiently and effectively. The following resources are communication methods currently available for personnel staffing the Eagle Mountain City EOC:

1. Phone Call / Text Messages
2. Emails
3. Social Media Direct Messaging
4. WebEOC
5. Written Notes or Letters with Runners
6. 800 MHZ Radios (Police/Fire/EMS communication)
7. UHF 800 MHZ radio (City Communications)
8. Joint Information System/Center
9. HAM Radio

5:3:3 HAM Radio

Eagle Mountain City Emergency Management Department has an established volunteer HAM radio program. These volunteers are trained professionals that will monitor the designated HAM radio frequency for the city and provide as much communications support as necessary. Eagle Mountain City has its own radio repeater that is attached to the Utah County radio tower to enhance emergency radio communications.

The city owns 4 HAM radio systems that reside in the following locations:

1. In the conference room of the Eagle Mountain City Community Development building located at 2565 N. Pony Express Pkwy. Eagle Mountain, UT 84005.
2. In the Council Chambers of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.
3. In the CERT trailer parked in the parking lot of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.
4. In the CERT trailer parked in the back parking lot of the Unified Fire Authority Station 252 located at 3785 Pony Express Pkwy. Eagle Mountain, UT 84005

Section 6: Administration, Finance, and Logistics

6:1 Administration Operations

The Emergency Operations Plan (EOP) will be maintained and activated by the Emergency Manager of Eagle Mountain City. It is the responsibility of the Emergency Manager to distribute the EOP to personnel who are mentioned in it, as well as contracted agencies with mutual aid agreements.

The Emergency Manager is also responsible for maintaining and activating the Emergency Operations Center (EOC). The EOC should always remain in a state of operational readiness. The Emergency Manager will assist in notifying EOC staff when the EOC is activated. During an emergency, the EOC will be continuously monitored 24 hours per day by the Emergency Manager or designee. If the Emergency Manager is planning to be out of town, it is their responsibility to appoint a temporary replacement while they are away. The temporary replacement should be trained to understand the duties of an emergency manager in case an emergency occurs while the Emergency Manager is away.

6:1:1 Mutual Aid Agreements

Should local resources prove to be inadequate during an emergency, requests will be made for assistance from other local jurisdictions and agencies in accordance with existing or emergency negotiated mutual aid agreements and understandings. Such assistance may take the form of equipment, supplies, personnel, or other available capabilities.

Any agreement or understanding between Eagle Mountain City and another organization should be conducted by duly authorized officials and should be formalized in writing whenever possible prior to emergencies. The Eagle Mountain City Recorder should be present to attest agreements concerning the city.

6:1:2 Record Keeping and Report Operations

The planning and activation of an effective emergency response requires timely and accurate reporting of information and the maintenance of records on a continual basis. All departments in Eagle Mountain City must ensure protection of their records so normal operations can continue after an emergency. Such records may also be vital to recovery efforts from the effects of an emergency.

Operations:

1. Eagle Mountain City will submit situation reports, requests for assistance, and damage assessment reports to Utah County Emergency Management through the county's desired method of delivery. Utah County will submit consolidated reports to the Utah Division of Emergency Management. Which includes information from the city. Eagle Mountain City and Utah County governments will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations.
2. Eagle Mountain City will create narrative and written log-type records of response actions. These documents will be kept by the Emergency Management Department and copies will be given to the City Recorder. The logs and records will form the basis for status reports to the county and state.
3. Initial reports (needs assessment) are the basis for the governor's decision to declare a state of emergency and to request a presidential disaster declaration. These reports determine the specific types and extent of assistance made available to the affected area.
4. Situation reports outlining new developments and providing additional information will be forwarded as often as necessary in the most expeditious manner available. At a minimum, a daily situation report will be forwarded to the county EOC throughout the duration of local activation.
5. The Emergency Management Department will submit the appropriate post emergency reports for the review and use of the Mayor and City Administrator.

6:2 Finance

When an emergency occurs, it will more than likely create financial obligations for the city. Eagle Mountain City should be prepared to document financial obligations and other expenses generated by an emergency. The Emergency Management Department should work with the Finance Department to ensure documentation occurs and is filed properly. It is important to note that organizations offering mutual aid and contracted agencies should complete their own documentation for emergency expenditures and obligations throughout the emergency.

Maintaining complete and accurate accounts of emergency expenditures and obligations, including personnel and equipment costs is essential for the following reasons:

1. To provide documentation expenses for which no federal reimbursement will be requested.
2. To provide documentation for expenses that are eligible for federal reimbursement under major emergency project applications.

3. To provide documentation of expenses for a potential audit.

When federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to both state and federal audit. The Finance Department will coordinate the reimbursement documentation for the FEMA Public Assistance program during a presidentially declared disaster for city government.

During an emergency, Eagle Mountain City will also need to create fiscal agreements. Fiscal agreements consist of a clear statement of agreement between all major agencies responding to an emergency concerning payment or reimbursement for personnel services rendered, equipment costs, and expenditures of materials used in response to an emergency. Creating fiscal agreements should be a mandatory practice during emergencies.

6:3 Logistics

Each Eagle Mountain City Department Head shall maintain current resource information on supplies, equipment, facilities, and skilled personnel available for emergency response and recovery operations. This information should be updated by the Department Heads at least annually and should be sent to the Emergency Management Department where it will be filed. This information will greatly assist in logistical and resource support during an emergency.

Logistical and resource support includes locating, procuring, and issuing resources such as food, water, ice, supplies, office space, office equipment, fuel and communications contracting services, personnel, heavy equipment, and transportation to local entities involved in delivering emergency response and recovery efforts.

The following operations should be understood when dealing with logistical and resource support:

1. Local forces are those resources under direct control of the city EOC. They can be assigned based on priorities established by the EOC organizational response agencies.
2. Mutual aid can be requested by the city EOC to augment local forces during a locally declared state of emergency. Unless covered in a mutual aid agreement or memorandum of understanding, emergency resources may not be sent outside Eagle Mountain City unless the Mayor or other designated representative grants approval.
3. A method of meeting temporary disaster demands is utilizing contracts, procurement, finance, and management services who can issue contracts to meet resource requirements.

4. All procurements and expenditures will be documented. All receipts and invoices with explanations and justifications will be forwarded to the Finance Department and City Recorder in an efficient manner. These departments will ensure all documentation is complete, recorded on the appropriate forms, and in the proper order. If the city was federally declared, they will submit for reimbursement. If the city was not declared, the documentation will serve as a recorded history of activity with expenditures.

6:3:1 WebEOC Resources

WebEOC serves as the emergency manager's online portal. There, an emergency manager or another city official with permission, can log in and use the resources therein to report on emergencies. The WebEOC resource tabs include:

1. Activity Log (ICS 214)
2. Published Incident Action Plans
3. Missions & Tasks
4. Position Checklist
5. Resource Inventory/Tracker
6. Rolodex
7. Significant Events
8. State Situation Reports
9. Common Operating Picture
10. Utah Infrastructure and Hazards
11. Emergency Management Tools
12. EOC Staff Tools
13. Forms (FEMA / ICS)
14. Internet Links
15. Statewide Event Monitoring
16. Status Boards

Section 7: Plan Development, Maintenance, and Implementation

7:1 Plan Development

The Eagle Mountain City Emergency Operations Plan (EOP) was developed by the Emergency Manager of Eagle Mountain City. It has been reviewed by the Mayor, the City Council, and the city Department Heads prior to promulgation. Upon request of the Emergency Manager, it will be the responsibility of each Department Head identified in this EOP to review the content applicable to their department and offer suggestions of revision. This EOP supersedes and rescinds all previous editions of the Eagle Mountain City Emergency Operations Plan (EOP) and is effective upon signing by the Mayor and City Council. If any portion of this plan is held invalid by judicial or administrative ruling, such ruling shall not affect the validity of the remaining portions of this EOP.

7:2 Plan Maintenance

The EOP is a living document and is subject to periodic updates and revisions. Eagle Mountain Emergency Management is responsible for continued development and updates of the basic plan, the functional annexes, and the incident specific annexes. The plan in its entirety should be reviewed and updated annually due to possible changes to government structure, technological changes, changes in city personnel, etc. The plan should also be reviewed and revised following trainings, exercises, and emergencies to enhancement the document with lessons learned. Any updates made in the plan should be recorded in the Record of Changes, and updated versions of the plan should be sent out to those listed in the Record of Distribution.

7:3 Plan Implementation

This Emergency Operations Plan (EOP) will be activated at least once per year in the form of a simulated emergency in order to provide practical experience to those having responsibilities in the Emergency Operation Center (EOC), as well as to find deficiencies in the EOP. Each Department Head will be responsible for providing the appropriate training to those individuals who will be expected to participate in the implementation of the EOP. Trainings can be coordinated with the Emergency Manager as needed.

It is desired that at a minimum, The Mayor, the Administration Department, and Department Heads complete certain virtual Independent Study Courses (IS) presented by FEMA. Those desired courses include IS 100, IS 200, IS 700, IS 800 and G402. These virtual courses are free

of charge and provide knowledge of the National Incident Management System (NIMS) and the Incident Command System (ICS). Understanding the concepts in those courses will enhance the implementation of this EOP and aid in response efforts during an emergency. Those courses can be found here: <https://training.fema.gov/IS/crslist.asp>.

7:3:1 After Action Reporting

As part of the implementation of this Emergency Operations Plan, it is important to document and track lessons learned from exercises, trainings, and emergencies. This can be done through conducting a review and creating an After Action Report (AAR). Following an exercise, training, or emergency, the Emergency Manager will conduct a review with participants who will help fill out the AAR. An AAR will describe the objectives of the exercise and will help document the results of the activities and evaluation of the incident to improve the readiness of the city.

Section 8: Authorities

8:1 Legal Authorities

8:1:1 Federal

1. Federal Civil Defense Act of 1950, Public Law (PL) 920 as amended
2. The Disaster Relief Act of 1974, PL 93-288 as amended
3. Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 100-707, November 23, 1988
4. Code of Federal Regulations (CFR), Title 44. Emergency Management Assistance
5. Executive Order (EO) 12656, Assignment of Emergency Preparedness Responsibilities, November 18, 1988
6. Executive Order (EO) 12472, Assignment of National Security and Emergency Preparedness Telecommunication Functions, April 3, 1984
7. Executive Order (EO) 12148 of July 20, 1979, as amended, Federal Emergency Management
8. Title III of the Superfund Amendments and Reauthorization Act of 1986, PL 99-499 as amended.
9. Homeland Security Presidential Directive (HSPD) 5: Directive on Management of Domestic Incidents, February 28, 2003

8:1:2 State of Utah

1. Utah Emergency Management Act, 53-2a-101, as amended
2. Utah Disaster Response and Recovery Act, 53-2a-201, as amended
3. Statewide Mutual Aid Act, 53-2a-301, Rule R704-2, 2019
4. Utah Emergency Management Assistance Compact, 53-2a-401

5. Utah Hazardous Materials Emergency Act, 53-2a-701
6. Full Utah Code, Public Safety Code Emergency Management Act is found under UC 53-2a Part 1-13.

8:1:3 Utah County

1. Utah County Ordinance No. 1996-03
2. Utah County Code Chapter 8: Disaster Response and Emergency Management, January 31, 1996

8:1:4 Eagle Mountain City

Eagle Mountain City will act according to the statutes produced by the State of Utah listed above.

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Chapter 2 Functional Annexes

Section 1: Evacuations Annex

1:1 Evacuation Operations

Any emergency occurring in Eagle Mountain City can result in a life-threatening situation. Often, the immediate actions taken by emergency responders and decision-makers will result in lives being saved and a reduction in property damage. Life-threatening situations must be handled in either one of two ways:

1. The hazard must be removed from the vicinity of a population.
2. The affected population must be evacuated from the hazardous area.

In most cases, people will be evacuated from a hazardous area to protect their lives. Generally, evacuations will be a small-scale movement of people living within a few blocks of the affected area. However, in the event of a major disaster, whole cities may have to be evacuated.

During an emergency, evacuation orders should be recommended by the established Incident Commander. The recommendation for evacuation orders will be reported to the Mayor or their designee who will then make the decision to approve or deny the order. To ensure the orderly and safe movement of evacuees, Eagle Mountain City shall provide:

1. Evacuation notification through the city Everbridge system, social media outlets, and other external communication methods. (Refer to Chapter 1 Section 5: Communications and Dissemination)
2. Evacuation routes with emergency signs, traffic control devices, and barricades around unsafe areas.
3. Emergency transportation as needed during the evacuation and return periods with special provisions for handicapped and injured persons. In addition, provisions shall be made for wrong-side roadway travel to double capacity in accordance with County and State authorization.
4. Facilities that may serve as temporary shelters. (Refer to Chapter 2 Section 2:2 Potential Evacuation Shelter Locations)

5. Food provisions that will sustain evacuees during crisis periods.
6. Emergency medical services to all injured evacuees in the hazardous area as well as along evacuation routes and within shelters.
7. Coordination with Non-governmental Organizations (NGOs), Faith Based Organizations (FBOs), Voluntary Organizations Active in Disaster (VOADs), and other public service organizations.

1:2 Major Roads and Evacuation Routes

There are two major roads that Eagle Mountain City residents can utilize during a full-scale evacuation of the city. Those two major roads are SR-73 and Pony Express Pkwy. The following evacuation routes utilize these major roads, and lead to the nearest interstate highway.

While only Eagle Mountain Blvd is listed in these evacuation routes as a road that connects Pony Express Pkwy to SR-73, it is important to note that Tiffany Lane, Ranches Parkway, and many residential roads throughout the city also connect Pony Express Pkwy to SR73, and therefore could be utilized instead of Eagle Mountain Blvd.

SR-73 Eastbound to I-15

1. Eagle Mountain Blvd to SR-73 to Pioneer Crossing to I-15

(1) Head north onto **Eagle Mountain Blvd**. (2) Turn east onto **SR-73** for 5.7 miles. (3) Continue east onto **Pioneer Crossing** for 6.7 miles. (4) Turn north onto **I-15** toward Salt Lake City or turn south onto **I-15** toward Provo.

2. Eagle Mountain Blvd to SR-73 to Mountain View Corridor to 2100 N to I-15

(1) Head north onto **Eagle Mountain Blvd**. (2) Turn east onto **SR-73** for 5.7 miles. (3) Turn north onto **Mountain View Corridor** for 2.4 miles. (4) Continue east onto **2100 N** for 2.7 miles. (5) Turn north onto **I-15** toward Salt Lake City or south onto **I-15** toward Provo.

3. Eagle Mountain Blvd to SR-73 to Crossroads Blvd to Lehi Main Street to I-15

(1) Head north onto **Eagle Mountain Blvd**. (2) Turn east onto **SR-73** for 5.8 miles. (3) Turn north-east onto **Crossroads Blvd** for 1.3 miles. (4) Continue onto **Lehi Main Street** for 4 miles. (5) Turn north onto **I-15** toward Salt Lake City or turn south onto **I-15** toward Provo.

SR-73 Westbound to I-80

1. **Eagle Mountain Blvd** to **SR-73** to **UT-36** to **I-80**

(1) Head north onto **Eagle Mountain Blvd.** (2) Turn west onto **SR-73** for 29.7 miles. (3) Turn north onto **UT-36** toward Tooele for 23.9 miles. (4) Turn east onto **I-80** toward Salt Lake City or turn west onto **I-80** toward Wendover.

Pony Express Pkwy to **I-15**

1. **Pony Express Pkwy** to **Redwood Road** to **Pioneer Crossing** to **I-15**

(1) Head east onto **Pony Express Pkwy.** (2) Turn north onto **Redwood Road** for 0.7 miles. (3) Turn east onto **Pioneer Crossing** for 6 miles. (4) Turn north onto **I-15** toward Salt Lake City or south onto **I-15** toward Provo.

2. **Pony Express Pkwy** to **Redwood Road** to **US-6** to **I-15**

(1) Head east onto **Pony Express Pkwy.** (2) Turn south onto **Redwood Road** for 31 miles. (3) Turn east onto **US-6** for 10.5 miles (4) Turn north onto **I-15** toward Spanish Fork or south onto **I-15** toward Nephi.

1:3 Evacuating to a Shelter

Whether or not residents should evacuate to a safer location within or outside of city limits will be determined by the severity of the emergency. Generally, evacuations will be a small-scale movement of people living within a few blocks of the affected area. However, in the event of a major disaster, the whole city may have to be evacuated. During evacuations, the Eagle Mountain City Emergency Manager or designee will help coordinate establishing emergency shelters for evacuees to reside in until the emergency is over. Shelters could be established virtually anywhere with the right equipment, but by and large high schools, middle schools, elementary schools, and church buildings have been used in the past. A list of potential evacuation shelters within Eagle Mountain City can be found in Chapter 2: Section 2:2 “Potential Evacuation Shelters.”

1:4 Evacuation Functional Responsibility Checklist

1:4:1 Command

Mayor

1. Consult the City Attorney on initiating evacuation orders.
2. Draft a local “State of Emergency” declaration. (Refer to Chapter 1 Section 3:4 Local “State of Emergency” Declaration)

City Administration Department

1. Provide food provisions for personnel staffing the EOC.
2. Prepare and maintain a personnel resource list, that contains the names of city employees that would be helpful in facilitating evacuation procedures.

Emergency Manager

1. Advise all city Department Heads that the EOC will be activated. Prepare the EOC for 24-hour operations.
2. Request that all Department Heads assign staff to the EOC on a continuing basis throughout the emergency period.
3. Request that Department Heads and emergency personnel carry out their assigned evacuation responsibilities and implement their SOP’s.
4. Create an incident on WebEOC and contact Utah County Emergency Management to notify them of the emergency and request aid if necessary.
5. Ensure that an emergency power generator is available.
6. Hold periodic briefings for key officials and department heads as the situation develops.
7. Provide the Public Information Officer (PIO) with information about the emergency to be disseminated to the public, including any immediate hazards, evacuation statuses, routes, points, and shelters.
8. Direct the PIO to prepare news releases for radio, television, and newspapers.
9. Coordinate resources such as safety and security, food, necessities, and health and medical resources to shelter facilities.
10. Determine when it is safe for residents to resume normal activities.

11. Coordinate communication efforts by doing the following:

- o Establish twenty-four-hour communications operations at the City EOC.
- o Maintain a smooth message flow into and out of the EOC.
- o Assign communications personnel to each evacuation, shelter, and emergency site.

1:4:2 Operations

Public Information Officer

1. Establish a twenty-four-hour news media center at the City EOC.
2. Prepare proclamations, news releases, etc., and have them ready for immediate release to all media.
3. Manage the release of information to news media and the public.
4. Manage the flow of information and instructions to all evacuees.
5. Conduct news conferences and public meetings.

Utah County Sheriff's Office

1. In conjunction with the Emergency Management Department, determine which evacuation shelters and transportation routes will be used by the city.
2. Assign personnel to man all traffic control points to maintain a smooth flow of evacuating traffic.
3. Provide security for the EOC and shelter facilities.
4. Establish support and security at the emergency site and other places where looting or crowd control may be a problem.
5. Establish relief and shift schedules for law enforcement personnel.
6. Request assistance from local jurisdictions and the Utah Highway Patrol.

Unified Fire Authority (UFA)

1. Respond to the emergency and provide on-scene reports to the EOC.
2. As conditions warrant, organize fire personnel, and assign them to emergency sites by priority.
3. If necessary, request assistance from local jurisdictions and Utah County Fire Department.
4. Manage all emergency medical services resources during evacuation efforts.
5. Organize medical and first aid teams to handle injured evacuees.
6. Treat disaster victims and transport them to appropriate medical facilities.
7. If the disaster has resulted in a large number of deaths, a temporary morgue will need to be established.

1:4:3 Logistics

Public Utilities Department / Power and Energy

1. There is no specific assignment for this annex; however, the Public Utilities Manager should remain on call in case they are requested to assist with the emergency.
2. Requests for assistance should be received and disseminated through the EOC.

Facilities & Fleet Director

1. Maintain an inventory of city owned vehicles and a call list of who the vehicles are assigned to.
2. Maintain an inventory of other city owned fleet resources such as bulldozers, dump trucks, trailers, buses, etc.
3. Maintain critical facilities and equip them with emergency generators for an emergency supply of power.

4. Mobilize mass transportation resources such as buses to assist in evacuating the emergency area if necessary.
5. Provide appropriate transportation for the return of relocates to their residence.

Streets Manager

1. Prepare and deploy resources for supporting traffic control during the emergency.
2. Prepare and deploy road signs and barricades that will be used to control traffic on evacuation routes.
3. Stay in constant communication with the EOC to provide updates on progress and request further assistance if necessary.
4. Provide assistance to vehicles, which have emergencies along evacuation routes.
5. Request assistance from Utah County Public Works Roads Division and Utah Department of Transportation if necessary.

Parks & Rec Director

1. There is no specific assignment for this annex; however, the Parks and Rec Director should remain on call in case they are requested to assist with the emergency.
2. Requests for assistance should be received and disseminated through the EOC.

1:4:4 Finance and Administration

Finance Director

1. Serve as the chief advisor on purchase agreements and procurement during the emergency period.
2. Maintain records of expenditures and resource usage to support reimbursements and adjustments.
3. Assist with resolving claims and accounting for resources expended during the evacuation.

4. Review and become familiar with applicable resource management procedures and policies outlined in the State Emergency Resource Management Plan.

City Recorder

1. Assist with all record keeping and documentation practices throughout the emergency period.
2. Attest the local “State of Emergency” declaration and other emergency legislations as required.

City Attorney

1. Review emergency ordinances for legal and liability issues.
2. Advise members of the Executive Group regarding legal matters and provide assistance in presenting emergency ordinances to the City Council for adoption.

1:4:5 Planning

Community Development Director

1. Assist in planning evacuation measures, including evacuation routes, what equipment will be used, and the amount of personnel it will take to implement the plan.
2. Evacuation plans should be presented to the Emergency Manager and PIO, who will then disseminate the information to city departments and the public.

City Engineer

1. Assist in planning evacuation measures, including evacuation routes, what equipment will be used, and the amount of personnel it will take to implement the plan.
2. Evacuation plans should be presented to the Emergency Manager and PIO, who will then disseminate the information to city departments and the public.

Lead Building Inspector

1. There is no specific assignment for this annex; however, the Lead Building Inspector should remain on call in case they are requested to assist with the emergency.

2. Requests for assistance should be received and disseminated through the EOC.

1:4:6 Volunteers

NGO, FBO, VOAD Liaisons

1. Determine, with the Emergency Manager, which facilities may be used as shelters. (Refer to Chapter 2 Section 2:2 Potential Evacuation Shelter Locations)
2. Estimate needs for food, bedding, heating fuels, and other needs.
3. Deploy to and set up the shelter facilities determined by the Emergency Manager.
4. Set up a Volunteer Coordination Center to manage volunteer staff and to manage spontaneous volunteers.
5. Coordinate and administer mass feeding operations for evacuees.
6. Coordinate and administer any relief supplies, which may be arriving from outside the city and county.
7. Assist in disseminating information as requested by the PIO.
8. Coordinate with the Alpine School District Superintendent of Schools to:
 - o Open school facilities and make them available for use as shelters.
 - o Suspend classes if necessary so school facilities may continue to be used as shelters throughout the evacuation period.
 - o Assist with the transportation of disaster victims by permitting the use of school buses.
 - o Permit the use of school buses to transport evacuees back to their permanent residences when evacuation measures are no longer in affect.

Ham Radio Coordinator

1. Assist in emergency radio communications as requested by the Utah County Sheriff's Office and Unified Fire Authority.

2. Coordinate with other amateur radio emergency services entities such as UCARES to assist with emergency radio communications.
3. Deploy HAM radio technicians along evacuation routes to communicate progress and needs to the EOC.
4. Deploy HAM radio technicians to shelter facilities to communicate progress and needs to the EOC.

CERT Director

1. Establish communication with the EOC to receive assignments.
2. Send out notification to members of Eagle Mountain City CERT to either standby or deploy to a designated location.
3. Retrieve the CERT trailers from their designated location. (Refer to Chapter 1 Section 2:5:1 for CERT Trailer Locations)
4. Ensure the proper formation of CERT Sections by establishing leadership and ensuring teams have enough members.
5. Provide each section with information regarding the emergency and what their response operations will be.

1:5 Immediate Evacuation Order Template

Immediate Evacuation Order Template

[Replace all red bracketed text below] / (Delete bolded fields in parenthesis)

(Headline field)

Immediate Evacuation Ordered for [geographic description of area to be evacuated]

(Description field)

Effective immediately and extending until [further notice or expiration time], the Mayor of Eagle Mountain City has issued an evacuation order for all persons living, working, or traveling in the vicinity of [geographic description of area to be evacuated]. This area is at immediate risk from [brief description of the hazardous conditions].

(Instruction field)

To protect yourself and your family from this dangerous situation, the following actions are strongly urged:

1. Evacuate your home or workplace immediately for a safe destination outside the hazard area. The following evacuations route(s) are recommended: [specify recommended route(s) of travel].
2. Take only pets and essential items such as emergency kits and medications with you.
3. [*Instruction related to school children if applicable, i.e., Do not pick up your children from school. They are being evacuated by school officials.]

A shelter operated by [organization, i.e., the Red Cross] is available at [address of public shelter]. If you need evacuation assistance, call [designated phone number]. Do not call 9-1-1 unless you have a serious personal emergency. For further information, tune to radio station [designated radio station] or the follow these city operated media outlets [city media outlets].

Section 2: Shelter, Mass Care, and Volunteers

2:1 Shelter, Mass Care, and Volunteer Operations

Anytime evacuation orders are given, evacuation shelter and mass care operations will need to be initiated. While some evacuees will have family or friends that they can stay with throughout the duration of an evacuation order, many evacuees will not have that luxury. Therefore, evacuation shelters should be established to provide evacuees with temporary lodging, food, and other necessities until they are able to return home. It is also important to note that many Eagle Mountain City residents have animals, including livestock, and provisions should be made for them, in addition to residents, during an evacuation.

During an emergency where shelter and mass care operations are necessary, Eagle Mountain City will need assistance from Non-governmental Organizations (NGOs) such as the American Red Cross, Faith Based Organizations (FBOs) such as The Church of Jesus Christ of Latter-day Saints, and Voluntary Organizations Active in Disaster (VOADs) to conduct operations involving sheltering, emergency food supplies, donations and volunteer management, and other support services which promote the safety and recovery of disaster victims.

It is important to note that Eagle Mountain City has an established volunteer Community Emergency Response Team (CERT) and a HAM Radio Communications Team that can aid in emergency response and recovery operations. All volunteer organizations should collaborate with Eagle Mountain City through the Emergency Operations Center (EOC) in order to assist other responders, agencies, and organizations.

2:1:1 Initial Operations

When an emergency is made known to the emergency manager, they will take the lead in initiating shelter and mass care operations by doing the following:

1. Requesting assistance from NGOs, FBOs, and VOADs.
2. Assembling city CERT and HAM radio volunteers.
3. Beginning to coordinate evacuation shelter locations.
4. Assigning radios to EOC staff for internal communication.
5. Notifying Utah County Emergency Management and requesting assistance if necessary.

The American Red Cross should be the first volunteer agency contacted, as they specialize in establishing emergency shelters and mass care operations. When contacting the American Red Cross, or any other volunteer organization for assistance, they should be provided with the following information:

1. The type of emergency that has occurred.
2. The location of the EOC.
3. The location or potential location of evacuation shelter(s).
4. The point of contact for the shelter (i.e., representative from the school district, principal of the school, religious leader of the meeting house).
5. The potential number of evacuees.
6. The potential number of animals or livestock.
7. The needs being requested from Eagle Mountain City.

When assistance arrives, the Emergency Manager or designee will act as a liaison between Eagle Mountain City and the volunteer agencies providing mutual aid. It is important that direct communication is established between the EOC and the established shelter(s) so that requests and provision are made in an efficient manner.

2:1:2 Shelter and Mass Care Logistics

Evacuation Shelters

The designation of evacuation shelters will depend on the actual situation and the location of the hazard. Selected facilities will be located far enough from the hazard area so that there is no possibility of the threat extending to the designated shelter. The best possible facilities within Eagle Mountain City are listed in Chapter 2: Section 2:2. This list should be updated periodically and sent to the American Red Cross. The Emergency Manager, in conjunction with the American Red Cross, will need to obtain agreements from facility owners to utilize them as shelters during emergencies. Although agreements will be in place, permission from facility owners will need to be obtained prior to occupying and setting up the facility as a shelter during each emergency.

When choosing an evacuation shelter location, specific care must be given to ensure that designated facilities are suitable for lodging special needs groups. All organizations, both public and private, who are responsible for special needs groups should continue to be responsible and provide for specialized care needs during an emergency.

Mass Care

In the event of an emergency, it is assumed that the American Red Cross will assist with needed mass care and feeding support within its capabilities. The following will need to be considered as part of mass care operations:

1. Registration of evacuees.

- The American Red Cross will assist local government in the registration of evacuees, and as applicable, will coordinate information with appropriate government agencies for those evacuees who are housed in Red Cross shelters.
- 2. Opening and managing temporary lodging facilities.
 - When shelter facilities are opened, it will be the responsibility of the American Red Cross to maintain administrative control and all functions and staffing needs according to Red Cross policy.
 - The American Red Cross will also provide, to the extent possible, bedding provisions and other necessities.
- 3. Feeding evacuees and workers through both mobile and fixed feeding sites.
 - As needed, meals and snacks will be provided to evacuees and workers through both mobile and fixed feeding sites. Upon American Red Cross arrival, they will be responsible for meal planning, coordination of mobile feeding, and identifying feeding sites and resources for the procurement of food and related supplies.
- 4. Providing access to human services.
 - In addition to the provision of shelter/mass care needs, unique demands will be placed upon the delivery of human services, which include the care of special needs groups and crisis counseling.
- 5. Proper record keeping.
 - The American Red Cross will maintain records of all expenses incurred by their mass care activities. The Emergency Manager or designee will ensure that adequate records of local government expenses are maintained and filed accordingly.

2:1:3 Volunteer Coordination Center

When volunteers arrive to assist during an emergency, a Volunteer Coordination Center (VCC) should be established, especially in the event spontaneous volunteers emerge to provide aid. Doing so will help successfully manage volunteer operations. The American Red Cross should have personnel who are experts in volunteer management and who should be utilized to whatever extent possible when setting up and managing a VCC.

A VCC, if run successfully, can register spontaneous volunteers and volunteers from established organizations, it can help determine a volunteer's skills and other important information, and it can help decide where they can be utilized during the emergency period. A VCC can also serve as a communication hub for volunteers in the field. Volunteers should report back to the VCC periodically to announce their safety status, to report any findings, and to make requests for any

of their needs. All requests that cannot be fulfilled by the VCC should be relayed from the VCC to the EOC.

The two CERT trailers, owned by Eagle Mountain City, are equipped with a VCC Kit. Each VCC kit includes everything one could need to successfully run a VCC, including all paperwork and office supplies (Refer to Chapter 1 Section 2:5:1 for CERT trailer locations). There is also a VCC kit located in the basement storage room at the Eagle Mountain City Hall Building.

VCC Site Selection

According to FEMA (2021), when selecting a site for a VCC, the location should:

1. Be out of a high-risk area.
2. Be secure, either by location or through other security measures.
3. Be large enough to accommodate all VCC stations, equipment, and traffic flow.
4. Provide adequate space for volunteers.
5. Include areas for conferences, orientations, and safety briefings.
6. Have food facilities or be within walking distance to food sources.
7. Provide adequate parking for staff and volunteers.

2:2 Potential Evacuation Shelter Locations

Facilities meant to become evacuation shelters need to have certain functions in order to be suitable to inhabit evacuated persons. Facilities considered suitable include:

1. School buildings with multi-purpose rooms, showers, and cafeteria facilities.
2. Church facilities with kitchens.
3. Governmental or non-profit facilities such as community centers or activity centers.
4. Clubs operated by fraternal and social organizations that have suitable eating and bathroom facilities.

The following facilities within Eagle Mountain City should be considered as potential evacuation shelters that meet these suitable criteria:

2:2:1 High Schools

Cedar Valley High School

District: Alpine School District

Address: 1389 E Aviator Ave. Eagle Mountain, UT 84005

Rockwell Charter High School

Address: 3435 E Stonebridge Ln. Eagle Mountain, UT 84005

Westlake High School

District: Alpine School District

Address: 99 N Thunder Blvd. Saratoga Springs, UT 84045

2:2:2 Middle Schools

Frontier Middle School

District: Alpine School District

Address: 1427 E Mid Valley Rd. Eagle Mountain, UT 84005

Vista Heights Middle School

District: Alpine School District

Address: 484 W Pony Express Pkwy. Saratoga Springs, Utah 84045

2:2:3 Elementary Schools

Black Ridge Elementary

District: Alpine School District

Address: 9358 N Sunset Dr. Eagle Mountain, UT 84005

Brookhaven Elementary School

District: Alpine School District

Address: 7082 N Seedling Dr. Eagle Mountain, UT 84005

Eagle Valley Elementary

District: Alpine School District

Address: 4475 N Heritage Dr. Eagle Mountain, UT 84005

Hidden Hollow Elementary

District: Alpine School District

Address: 7447 N Hidden Valley Pkwy. Eagle Mountain, UT 84005

Mountain Trails Elementary

District: Alpine School District

Address: 3951 North Wood Rd. Eagle Mountain, UT 84005

Pony Express Elementary

District: Alpine School District

Address: 3985 E Smith Ranch Rd. Eagle Mountain, UT 84005

Silver Lake Elementary

District: Alpine School District

Address: 5069 Golden Eagle Rd. Eagle Mountain, Utah 84005

Ranches Academy

Address: 7789 N. Tawny Owl Circle. Eagle Mountain, UT 84005

2:2:4 LDS Church Buildings

The Ranches Area North of Pony Express Pkwy

1. Address: 8273 N. Simpson Springs Rd. Eagle Mountain, UT 84005
2. Address: 3793 E. Rose Hearty Ln. Eagle Mountain, UT 84005
3. Address: 8285 N. Porters Crossing Pkwy. Eagle Mountain, UT 84005
4. Address: 8732 N. Desert Canyon Rd. Eagle Mountain, UT 84005
5. Address: 4338 E. Inverness Ln. Eagle Mountain, UT 84005
6. Address: 9475 N. Mustang Way. Eagle Mountain, UT 84005 (North of SR-73)
7. Address: 3382 E. Spring Mountain Dr. Eagle Mountain, UT 84005 (North of SR-73)

The Ranches Area South of Pony Express Pkwy

1. Address: 2011 E. Oquirrh Ranch Pkwy. Eagle Mountain, UT 84005
2. Address: 1953 E Lone Tree Pkwy. Eagle Mountain, UT 84005
3. Address: 2977 E. Saddle Rock Rd. Eagle Mountain, UT 84005
4. Address: 7746 N. Sparrow Hawk Way. Eagle Mountain, UT 84005
5. Address: 7944 N. Smith Ranch Rd. Eagle Mountain, UT Eagle Mountain 84005

6. Address: 4105 E. Smith Ranch Rd Eagle Mountain, UT Eagle Mountain 84005
7. Address: 7241 North Ute Dr. Eagle Mountain, UT 84005
8. Address: 7250 North Porters Crossing Pkwy. Eagle Mountain, UT 84005
9. Address: 4506 East Pony Express Pkwy. Eagle Mountain, UT 84005
10. Address: 7775 North Woodhaven Blvd. Eagle Mountain, UT 84005
11. Address: 5027 East Chapel Dr. Eagle Mountain, UT 84005

The City Center Area

1. Address: 4588 N. Eagle Mountain Blvd. Eagle Mountain, UT 84005
2. Address: 1330 E. Ira Hodges Scenic Pkwy. Eagle Mountain, UT 84005
3. Address: 1934 E. Cedar Trails Way Eagle Mountain, UT 84005
4. Address: 4561 N Buckboard Street Eagle Mountain, UT 84005
5. Address: 4142 N. Lake Mountain Rd. Eagle Mountain, UT 84005

2:2:5 Animals and Livestock

Evacuees with animals/livestock can drop off their livestock at the Eagle Mountain Rodeo Grounds and their animals at an approved shelter throughout the duration of the evacuation period. Information about approved shelters for animals will be included in the emergency notifications sent by the PIO. Animals/livestock should be uniquely marked (i.e., branded, tagged, tied with a unique ribbon/collar) to help differentiate one owner's animals/livestock from another.

Check In

Upon arrival at the rodeo grounds/shelter, evacuees will need to check in their animals/livestock with the proper authority on site. After check in paperwork has been completed, the evacuee will receive a receipt, which will serve as proof of their check in. After the evacuation period is over, the evacuee will need to return to the rodeo grounds/shelter to check out their animals/livestock.

Check Out

In order to check out their animals/livestock, the evacuee must present their identification and check in receipt to the proper authority on site to receive their animals/livestock. If the evacuee does not have the check in receipt with them at the time of check out, then they may recite their personal information on the check in paperwork (i.e., name, address, phone number, email, etc.), recite how many and what kind of animals/livestock they checked in, recite how the animals/livestock are uniquely marked, and recite their secret 4-digit code they set up during check in. If all this information is answered correctly, then the evacuee may receive their animals/livestock. The evacuee must sign a check out slip as proof that their animals/livestock have been received. These measures must be implemented to prevent negligence and theft.

Animals/Livestock Check in and Check out paperwork can be found in Chapter 2 Section 7:5.

Eagle Mountain Rodeo Grounds

Address: Pony Express Memorial Park, Pony Express Pkwy, Eagle Mountain, UT 84005

2:3 Functional Responsibility Checklist

Emergency Manager

1. Request assistance from NGOs, FBOs, and VOADs.
2. Assemble city CERT and HAM radio volunteers.
3. Begin to coordinate and obtain permission for evacuation shelter locations.
4. Assign radios to EOC staff for internal communication.
5. Notify Utah County Emergency Management and request assistance if necessary.
6. Act as or appoint a liaison between incoming volunteer organizations and Eagle Mountain City.
7. Establish a Volunteer Coordination Center with assistance from the American Red Cross.
8. Ensure all shelter, mass care, and volunteer information is relayed to the Public Information Officer for emergency notifications and updates.
9. Ensure shelter facilities are activated and deactivated as required.

NGO, FBO, VOAD Liaisons

1. Determine, with the Emergency Manager, which facilities may be used as shelters (Refer to Chapter 2 Section 2:2 Potential Evacuation Shelter Locations)
2. Coordinate with the Superintendent of Schools or other owners of potential shelter facilities to:
 - o Open the facilities and make them available for use as shelters.
 - o Suspend classes if necessary so school facilities may continue to be used as shelters throughout the evacuation period.
 - o Assist with the transportation of disaster victims by permitting the use of school buses.
 - o Permit the use of school buses to transport evacuees back to their permanent residences when evacuation measures are no longer in affect.
3. Estimate needs for food, bedding, heating fuels, and other needs.
4. Deploy to and set up the shelter facilities upon receiving permission from the facility owner.
5. Maintain adequate volunteer staffing at all shelter facilities.
6. Set up a Volunteer Coordination Center to manage volunteer staff and to manage spontaneous volunteers. (Refer to Chapter 2: Section 2:1:3 Volunteer Coordination Center)
7. Register evacuees along with their animals and livestock, if necessary, as they arrive at evacuation shelters. (Refer to Chapter 2: Section 2:2:5 Animals and Livestock)
8. Coordinate and administer mass feeding operations for evacuees.
9. Coordinate and administer any relief supplies, which may be arriving from outside the city and county.
10. Assist in disseminating information as requested by the PIO.
11. Provide and coordinate public transportation to emergency feeding sites, food distribution points, clothing pick-up points, etc.
12. Coordinate with Red Cross Disaster Health Services to ensure that all shelter facilities meet all current health code standards.

13. In cooperation with the Red Cross Disaster Health Services, coordinate medical coverage at all shelter facilities.
14. Coordinate human services including crisis counseling.
15. Process inquiries from concerned families outside the disaster area.

Ham Radio Coordinator

1. Assist in emergency radio communications as requested by the Utah County Sheriff's Office, Unified Fire Authority, and the EOC.
2. Coordinate with other amateur radio emergency services entities such as UCARES to assist with emergency radio communications.
3. Deploy HAM radio technicians to shelter facilities to communicate progress and needs to the EOC.

CERT Director

1. Establish communication with the EOC to receive assignments.
2. Send out notification to members of Eagle Mountain City CERT to either standby or deploy to a designated location(s).
3. Retrieve the CERT trailers from their designated location. (Refer to Chapter 1: Section 2:5:1 for CERT trailer location)
4. Ensure the proper formation of CERT Sections by establishing leadership and ensuring teams have enough members.
5. Provide each section with information regarding the emergency and what their response operations will be.

Public Information Officer

1. Establish a twenty-four-hour news media center at the City EOC.

2. Prepare proclamations, news releases, etc., and have them ready for immediate release to all media.
3. Manage the release of information to news media and the public.
4. Manage the flow of information and instructions to all evacuees.
5. Conduct new conferences and public meetings.

Utah County Sheriff's Office

1. In conjunction with the Emergency Management Department, determine which evacuation shelters and transportation routes will be used by the city.
2. Provide security for the EOC and shelter facilities.
3. Establish relief and shift schedules for law enforcement personnel.
4. Request assistance from local jurisdictions and the Utah Highway Patrol.

Unified Fire Authority (UFA)

1. As conditions warrant, organize fire and EMS personnel, and assign them to evacuation shelters by priority to do the following:
 - o Inspect shelters to make sure fire alarms, sprinklers, etc. are in working order.
 - o Provide fire extinguishers if they are not already available on the premises.
 - o Train shelter volunteers in fire safety and fire suppression if time permits.
 - o Designate EMS staff to stay on the premises, if possible, to assist with medical needs.

Section 3: Law Enforcement Annex

3:1 Law Enforcement Operations

Eagle Mountain City has a contract with the Utah County Sheriff's Office to provide law enforcement capabilities for the city. The Utah County Sheriff's Chief Deputy is responsible for all law enforcement matters within the city during an emergency. If an emergency occurs, they will maintain constant communication with both the city and county EOC.

The Utah County Sheriff's Chief Deputy should organize operations including law enforcement, security, traffic control, crowd control, and the organization and management of law enforcement personnel. If the Utah County Sheriff's Office finds that the magnitude of the emergency exceeds their ability to respond to it, they can request and receive assistance from other local departments or the Utah Highway Patrol. Law enforcement officials should be prepared to implement proper security measures that will prevent sightseers, spectators, and other unauthorized persons from congesting the emergency area and interfering with emergency response operations.

Utah County Sheriff's Office Location

1650 E Stagecoach Run. Eagle Mountain, UT 84005.

The Utah County Sheriff's Office has their own standard operating procedures regarding emergency response operations. Those should be considered as an annex to this Emergency Operations Plan.

3:2 Functional Responsibility Checklist

Utah County Sheriff's Office

1. Deploy personnel to those areas of greatest need.
2. Implement departmental standard operating procedures.
3. Secure the immediate area surrounding the emergency.
4. Establish traffic routes into and out of the affected area with priority given to injured persons requiring immediate medical care.

5. Coordinate with the city Streets Department, Utah County Public Works Roads Division, Utah Department of Transportation (UDOT), and other law enforcement agencies regarding traffic and population control.
6. Provide security and the emergency site, the EOC, and at designated shelters.
7. Keep the Mayor and other officials at the EOC updated on conditions at the emergency site.
8. Keep the peace by preventing rioting and looting from occurring or getting out of control.
9. All law enforcement personnel will use their normal communication resources.

Law Enforcement Mutual Aid

1. Establish communication with the Utah County Sheriff's Office and the EOC.
2. Assist the Utah County Sheriff's Office with traffic and crowd control, security, and any other law enforcement activities deemed necessary.

Highway Patrol

1. Establish communication with the Utah County Sheriff's Office and the EOC.
2. Assist the Utah County Sheriff's Office with traffic and crowd control, security, and any other law enforcement activities deemed necessary.
3. Assist with traffic control of major highways during evacuations. Especially since the normal flow of traffic may be reversed to increase evacuation capability. Patrolmen should make sure traffic lanes are clear of oncoming traffic in this case.

Streets Department

1. Be responsive to needs as directed by the Utah County Sheriffs Office and contact other departments, including the Utah County Public Works Roads Division, UDOT, and other city departments as needed.
2. Assist with placing barricades, emergency signage, and traffic control equipment wherever necessary.

3. In addition, these departments should provide assistance to broken down and stalled vehicles along evacuation routes in order to maintain an orderly flow of traffic within the Eagle Mountain City jurisdiction.

State, Federal, and Military Mutual Aid

Should an emergency develop in which the Utah County Sheriff's Office and neighboring law enforcement capabilities are not sufficient to adequately control, mutual aid should be requested from the Utah Department of Public Safety (DPS).

Should law enforcement capabilities still be insufficient following support from neighboring law enforcement departments and the DPS, then mutual aid from the federal government and National Guard should be requested. The assistance they provide will consist of additional equipment, supplies, and personnel to supplement local government law enforcement capabilities.

In some cases, such as acts of terrorism, it should be expected that federal government law enforcement agencies will be involved in response operation in some way or another.

Section 4: Firefighting and Rescue Annex

4:1 Firefighting and Rescue Operations

Eagle Mountain City has a contract with the Unified Fire Authority (UFA) to provide firefighting and emergency rescue activities for the city. UFA also provides emergency medical services (EMS) for the city, which will be discussed in a later section. The UFA Fire Chief is responsible for all fire and rescue activities within the city during an emergency. If an emergency occurs, they will maintain constant communication with both the city and county EOC.

Firefighting and rescue activities in any disaster situation are generally the same as those performed by fire fighting and rescue personnel during normal operations, except the volume of incidents might increase. It should be anticipated that during a level 2 or level 1 emergency, excitement, stress, and unusual physical activity might increase the incident of medical problems such as heart attacks, that fallen debris or flooding might increase the need for rescue operations, and that increased automobile travel in an evacuation may cause an increase in motor vehicle accidents.

Unified Fire Authority Station Locations

Station 251: 1680 Heritage Drive. Eagle Mountain, UT 84005

Station 252: 3785 Pony Express Parkway. Eagle Mountain, UT 84005

Unified Fire Authority has their own standard operating procedures regarding emergency response operations. Those should be considered as an annex to this Emergency Operations Plan.

4:2 Functional Responsibility Checklist

Unified Fire Authority (UFA)

1. Ensure all UFA personnel have up to date certifications for firefighting, emergency medical services, hazmat response, etc. and provide adequate training for certification renewal.
2. Provide periodic fire safety trainings for the public.
3. Conduct fire inspections on all structures and city infrastructure.

4. Respond to all emergency calls dispatched through the 911 system including, fire, rescue, medical, and hazmat.
5. Implement departmental standard operating procedures.
6. Establish on-scene command and communicate an immediate assessment of the scene to dispatch and the EOC. Also, provide periodic updates as the incident progresses.
7. Provide all fire prevention and suppression activities, search and heavy rescue activities, and hazmat response activities as necessary during an emergency.
8. Establish fire safety standard for shelter facilities and ensure fire prevention and suppression equipment such as fire extinguishers, smoke and carbon monoxide alarms, and fire sprinkler systems are available and in working order.
9. Frequently inspect all shelter facilities to maintain fire safety standards. Special care will be necessary to ensure that fire exits and passageways remain clear.

Fire Department Mutual Aid

Should an emergency develop in which UFA firefighting capabilities are not sufficient to adequately control, mutual aid should be requested from neighboring fire departments. Mutual aid fire departments should assist with the following:

1. Establish communication with the Unified Fire Authority and the EOC.
2. Assist UFA with fire prevention and suppression, search and heavy rescue, and hazmat response activities as deemed necessary.
3. Assist with maintaining fire safety standards at shelter facilities.

County, State, and Military Mutual Aid

Should an emergency develop in which UFA and neighboring fire department firefighting capabilities are not sufficient to adequately control, mutual aid should be requested from Utah County Fire Department.

Should firefighting capabilities still be insufficient following support from neighboring fire departments and Utah County Fire Department, then mutual aid from the state and National Guard should be requested. The assistance they provide will consist of additional equipment, supplies, and personnel to supplement local government urban firefighting capabilities.

Section 5: Medical Services

5:1 Medical Services Operations

Eagle Mountain City has a contract with the Unified Fire Authority (UFA) to provide emergency medical services (EMS) for the city. The UFA Fire Chief, or their designee, is responsible for all EMS activities within the city during an emergency. If an emergency occurs, they will maintain constant communication with both the city and county EOC.

EMS activities in any disaster situation are generally the same as those performed by EMS personnel during normal operations, except the volume of incidents might increase. It should be anticipated that during a level 2 or level 1 emergency, the probability of residents sustaining injuries will increase. It should also be noted that excitement, stress, and unusual physical activity might increase the incident of medical problems such as heart attacks.

Unified Fire Authority Station Locations

Station 251: 1680 Heritage Drive. Eagle Mountain, UT 84005

Station 252: 3785 Pony Express Parkway. Eagle Mountain, UT 84005

Unified Fire Authority has their own standard operating procedures regarding emergency response operations. Those should be considered as an annex to this Emergency Operations Plan.

5:2 Medical Center Capabilities and Locations

There are currently six medical centers/hospitals with varying capabilities that UFA could transport sick or injured residents to following an emergency. These six medical centers/hospitals have capabilities that range from “Hospital” to “Trauma II.” The severity of a medical issue or traumatic injury should help determine which medical center/hospital is most appropriate for a resident to be transported to.

A medical center/hospital that is designated with “Hospital” capability is a basic hospital with a functioning emergency room and possibly a few specialties. Only residents with the most basic, non-life-threatening medical issues or traumatic injuries should be transported to these facilities.

Trauma levels include I, II, III, IV, and V. Although a medical center/hospital with a Trauma V designation is the lowest and least capable trauma level, it is still more capable than a medical center/hospital with a “Hospital” designation. A medical center/hospital with a Trauma I designation is the highest trauma level and is capable of treating all medical issues and traumatic injuries regardless of severity. It is important to note that medical centers/hospitals with trauma

levels lower than I or II can be utilized to stabilize critical patients until they are ready to be transported to a higher trauma level facility.

The primary hospital destinations for emergency transport include Mountain Point Medical Center, which only has “Hospital” capabilities and American Fork Hospital, which has “Trauma 4” capabilities. For individuals who have serious medical issues or who sustain serious traumatic injuries, Utah Valley Hospital should be the transport destination due to its “Trauma II” capabilities. The closest hospital with “Trauma I” capability is Intermountain Medical Center in Murry, UT.

The six closest medical centers/hospitals that UFA could transport to following an emergency includes:

1. Mountain Point Medical Center

Capability Designation: Hospital

Address: 3000 Triumph Blvd Lehi UT 84043

Phone Number: 385-345-3000

Travel Time: 14 miles (28 mins)

2. American Fork Hospital

Capability Designation: Trauma IV

Address: 170 N 1100 E American Fork, UT 84003

Phone Number: 801-855-4600

Travel Time: 17 Miles (33 Mins)

3. Timpanogos Regional Hospital

Capability Designation: Trauma IV

Address: 750 W 800 N Orem UT 84057

Phone Number: 801-714-6000

Travel Time: 22 Miles (33 Mins)

4. Riverton Hospital

Capability Designation: Hospital

Address: 3741 W 12600 S Riverton, UT 84065

Phone Number: 801-285-2500

Travel Time: 21 Miles (34 Mins)

5. Orem Community Hospital

Capability Designation: Hospital

Address: 331 N 400 W Orem, UT 84057

Phone Number: 801-714-3326

Travel Time: 23 Miles (34 Mins)

6. Utah Valley Hospital

Capability Designation: Trauma II

Address: 1034 N 500 W Provo, UT 84604

Phone Number: 801-357-2130

Travel Time: 29 Miles (41 Mins)

5:3 Functional Responsibility Checklist

Unified Fire Authority (UFA)

1. Ensure all UFA personnel have up to date certifications for emergency medical services, including EMT, AEMT, Paramedic, hazmat response, BLS, ACLS, PALS etc. and provide adequate training for certification renewal.
2. To the extent possible, maintain an adequate inventory of all medical supplies at the fire stations and in the ambulances.
3. Provide periodic basic first aid trainings for the public.
4. Respond to all emergency medical calls dispatched through the 911 system.
5. Implement departmental standard operating procedures.
6. Establish on-scene command and communicate an immediate assessment of the scene to dispatch and the EOC. Also, provide periodic updates as the incident progresses.
7. Establish communication with potential receiving medical centers/hospitals to notify them of the emergency. This will allow hospital personnel to adequately prepare the emergency room for the arriving patients.
8. Provide all emergency medical activities as necessary during an emergency.
9. Provide patients with transport to the appropriate medical center/hospital via ambulance or helicopter.
10. Notify receiving hospital that an ambulance is in route and provide details regarding the patient's condition.

11. Provide personnel to assist with medical care in shelters facilities if available.
12. All patients should receive expedient emergency care.

EMS Mutual Aid

Should an emergency develop in which UFA emergency medical capabilities are not sufficient to adequately control, mutual aid should be requested from neighboring departments. Mutual aid departments should assist with the following:

1. Establish communication with the Unified Fire Authority and the EOC.
2. Assist UFA with emergency medical activities as deemed necessary.
3. Assist with maintaining medical care at shelter facilities.

Public Health

1. Inspect all shelter facilities, water and food supplies, sewage and garbage disposal systems throughout the city to maintain high sanitation standards.
2. Closely monitor shelter facilities and other congregate areas to identify any outbreak of communicable disease during the crisis period.
3. Conduct immunizations as needed.
4. Provide isolation or quarantine facilities if needed.
5. Animal control may be necessary following an emergency. Dead or diseased animals should be disposed of properly.

Mortuary

1. Supervise the handling and disposal of the dead during the emergency period.
2. Augment existing operations, including the establishment of temporary morgue facilities as needed.
3. Request to obtain more body bags through the Utah County EOC as needed.

Section 6: Resource Management

6:1 Resource Management Operations

The following pages contain lists of resources owned by Eagle Mountain City that can be used during an emergency. All city departments, county and state departments, and volunteer organizations will manage resources within their respective areas of responsibility in support of the disaster relief effort. Eagle Mountain City departments should be responsible for developing and maintaining lists of vital resources which may be used during an emergency.

During an emergency, following activation of the Emergency Operations Center (EOC), the Emergency Manager should appoint a Resource Coordinator to serve as a point of contact for all resource requests that come into the EOC. The Resource Coordinator should work with the Emergency Manager to properly prioritize and fulfill all resource requests during the emergency period.

6:1:1 Resource lists

The first resource list in this section contains city equipment resources. Resources on this list should include items such as radios, computers, printers, tools, shovels, sandbags, folding tables, folding chairs, trailers, and any other equipment that could possibly be used during an emergency.

The second resource list in this section contains city vehicle resources. Resources on this list should include vehicles such as trucks, passenger cars, bulldozers, forklifts, and any other vehicle that could possibly be used during an emergency.

The third resource list in this section contains city personnel. This list will include all city personnel, the department they work for, and their employment status. This list may serve well if additional personnel are needed during an emergency.

[illegible]

[illegible]

[illegible]

Section 7: Emergency Forms

7:1 ICS Forms Description

“The National Incident Management System (NIMS) Incident Command System (ICS) Forms Booklet, FEMA 502-2, is designed to assist emergency response personnel in the use of ICS and corresponding documentation during incident operations....

A general description of each ICS Form’s purpose, suggested preparation, and distribution are included immediately after the form, including block-by-block completion instructions to ensure maximum clarity on specifics, or for those personnel who may be unfamiliar with the forms.

The ICS organizational charts contained in these forms are examples of how an ICS organization is typically developed for incident response. However, the flexibility and scalability of ICS allow modifications, as needed, based on experience and particular incident requirements” (FEMA 2010).

7:1:1 ICS Forms

ICS Forms can be accessed in the following ways:

1. By following these links:
 - o ICS Forms Booklet: [https://training.fema.gov/emiweb/is/icsresource/assets/ics%20forms/nims%20ics%20forms%20booklet%20\(v3\).pdf](https://training.fema.gov/emiweb/is/icsresource/assets/ics%20forms/nims%20ics%20forms%20booklet%20(v3).pdf)
 - o Individual ICS Forms: <https://training.fema.gov/icsresource/icsforms.aspx>
2. Within the WebEOC database.
3. By physical master copy within the Emergency Manager’s office.

7:2 Local “State of Emergency” Declaration

LOCAL “STATE OF EMERGENCY” DECLARATION

(Use Letterhead)

Eagle Mountain City

WHEREAS, beginning on or about (DATE), (Incident) have/has occurred in Eagle Mountain City, Utah; and

WHEREAS, the (incident) have/has caused (Impact) numerous deaths, dozens of injuries, major property damage, downed power lines, disrupted communications and utilities, widespread debris and wreckage, with threats to the environment from overturned trucks and cargo; and

WHEREAS, agencies providing services to the elderly, disabled and emergency services have limited-service capability due to the above conditions; and

WHEREAS, the emergency operations center and the emergency operations plan have been activated, and emergency responder operations are continuing throughout the city, and are severely straining all responding agencies; and

WHEREAS, these conditions have the potential to worsen and immediate attention is necessary to combat the threat to the safety, health, and welfare of the citizens of Eagle Mountain City; and

WHEREAS, these conditions do create a “State of Emergency” according to the local and state statutes:

NOW THEREFORE, it is (found, determined, or declared) that a “State of Emergency” exists due to the aforesaid (Incident) in Eagle Mountain City and such area is declared to be a disaster and asks for assistance to augment the fire, medical, search and rescue, food and water, and other assistance pursuant to the provisions of local and state statutes.

Dated: _____

Signature: _____

Chief Elected Official or Designee

Attest: _____

7:3 Immediate Evacuation Order Template

Immediate Evacuation Order Template

[Replace all red bracketed text below] / (Delete bolded fields in parenthesis)

(Headline field)

Immediate Evacuation Ordered for [geographic description of area to be evacuated]

(Description field)

Effective immediately and extending until [further notice or expiration time], the Mayor of Eagle Mountain City has issued an evacuation order for all persons living, working, or traveling in the vicinity of [geographic description of area to be evacuated]. This area is at immediate risk from [brief description of the hazardous conditions].

(Instruction field)

To protect yourself and your family from this dangerous situation, the following actions are strongly urged:

1. Evacuate your home or workplace immediately for a safe destination outside the hazard area. The following evacuations route(s) are recommended: [specify recommended route(s) of travel].
2. Take only pets and essential items such as emergency kits and medications with you.
3. [*Instruction related to school children if applicable, e.g., Do not pick up your children from school. They are being evacuated by school officials.]

A shelter operated by [organization, i.e., the Red Cross] is available at [address of public shelter]. If you need evacuation assistance, call [designated phone number]. Do not call 9-1-1 unless you have a serious personal emergency. For further information, tune to radio station [designated radio station] or the follow these city operated media outlets [city media outlets].

7:4 Incident/Damage Assessment Form

Incident/Damage Assessment Form

Type of Incident: _____

Time/Date of Incident: _____

Location: City/Town: _____ County: _____

Damage: (Total estimated cost): \$ _____

Impact on Residents/Businesses

#Deaths: _____ #Injuries: _____ #Evacuated: _____ #Hospitalized: _____

#Damaged Homes/Farms: _____ #Evacuated Homes/Farms: _____

#Businesses Damaged: _____ #Businesses Closed: _____

Response to the Incident

1. Was a Local “State of Emergency” Declaration officially declared? YES / NO
2. Was assistance requested from local mutual aid jurisdictions? YES / NO
3. Was assistance requested from any volunteer organizations? YES / NO
4. Was Utah County Emergency Management notified of the incident? YES / NO
5. Was assistance requested from Utah County Emergency Management? YES / NO
6. Was the State of Utah notified of the incident? YES / NO
7. Was assistance requested from the State of Utah? YES / NO
8. Was the federal government notified of the incident? YES / NO
9. Was assistance requested from the federal government? YES / NO

Local Resources Mobilized: _____

Local Mutual Aid Resources Mobilized:_____

Volunteer Organizations Resources Mobilized:_____

County Resources Mobilized:_____

State Resources Mobilized:_____

Federal Resources Mobilized:_____

Additional Remarks/Comments:_____

Impact on Public Facilities/Infrastructure

1. Is there any damaged building infrastructure? YES/ NO
2. Is there any damaged road infrastructure? YES / NO
3. Is there any damaged or compromised water/sewer infrastructure? YES / NO
4. Is there any damaged or compromised electric/gas infrastructure? YES / NO
5. Is there any debris present? YES / NO

Notes:_____

7:5 Animal and Livestock Forms

Date: ____/____/____

Form Number ____

Time ____

Animal and Livestock Check-in Form

Personal Information

Name: _____ Address: _____

Phone Number: _____ Email: _____

Secret Code / Unique Mark

Please provide a secret 4-digit code that you will remember upon checking out your animal(s)/livestock. Also, describe the unique mark (i.e., brand, tag, ribbon, collar.) your animal(s)/livestock are wearing. Should you lose your check-in receipt, you need to be able to provide the secret 4-digit code of your choosing and to describe your animal(s)/livestock's unique mark to check out your animal(s)/livestock.

Secret 4-Digit Code: _____ Unique Mark: _____

Is there anyone besides yourself that you want to authorize to check out your animal(s) or livestock? Circle one: **Yes** or **No**

If Yes, please provide the following information for the authorized person:

Name: _____ Address: _____

Phone Number: _____ Email: _____

****Please ensure this authorized person knows the secret 4-digit code and unique mark you chose.***

Circle one or both: Are you checking in **Animal(s)** or **Livestock**?

Animal(s)

Type: (i.e., dog, cat, rabbit)	Color	Name

Livestock

Type: (i.e., cow, sheep, goat)	Quantity	Color

Printed Name: _____

Date: _____

Signature: _____

Date: ____/____/____

Form Number _____

Time _____

Animal and Livestock Check-out Form

I, _____ hereby acknowledge that I have successfully checked out my
animal(s)/livestock from _____ on ____/____/____ at
_____ hours.

Printed Name: _____

Date: _____

Signature: _____

Date____/____/____

Form Number_____

Time_____

Check-in Receipt

Please present this receipt when you come back to check-out your property. Also, be ready to present your personal information and code to retrieve said property.

Date____/____/____

Form Number_____

Time_____

Check-out Receipt

This receipt is proof that you have successfully checked out your animal(s) and livestock and that they are now back in your possession.

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Chapter 3: Incident Specific Operations

Section 1: Purpose and Framework

1:1 Purpose and Framework

The purpose of this chapter is to provide operational annexes for emergencies that could occur in Eagle Mountain City. Each Incident Specific Annex provides a framework of actions and response priorities for city departments and supporting agencies to follow. The framework begins by determining both the primary and secondary departments who will respond to the specific emergency. Next, initial response operations and tactical operations are discussed to guide response efforts. Finally, specific activities are determined for each emergency using FEMA's five mission areas.

As mentioned in Chapter 1: The Basic Plan, Eagle Mountain City acknowledges the five mission areas produced from the Federal Emergency Management Agency's National Preparedness Goal to lead their efforts for emergency operations. The following are definitions of the five mission areas:

Prevention

Prevent, avoid, or stop an imminent, threatened, or actual act of terrorism.

Protection

Protect our citizens, residents, visitors, and assets against the greatest threats and hazards in a manner that allows our interests, aspirations, and way of life to thrive.

Mitigation

Reduce the loss of life and property by lessening the impact of future disasters.

Response

Respond quickly to save lives, protect property and the environment, and meet basic human needs in the aftermath of a catastrophic incident.

Recovery

Recover through a focus on the timely restoration, strengthening, and revitalization of infrastructure, housing, and a sustainable economy, as well as the health, social, cultural, historic, and environmental fabric of communities affected by a catastrophic incident (FEMA, 2020).

DRAFT

Section 2: Incident Specific Annexes

2:1 Floods

Primary Departments: Public Utilities Department and Storm Water Department

Secondary Departments: Utah County Sheriff's Office, Unified Fire Authority, Streets Department, Facilities & Fleet Department, and Parks Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform

the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a flood:

1. Public Information, Alert, and Warning Annex (Pg. 33)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because most flooding emergencies are generated by a natural phenomenon, there isn't much if anything one can do to prevent them from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of flooding.

Mitigation

1. Determine if and where flood plains exist in the city and restrict community development in those areas.
2. Reserve trees and vegetation or even create vegetation buffers along the mountain sides to help reduce rain runoff.
3. Create policy to improve storm water management during future development and work to improve existing storm water drainage system infrastructure.
4. Perform regular drainage system maintenance, which includes sediment and debris clearance within the system, as well as sediment and debris clearance along curbs and storm drain entrances.

Other flood mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Critical facilities including the EOC, police station, fire stations, and utility facilities should be located outside of flood prone areas.
2. Create sandbags to distribute if necessary.
3. Purchase flood insurance.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions may be required, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to the provision of safe drinking water and sewage disposal during flooding emergencies. Both are easily disrupted in a variety of ways from the breaking of lines and conduits to the destruction or contamination of treatment plants.

Disclaimer

The Public Utilities and Storm Water departments have the responsibility to draft and update an operational plan to properly manage flooding emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during flooding emergencies.

DRAFT

2:2 Droughts

Primary Departments: Public Utilities Department and Administration Department

Secondary Departments: Mayor, City Council, City Attorney, and Parks Department

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. **Note: There is no need to activate the 911 system for a drought.** (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a drought:

1. Legal Actions Annex (Pg. 33)

2. Public Information, Alert, and Warning Annex (Pg. 34)
3. Facilities Annex (Pg. 35)
4. Public Utilities Annex (Pg. 36)
5. Fire and Rescue Annex (Pg. 38)
6. Law Enforcement Annex (Pg. 39)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because droughts are generated by a natural phenomenon, there isn't much, if anything, one can do to prevent them from occurring. There are however strategies for protecting life and property, as well as mitigation activities that can reduce the effects of a drought.

Mitigation

1. Assess the city's vulnerability to a drought, continuously monitor drought conditions, and monitor the city's water supply.
2. Require mandatory water conservation measures during drought emergencies, which include restricting non-essential usage for landscape, washing cars, and filling swimming pools.
3. Develop new or upgrade the existing water delivery systems to eliminate breaks and leaks.
4. Incorporate drought tolerant xeriscape practices into landscape ordinances to reduce dependance on irrigation.
5. Educate residents and farmers on soil and water conservation practices.

Other drought mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Residents should have an emergency supply of water on hand. For an emergency water supply, it is recommended that an individual saves enough water to use 1 gallon per day for at least 3 days. (1 person will need to save 3 gallons of water)
2. Purchase crop insurance.

Response

1. City departments are notified and respond to the Emergency Operations Center (EOC).
2. Non-governmental and volunteer organizations are notified and respond if necessary.
3. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
4. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. Two essential actions include:
 - o Implementing water conservation mandates.
 - o Closely monitoring drought conditions and the city water supply.
5. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure, particularly the city’s water infrastructure, to normal operating conditions or to a new normal.
2. Special attention must be given to water levels in the well systems.
3. As the situation resolves, mandates on water conservation can be lifted as appropriate.

Disclaimer

The Public Utilities and Administration departments have the responsibility to draft and update an operational plan to properly manage drought emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during drought emergencies.

2:3 Earthquakes

Primary Departments: Community Development and Facilities & Fleet Department

Secondary Departments: Unified Fire Authority (UFA), Utah County Sheriff's Office, Streets Department, and Public Utilities Department

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to an earthquake:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because an earthquake is generated by a natural phenomenon, there isn't anything that can be done to prevent one from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of an earthquake.

Mitigation

1. Adopt and enforce building codes that would reduce the risk of earthquake damage to homes and city facilities. This might include conducting inspections of existing structures for seismic structural and non-structural weakness.
2. Protect critical facilities and infrastructure by installing seismic retrofitting, bracing generators and elevators, and using flexible piping for extending water, sewer, and natural gas lines.
3. Increase public awareness of earthquake risk and safety techniques through trainings and exercises.

Other earthquake mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Secure heavy items like bookcases, refrigerators, and televisions in place. Also, store heavy objects on low shelves so they won't fall and cause injury.
2. If an earthquake occurs, then drop down to the ground. Get to cover under something sturdy like a table, and hold on tight until the shaking stops.
3. If an earthquake occurs while outside or driving, then come to a complete stop in an area clear of hazards that could fall and cause injury. If in a car, then put the car in park, use the emergency break, and turn off the engine. Next, wait until the shaking stops and check the surrounding area for immediate hazards. If no hazards are present, then proceed with caution. If there are hazards in the immediate area, do not proceed, but wait and call for help.
4. Expect aftershocks to occur following the initial shaking and react accordingly.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. Three essential actions include:
 - o Providing lifesaving care through medical services and search and rescue efforts.
 - o Conducting building inspections and marking buildings safe or unsafe to enter.
 - o Inspecting utility infrastructure for cracks, breaks, leaks, etc.
6. Depending on the level of emergency, a local "State of Emergency" declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal. This may include long-term recovery efforts such as rebuilding structures and debris removal.
2. Conduct damage assessment reports for insurance claims and for potentially receiving federal aid.
3. Because an earthquake will likely affect both the public and private sector, they should work together to recover from the effects of the incident.

Disclaimer

The Community Development department have the responsibility to draft and update an operational plan to properly manage earthquake emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during earthquake emergencies.

2:4 Wildfires

Primary Departments: Unified Fire Authority (UFA)

Secondary Departments: Mutual Aid Fire Departments, Utah County Sheriff's Office and Emergency Management Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a wildfire:

1. Public Information, Alert, and Warning Annex (Pg. 34)

2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Only start campfires in the appropriate zones and in an appropriate pit.
2. Never leave a fire unattended.
3. Dispose of matches and cigarette butts in a closed container or a cup of water.
4. Manage yard waste and other combustible material around structures and in open spaces appropriately.
5. Don't burn anything on a windy day.
6. Never park a hot car or another machine in dry grassy areas.
7. Be mindful of sparks created by vehicles, tools, and machinery.

Mitigation

1. Assess the history and vulnerability of wildfires occurring in the city and create GIS maps to help determine planning and mitigation efforts.
2. Develop and enforce wildland urban interface code for fire-resistant construction and development.

3. Create a defensible space or even buffers around residential and non-residential structures and infrastructure.
4. Perform fuel management techniques periodically, which includes pruning and clearing dead vegetation, cutting high grass, planting fire-resistant vegetation, and creating fuel/fire breaks.
5. Increase wildfire risk awareness throughout the city and participate in the creation of the Community Wildfire Protection Plan (CWPP) and the Firewise program.

Other wildfire mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Restrict public use of drones during firefighting efforts to allow a clear airspace for emergency aircraft.
2. Set up a perimeter that restricts public access to the wildfire.
3. Initiate evacuation measures as necessary.
4. Stay off the roads as much as possible to allow evacuations to take place and emergency vehicles to travel in an orderly manner.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from

the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid, including a fire management assistance grant, if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to fire scar created from wildfires along hills and mountain sides, which could increase the chance of flooding following a rainstorm.
3. Organize and plan a way for evacuated residents to return to their homes accordingly.

Disclaimer

Unified Fire Authority has the responsibility to draft and update an operational plan to properly manage wildfire emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during wildfire emergencies.

2:5 Severe Weather: Thunderstorms and Winter Weather

Primary Departments: Public Utilities Department and Storm Water Department

Secondary Departments: Streets Department, Facilities & Fleet Department, Parks Department, Utah County Sheriff's Office, and Unified Fire Authority (UFA)

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a severe weather emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

Because severe weather emergencies are generated by a natural phenomenon, there isn't much if anything one can do to prevent them from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of severe weather.

Mitigation

1. Determine if and where flood plains exist in the city and restrict community development in those areas.
2. Reserve trees and vegetation or even create vegetation buffers along the mountain sides to help reduce rain runoff.
3. Create policies to improve storm water management during future development and improve the current stormwater drainage system infrastructure.
4. Perform regular drainage system maintenance, which includes sediment and debris clearance within the system, as well as sediment and debris clearance along curbs and storm drain entrances.
5. Install and maintain emergency generators to power critical facilities during power outages. Also, install and maintain surge protection on critical electronic equipment.

6. Regularly maintain power line infrastructure by pruning trees around power lines and inspecting power line poles for rot or rust.
7. Retrofit public and residential buildings to reduce wind damage by improving roof coverings, anchoring roof mounted heating, ventilation, and air conditioning units, and by avoiding the placement of flag poles or similar construction near buildings.
8. Create plans for maintaining adequate road and debris clearing capabilities, especially for severe weather that produces flooding and snow fall.

Other severe weather mitigation activities can be found here:
https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Critical facilities including the EOC, police station, fire stations, and utilities facilities should be located outside of flood prone areas.
2. Monitor weather advisories and warnings to allow adequate time for storm preparation.
3. Create sandbags to distribute if necessary.
4. Purchase flood insurance.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. Four essential actions include:

- o Provide lifesaving care through emergency medical services and search and rescue efforts.
 - o Monitor for wildfires caused by lightning strikes.
 - o During thunderstorms, identify areas where flooding is occurring and manage those areas accordingly. For example, block access to roads, manage storm drains, place sandbags, etc.
 - o During a winter weather emergency, manage snow and ice buildup on the streets and sidewalks with snowplows, snow shovels, and rock salt.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to debris management, which includes but is not limited to gathering and disposal of fallen trees, scattered vegetation, garbage, and debris created from buildings and other structures.
3. Retrieve sandbags and roadblock signage from areas they were placed.

Disclaimer

The Public Utilities and Storm Water departments have the responsibility to draft and update an operational plan to properly manage severe weather emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during severe weather emergencies.

2:6 Hazardous Materials

Primary Departments: Unified Fire Authority and Utah County Sheriff's Office

Secondary Departments: Streets Department, Facilities & Fleet Department, Public Utilities Department, and Building Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a hazardous materials emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Terrorism Annex (Pg. 39)
10. Communications Annex (Pg. 40)
11. Evacuation Annex (Pg. 41)
12. Human Needs & Management of the Deceased Annex (Pg. 42)
13. Volunteers Annex (Pg. 43)
14. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Prevention of hazardous materials (hazmat) emergencies can be difficult to manage. Most hazmat emergencies are caused accidentally when transporting hazardous materials, through mechanical failures, and through human error in the workplace or at home.
2. Some ways to prevent hazmat emergencies are by following all traffic laws when transporting hazardous materials, using proper storage or disposal methods, and following all safety protocols in the workplace.

Mitigation

1. Ensure that emergency responding agencies have been trained in hazmat response and have access to the proper personal protective equipment to respond to hazmat emergencies.
2. Develop and maintain evacuation and temporary shelter plans that can be implemented at a moment's notice.
3. Establish communications with major companies that create or store hazardous materials and truck carriers that transport hazardous materials with terminals in the area. Doing so will provide advanced notice of shipments that could constitute a hazard to the community.

Protection

1. Emergency responders should provide prompt response to the scene and request mutual aid from the appropriate agencies.
2. Determine the perimeter necessary to avoid toxic exposure and implement the necessary evacuation measures.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC). During Hazmat emergencies, city employees should only assist with what emergency responders request.
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
Two essential actions include:
 - If deemed necessary, inspections of the city's water supply, HVAC systems, and other vital utilities should take place to monitor for breaches of hazardous materials.
 - Other than that, city response will most likely consist of assisting with creating a perimeter around the incident, assisting with evacuation measures, establishing temporary shelters, and obtaining necessities for evacuees.
6. Depending on the level of emergency, a local "State of Emergency" declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to inspecting the water supply, HVAC systems, and other vital utilities for potential breaches of hazardous materials.
3. The scene and surrounding area of the emergency should be cleaned and pronounced safe by the proper authorities before anyone may return to the area.

Disclaimer

Unified Fire Authority has the responsibility to draft and update an operational plan to properly manage hazardous materials emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during hazardous materials emergencies.

2:7 Utility Failure: Power Outages, Water and Gas Line Breaks, and Compromised Wells

Primary Departments: Public Utilities Department

Secondary Departments: Unified Fire Authority, Rocky Mountain Power, Dominion Energy, Streets Department, Parks Department, and Facilities & Fleet Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be

considered during an emergency, the following will most likely be used in response to a utility failure emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Law Enforcement Annex (Pg. 39)
7. Communications Annex (Pg. 40)
8. Evacuation Annex (Pg. 41)
9. Human Needs & Management of the Deceased Annex (Pg. 42)
10. Volunteers Annex (Pg. 43)
11. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Well houses and other critical utility facilities should be well equipped with security systems to prevent unauthorized access and tampering.
2. Adequate planning should take place that depicts where water and gas lines exist before any construction takes place.

Mitigation

1. Generate detailed lists of where electric, water, and gas line shut off valves exist.
2. Equip critical facilities including the EOC, police station, fire stations, and utilities facilities with backup generators.
3. Create policies to utilize the best electric, water, and gas line infrastructure for future development and work to improve existing infrastructure.

Protection

1. For an incident involving a gas line break, allow the fire department to determine if the scene is safe before responding to the scene.
2. Perform periodic maintenance on backup generators.

3. Create sandbags to distribute if necessary.
4. Purchase flood insurance.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Damage assessments should be conducted and documented appropriately for insurance claims. The city will file this documentation for their own records accordingly.

Disclaimer

The Public Utilities department, Rocky Mountain Power, and Dominion Energy have the responsibility to draft and update an operational plan to properly manage utility failure emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during utility failure emergencies.

2:8 Landslides and Liquefaction

Primary Departments: Unified Fire Authority

Secondary Departments: Streets Department, Facilities & Fleet Department, Parks Department, and Storm Water Department

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a landslide and liquefaction emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Damage Assessment Annex (Pg. 36)
3. Debris Management Annex (Pg. 37)
4. Fire and Rescue Annex (Pg. 38)
5. Emergency Medical Care and Transport Annex (Pg. 38)
6. Law Enforcement Annex (Pg. 39)
7. Communications Annex (Pg. 40)
8. Evacuation Annex (Pg. 41)
9. Human Needs & Management of the Deceased Annex (Pg. 42)
10. Volunteers Annex (Pg. 43)
11. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because most landslide and liquefaction emergencies are generated by a natural phenomenon, there isn't much, if anything, one can do to prevent them from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of landslides and liquefaction.

Mitigation

1. Determine if and where landslide and liquefaction hazards exist in the city and restrict community development in those areas.
2. Apply soil stabilization measures, such as planting soil stabilizing vegetation on steep, publicly-owned slopes.
3. Use debris-flow measures that may reduce damage in sloping areas, such as stabilization, energy dissipation, and flow control measures.

Other landslide and liquefaction mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Critical facilities including the EOC, police station, fire stations, and utilities facilities should be located outside of landslide and liquefaction prone areas.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.

Disclaimer

The Streets, Parks, and Storm Water departments have the responsibility to draft and update an operational plan to properly manage landslides and liquefaction situations within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during landslide and liquefaction emergencies.

2:9 Epidemic / Pandemic

Primary Departments: Administration Department and the Mayor

Secondary Departments: Unified Fire Authority, Emergency Management Department, Federal, State, and County Agencies.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to an epidemic/pandemic emergency:

1. Legal Actions Annex (Pg. 33)
2. Public Information, Alert, and Warning Annex (Pg. 34)
3. Facilities Annex (Pg. 35)
4. Emergency Medical Care and Transport Annex (Pg. 38)
5. Communications Annex (Pg. 40)
6. Human Needs & Management of the Deceased Annex (Pg. 42)
7. Volunteers Annex (Pg. 43)
8. Employee Services Annex (Pg. 44)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Follow the recommended guidelines on vaccination to prevent infectious diseases that already have a cure.
2. In the event a new disease is discovered, follow recommended guidelines on slowing the spread or preventing the spread altogether.
3. Follow proper hygiene and sanitation practices whenever possible.

Mitigation

1. Monitor the origin, strength, and way of transmission of the epidemic and research federal and state guidelines regarding mitigation strategies.
2. Implement policies that allow employees to remain working, while following state guidelines and mandates. For example: Increasing sanitation practices, implementing mask mandates, allowing work to be done remotely, limiting gatherings of large groups of people, rearranging workstations to allow for social distancing.

Protection

1. Perform best hygiene and sanitation practices by washing hands often, using alcohol-based hand sanitizers when soap is not available, avoiding touching the eyes, nose, and mouth, clean and disinfect high touch surfaces often, and increase the amount of fresh air in buildings by opening windows or replacing air filters.
2. Wear a mask when in a populated area.

3. Social distance by staying at least 6 feet from other people.
4. If testing is available, get tested if you feel symptoms of the disease.
5. Exercise best quarantine or isolation practices determined by health professionals.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond accordingly.
4. Other agencies from neighboring cities, the county, and the state are notified and respond accordingly.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
 - o Create and implement new policy and procedures.
 - o Obtain personal protective equipment for employee use.
 - o Rearrange workstations to allow social distancing or equip employees with the means to work remotely.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. Recovery efforts will be determined by the state of the epidemic or pandemic. Determining the state of the incident can be done by monitoring the trend of daily cases, while continuing to follow state guidelines and mandates.
2. The priority of recovery efforts should be on returning city functions and capabilities to normal operating conditions or to a new normal.

Disclaimer

The Administration department has the responsibility to draft and update an operational plan to properly manage epidemic/pandemic emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during epidemic/pandemic emergencies.

DRAFT

2:10 Domestic Terrorism

Primary Department: Utah County Sheriff's Office

Secondary Department: Unified Fire Authority

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a domestic terrorism emergency, including active killer situations, bomb threats, and civil disturbances:

Active Killer Situations

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Damage Assessment Annex (Pg. 36)
4. Fire and Rescue Annex (Pg. 38)
5. Emergency Medical Care and Transport Annex (Pg. 38)
6. Law Enforcement Annex (Pg. 39)
7. Terrorism Annex (Pg. 39)
8. Communications Annex (Pg. 40)
9. Evacuation Annex (Pg. 41)
10. Human Needs & Management of the Deceased Annex (Pg. 42)
11. Volunteers Annex (Pg. 43)
12. Shelter and Mass Care Annex (Pg. 43)
13. Employee Services Annex (Pg. 44)

Bomb Threats

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Terrorism Annex (Pg. 39)
10. Communications Annex (Pg. 40)
11. Evacuation Annex (Pg. 41)
12. Human Needs & Management of the Deceased Annex (Pg. 42)
13. Volunteers Annex (Pg. 43)
14. Shelter and Mass Care Annex (Pg. 43)
15. Employee Services Annex (Pg. 44)

Civil Disturbances

1. Legal Actions Annex (Pg. 33)
2. Finance and Risk Management Annex (Pg. 34)
3. Public Information, Alert, and Warning Annex (Pg. 34)
4. Facilities Annex (Pg. 35)

5. Public Utilities Annex (Pg. 36)
6. Damage Assessment Annex (Pg. 36)
7. Debris Management Annex (Pg. 37)
8. Fire and Rescue Annex (Pg. 38)
9. Emergency Medical Care and Transport Annex (Pg. 38)
10. Law Enforcement Annex (Pg. 39)
11. Terrorism Annex (Pg. 39)
12. Communications Annex (Pg. 40)
13. Evacuation Annex (Pg. 41)
14. Human Needs & Management of the Deceased Annex (Pg. 42)
15. Volunteers Annex (Pg. 43)
16. Shelter and Mass Care Annex (Pg. 43)
17. Employee Services Annex (Pg. 44)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

The phrase, "If you see something, say something," is used throughout the nation. The U.S. Department of Homeland Security defines suspicious behavior as any observed behavior that could indicate terrorism or terrorism-related crime. This includes, but is not limited to:

1. Unusual items or situations: A vehicle is parked in an odd location, luggage or a package is left unattended, a window or door that is usually closed is open, or some other out-of-the-ordinary situation occurs.
2. Eliciting information: A person questions individuals at a level beyond idle curiosity about a building's purpose, operations, security procedures and/or personnel, shift changes, etc.
3. Observation and surveillance: Someone pays unusual attention to facilities or buildings, beyond a casual or professional interest. This includes extended loitering without explanation (particularly in concealed locations); unusual, repeated, and/or prolonged observation of a building (e.g., with binoculars or video camera); taking notes or measurements; counting paces; sketching floor plans, etc. (DHS, 2008).

Mitigation

1. Conduct proficient employee screenings and background checks prior to hiring candidates.

2. Create a system of reporting violent behavior in the workplace and make counseling services available.
3. Update security systems by issuing identification key cards to enter buildings, installing security cameras and alarms, hiring security guards, and posting signage to deter threats.
4. Take appropriate cybersecurity measures to protect confidential information.
5. Conduct trainings and exercises dealing with active killer situations, bomb threats, and civil disturbances.

Protection

1. If you see something, say something by activating the 911 system immediately to notify law enforcement.
2. Run, hide, or fight depending on how the situation presents itself.
3. When law enforcement arrives, obey their commands while keeping hands empty and in plain sight.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC). For their own safety, city departments should standby at the EOC until a request for assistance is made by emergency responders.
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from

the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to the mental health of individuals involved in the emergency. This can be done by providing professional counselors who will facilitate debriefings and establish long-term care if necessary.

Disclaimer

The Utah County Sheriff's Office has the responsibility to draft and update an operational plan to properly manage domestic terrorism emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during domestic terrorism emergencies.

2:10:1 Active Killer Situation Guidelines

An Active Killer is an individual actively engaged in killing or attempting to kill people in a confined and populated area; in most cases, active killers use firearms, but have been known to use other methods of killing as well. There is no pattern or method to an active killer's selection of victims.

Active killer situations are unpredictable and evolve quickly. Typically, the immediate deployment of law enforcement is required to stop the killing and mitigate harm to victims.

Because active killer situations are often over within 10 to 15 minutes, and sometimes conclude before law enforcement arrives on the scene, individuals must be prepared both mentally and physically to deal with an active killer situation (DHS, 2008).

The following information was obtained from the Department of Homeland Security (2008) regarding an active killer emergency. More information can be found by following this link: https://www.dhs.gov/xlibrary/assets/active_shooter_booklet.pdf

Before the Incident

1. Be aware of your surroundings and any possible dangers.
2. Take note of the two nearest exits in any facility you visit.

During the Incident

Run

If possible, attempt to evacuate the premises. Be sure to:

1. Have an escape route and plan in mind.
2. Evacuate regardless of whether others agree to follow.
3. Leave your belongings behind.
4. Help others escape, if possible.
5. Prevent individuals from entering an area where the active killer may be.
6. Keep your hands visible when engaging with law enforcement.
7. Follow the instructions of any police officers.
8. Do not attempt to move wounded people unless it is safe and reasonable to do so.
9. Call 911 when you are safe.

Hide

If evacuation is not possible, find a place to hide where the active killer is less likely to find you.

Your hiding place should:

1. Be out of view.
2. Provide protection if shots are fired in your direction (i.e., an office with a closed and locked door).
3. Not trap you or restrict your options for movement.

4. Prevent an active killer from entering. (i.e., blockade the door with heavy furniture).

If the active killer is nearby:

1. Lock the door.
2. Silence your cell phone and/or pager.
3. Turn off any source of noise (radios, televisions).
4. Hide behind large items (cabinets, desks).
5. Remain quiet and calm.
6. Dial 911, if possible, to alert police to the active killer's location.
 - o If you cannot speak, leave the line open and allow the dispatcher to listen.

Fight

As a last resort, attempt to disrupt and/or incapacitate the active killer by:

1. Acting as aggressively as possible against them.
2. Throwing items and improvising weapons.
3. Yelling.
4. Committing to your actions.

After the Incident

After an active killer emergency, it is important to interact appropriately with law enforcement. Recommendations include:

1. Keeping your hands visible and empty as you interact with them.
2. Allowing law enforcement to end the incident, which might entail them walking past wounded people along the way.
3. Allowing fire and EMS to triage victims, which might entail them doing an initial treatment and triage and then moving to the next victims or wounded people without

moving them out of the scene for additional treatment for some amount of time.

4. Following law enforcement's instructions and evacuating in the direction they come from, unless otherwise instructed.
5. Taking care of yourself before helping any wounded individuals.
6. While waiting for Emergency Medical Services, provide first aid to wounded individuals by applying direct pressure to bleeding areas and using tourniquets if you have been trained to do so.
7. Turning wounded people onto their sides if they become unconscious and make sure they are warm.
8. Consider seeking a mental health provider to help yourself and your loved ones process the trauma of this event.

2:10:2 Bomb Threats

A bomb threat is defined as a threat to detonate an explosive or incendiary device to cause property damage, death, or injuries, whether or not such a device actually exists. Threats can be given in various forms, including phone threats, verbal threats, written threats, or e-mailed threats.

The following three attachments were obtained from the Cybersecurity & Infrastructure Security Agency regarding bomb threats. All city personnel should review these attachments so that they know what to do if presented with a bomb threat. More information can be found by following this link: <https://www.cisa.gov/what-to-do-bomb-threat>

BOMB THREAT PROCEDURES

This quick reference checklist is designed to help employees and decision makers of commercial facilities, schools, etc. respond to a bomb threat in an orderly and controlled manner with the first responders and other stakeholders.

Most bomb threats are received by phone. Bomb threats are serious until proven otherwise. Act quickly, but remain calm and obtain information with the checklist on the reverse of this card.

If a bomb threat is received by phone:

1. Remain calm. Keep the caller on the line for as long as possible. DO NOT HANG UP, even if the caller does.
2. Listen carefully. Be polite and show interest.
3. Try to keep the caller talking to learn more information.
4. If possible, write a note to a colleague to call the authorities or, as soon as the caller hangs up, immediately notify them yourself.
5. If your phone has a display, copy the number and/or letters on the window display.
6. Complete the Bomb Threat Checklist immediately. Write down as much detail as you can remember. Try to get exact words.
7. Immediately upon termination of call, DO NOT HANG UP, but from a different phone, contact authorities immediately with information and await instructions.

If a bomb threat is received by handwritten note:

- Call _____
- Handle note as minimally as possible.

If a bomb threat is received by e-mail:

- Call _____
- Do not delete the message.

Signs of a suspicious package:

- No return address
- Excessive postage
- Stains
- Strange odor
- Strange sounds
- Unexpected delivery
- Poorly handwritten
- Misspelled words
- Incorrect titles
- Foreign postage
- Restrictive notes

*** Refer to your local bomb threat emergency response plan for evacuation criteria**

DO NOT:

- Use two-way radios or cellular phone. Radio signals have the potential to detonate a bomb.
- Touch or move a suspicious package.

WHO TO CONTACT (Select One)

- 911
- Follow your local guidelines

For more information about this form contact the Office for Bombing Prevention at: OBP@cisa.dhs.gov



V2

BOMB THREAT CHECKLIST

DATE:

TIME:

TIME CALLER
HUNG UP:

PHONE NUMBER WHERE
CALL RECEIVED:

Ask Caller:

- Where is the bomb located?
(building, floor, room, etc.)
- When will it go off?
- What does it look like?
- What kind of bomb is it?
- What will make it explode?
- Did you place the bomb? Yes No
- Why?
- What is your name?

Exact Words of Threat:

Information About Caller:

- Where is the caller located?
(background/level of noise)
- Estimated age:
- Is voice familiar? If so, who does it sound like?
- Other points:

Caller's Voice	Background Sounds	Threat Language
☐ Female ☐ Male ☐ Accent ☐ Angry ☐ Calm ☐ Clearing throat ☐ Coughing ☐ Cracking Voice ☐ Crying ☐ Deep ☐ Deep breathing ☐ Disguised ☐ Distinct ☐ Excited ☐ Laughter ☐ Lisp ☐ Loud ☐ Nasal ☐ Normal ☐ Ragged ☐ Rapid ☐ Raspy ☐ Slow ☐ Slurred ☐ Soft ☐ Stutter	☐ Animal noises ☐ House noises ☐ Kitchen noises ☐ Street noises ☐ Booth ☐ PA system ☐ Conversation ☐ Music ☐ Motor ☐ Clear ☐ Static ☐ Office machinery ☐ Factory machinery ☐ Local ☐ Long distance	☐ Incoherent ☐ Message read ☐ Taped message ☐ Irrational ☐ Profane ☐ Well-spoken
Other Information:		



PRIOR TO THREAT

- Plan and prepare
- Develop a Bomb Threat Response Plan
- Provide Bomb Threat Response Plan training to all personnel



IF THREAT IS RECEIVED

- Conduct threat assessment
- Execute appropriate actions outlined in Bomb Threat Response Plan

1. PLANNING & PREPARATION

PLANNING CONSIDERATIONS

- Coordinate with local law enforcement & first responders to ensure smooth handling of a bomb threat
- Develop clear-cut primary and alternate levels of authority (referred to in this document as "Site Decision Maker(s)")
- Select Evacuation Teams and Search Teams
- Develop training plan
- Determine search procedures
- Designate control center locations
- Plan for emergency assistance (police, fire, etc.)
- Establish primary and alternate evacuation routes and assembly areas
- Establish evacuation signal(s)
- Develop a communications plan
- Determine procedures for accessing/shutting off & reactivating utilities

PREPARATION CONSIDERATIONS

- Control building access
- Implement strict master key control
- Inspect incoming parcels
- Safeguard confidential material
- Keep exits unobstructed
- Ensure adequate internal/external emergency lighting
- Utilize electronic surveillance

2. EMERGENCY TOOLKIT

Items you may want to consider including in your Emergency Toolkit, which will be taken to the Incident Command Post.

BUILDING FACILITY

- Complete set of master keys: coded to rooms and corresponding with a printed key list
- Blueprints and floor plans or site map of building
- Video, photographs, or a CD depicting building interior and exterior

EMERGENCY RESPONSE PLANS

- Copies of the Site Crisis Response Plan, Bomb Threat Plan, and Crisis Management Plan
- A list of the following phone numbers:
 - Site Decision Maker(s)
 - Police/Fire/Emergency Medical Services (EMS)
 - Federal Bureau of Investigation (FBI)
 - Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)
 - Postal Inspector
 - Nearest hospital
 - Facility emergency names and phone numbers

PERSONNEL INFORMATION

- Building Emergency Response Team member contact information and assignments
- List of personnel trained in CPR and/or first aid
- Updated list, with pictures if possible, of all staff/personnel
- Staff/visitors sign-in/out sheets that include names and dates; Include provision for staff/visitors transported to medical facilities
- List of staff with special needs and description of need
- Contact information for neighboring/contiguous buildings

ADDITIONAL EMERGENCY ACTION RESOURCES

- Reflective vests for building emergency response team members with identifying marks
- Bullhorn with charged batteries
- AM/FM portable radio
- Flashlights and batteries
- Local street and zone maps
- Clipboards
- Writing materials (legal pads, pens, pencils, markers)
- Plastic red/yellow tape for cordoning off areas

3. RECEIVING A THREAT

PHONED THREAT

- **Remain Calm & DO NOT HANG UP**
- If possible, signal other staff members to listen & notify Site Decision Maker(s) and authorities
- If the phone has a display, copy the number and/or letters on the window display
- Write down the exact wording of the threat
- Keep the caller on the line for as long as possible and use the Bomb Threat Checklist to gather as much information as you can
- Record, if possible
- Fill out the Bomb Threat Checklist immediately
- Be available for interviews with the building's emergency response team and law enforcement

VERBAL THREAT

- If the perpetrator leaves, note which direction they went
- Notify the Site Decision Maker(s) and authorities
- Write down the threat exactly as it was communicated
- Note the description of the person who made the threat:
 - Name (if known)
 - Race
 - Gender
 - Type/color of clothing
 - Body size (height/weight)
 - Hair & eye color
 - Distinguishing features
 - Voice (loud, deep, accent, etc.)

WRITTEN THREAT

- Handle the document as little as possible
- Notify the Site Decision Maker(s) and authorities
- Rewrite the threat exactly as is on another sheet of paper and note the following:
 - Date/time/location document was found
 - Any situations or conditions surrounding the discovery/delivery
 - Full names of any personnel who saw the threat
 - Secure the original threat; **DO NOT** alter the item in any way
 - If small/removable, place in a bag or envelope
 - If large/stationary, secure the location

E-MAILED THREAT

- Leave the message open on the computer
- Notify the Site Decision Maker(s) and authorities
- Print, photograph, or copy the message and subject line, note the date and time

4. THREAT ASSESSMENT

All threats should be carefully evaluated. One must consider the facts and the context, and then conclude whether there is a possible threat.

Low Risk

Lacks Realism: A threat that poses a minimum risk to the victim and public safety. Probable motive is to cause disruption.

- Threat is vague and indirect
- Information contained within the threat is inconsistent, implausible, or lacks detail
- Caller is definitely known and has called numerous times
- The threat was discovered instead of delivered (e.g., a threat written on a wall)

Medium Risk

Increased Level of Realism: Threat that could be carried out, although it may not appear entirely realistic.

- Threat is direct and feasible
- Wording in the threat suggest the perpetrator has given some thought on how the act will be carried out
- May include indications of a possible place and time
- No strong indication the perpetrator has taken preparatory steps, although there may be some indirect reference pointing to that possibility
- Indication the perpetrator has details regarding the availability of components needed to construct a bomb
- Increased specificity to the threat (e.g. "I'm serious!" or "I really mean this!")

High Risk

Specific and Realistic: Threat appears to pose an immediate and serious danger to the safety of others.

- Threat is direct, specific, and realistic; may include names of possible victims, specific time, and location of device
- Perpetrator provides his/her identity
- Threat suggests concrete steps have been taken toward carrying out the threat
- Perpetrator indicates they have practiced with a weapon or have had the intended victim(s) under surveillance

5. STAFF RESPONSE

CONSIDERATIONS FOR SITE DECISION MAKER(S)

- Immediately contact local law enforcement if not done
- Limit access to building
- Review Bomb Threat Response Plan
- Conduct Threat Assessment
- **Determine if search is warranted based on Threat Assessment**

IF SEARCH IS INITIATED

- Enact Search Plan
- Communicate situation to staff/personnel and request that they make a quick and complete visual scan of their personal workspace for anything unusual
- Account for all personnel
- Assemble Search and Evacuation Team(s) and update about bomb threat condition

GENERAL SEARCH TEAM GUIDELINES

- Search Teams make a quick and complete visual scan of the search area
- Divide individual rooms/areas into search levels
- Take special note of any object(s) that seem out of place
- Check ledges, balconies, waste baskets, and false ceilings and floors
- Check for unusual odors and listen for any unusual background noises
- If anything unusual is noticed, move people away from the potential hazard and immediately report the location of the object(s) to the Site Decision Maker(s)

NOTE: Use of radio communications is **NOT** recommended unless the area has been searched and cleared.

For additional information and products on bomb threats and improvised explosive device (IED) search procedures, please visit the Office for Bombing Prevention website at:

www.cisa.gov/what-to-do-bomb-threat

6. SUSPICIOUS ITEM

A **suspicious item** is anything (e.g., package, vehicle) that is reasonably believed to contain explosives, an IED, or other hazardous material that requires a bomb technician to further evaluate it. Potential indicators are threats, placement, and proximity of the item to people and valuable assets. Examples include unexplainable wires or electronics, other visible bomb-like components, unusual sounds, vapors, mists, or odors. Generally anything that is **Hidden, Obviously suspicious, and not Typical (HOT)** should be deemed suspicious.

IF SUSPICIOUS ITEM IS FOUND

- **DO NOT** touch, tamper with, or move the item
- Immediately report item to the Site Decision Maker(s) and local law enforcement/first responders
- Site Decision Maker(s) must:
 - Ensure area is secured & cleared of personnel
 - Notify Search Teams
 - Ensure emergency responders are briefed
 - Evacuation & Search Teams should remain available to assist and inform evacuees, media, staff, and others

CONSIDERATIONS FOR SITE DECISION MAKER(S)

- Not all items are suspicious
- An **unattended item** is anything (e.g., bag, package, vehicle) not in someone's possession and where there are no obvious signs of being suspicious (see above), especially if no threat was received

NOTE: The discovery of one device should not automatically mean the conclusion of a search; more devices may be present!

The Site Decision Maker(s) must take the discovery of multiple suspicious items into consideration during the planning and execution stages of the facility's Bomb Threat Response Plan.

7. LOCKDOWN / EVACUATION

CONSIDERATIONS FOR SITE DECISION MAKER(S)

- Repeat Threat Assessment:
 - Is the threat still credible?
 - Were any suspicious items located (if search was initiated)?
- Based on the Threat Assessment, search (if initiated), and the totality of circumstances, determine if additional measures are warranted:
 - Partial or full lockdown?
 - Partial or full evacuation?
 - No further action?

IF EVACUATION IS INITIATED

- Select evacuation routes and assembly areas that are not in the vicinity of the suspicious item; ensure these routes have been searched and cleared
- Notify police/fire/EMS of evacuation and request assistance
- Account for all personnel
- Evacuation Team confirms the building is empty
- Bring emergency kits and building trauma kits, if available
- Advise all evacuees to remove all personal items (e.g. purses, backpacks)

CONTINUING ACTIONS AFTER EVACUATION

- Debrief emergency services and assist in coordinating further actions
- Take accountability and report
- Open media, medical and family areas—brief regularly
- As appropriate, determine reoccupy or dismiss action
 - Reoccupy when cleared and deemed appropriate
 - Dismiss in consultation with site administration
 - Notify all personnel of decision and ensure accountability
- Site Decision Maker(s) should remain on-scene until the situation is resolved or until relieved by another administrator

A FINAL NOTE

Every bomb threat requires professional judgment and should be handled in accordance with the facility's needs. Site Decision Maker(s) and administrators should periodically review Federal guidance and work with local first responders to establish a Bomb Threat Response Plan that addresses each risk level appropriately and is optimal for their building(s) and personnel.

BOMB THREAT GUIDANCE



These guidelines help Site Decision Makers react to a bomb threat in an orderly and controlled manner.



For more information contact the
Office for Bombing Prevention at: OBP@cisa.dhs.gov

V2

2:10:3 Civil Disturbances

A civil disturbance is “a civil unrest activity such as a demonstration, riot, or strike that disrupts a community and requires intervention to maintain public safety” (FEMA, n.d.).

The following information was obtained from Odell Studner (2020) regarding civil disturbance mitigation strategies. More information can be found by following this link:
<https://www.odellstudner.com/civil-disturbance/>

Before a Disturbance

1. Monitor news, social media, and bulletins for groups who conduct organized protests. This can help obtain information on who, what, when, where, and how a civil disturbance, whether peaceful or not, will occur.
2. Draft evacuation plans that include primary and secondary evacuation routes for city facilities in case a civil disturbance occurs spontaneously.

A Known Disturbance

If a known civil disturbance is planned to take place at or near any city facilities, the following operations should be completed to prepare city facilities prior to the disturbance:

1. Verify that all security systems are in working order, including video surveillance, perimeter lighting, and the alarm panels. This might also include establishing more security in preparation for the disturbance.
2. Confirm that all fire protection systems are in working order.
3. Ensure that all important data is backed up on the city drive.
4. Remove all valuable materials, including any cash, and relocate them to a safe area away from the disturbance.
5. Make sure all doors and windows are locked to prevent access into the facility.
6. Verify that “No Trespass” signage is in place.
7. Set up fences or barriers if necessary.

8. Hire extra security staff to assist law enforcement if necessary.
9. Have employees work remotely throughout the disturbance if possible.
10. Gather incident logs and forms to use for reporting damage.
11. Designate personnel who are allowed to speak with the media. Only designated personnel should speak with anyone, including the media and rioters, regarding the disturbance.

A Spontaneous Disturbance

If a civil disturbance occurs spontaneously at or near any city facilities, the following operations should be completed:

1. Do not confront those involved in the civil disturbance.
2. Activate the 911 system to deploy law enforcement. This will help ensure the safety of city employees.
3. Lock down the affected facilities and begin to initiate as many of the operations as possible listed in “A Known Disturbance” mentioned above.
4. Initiate the facilities evacuation plan with assistance from law enforcement if possible.
5. If evacuations are not possible, establish only 1 entrance to the building. Have this entrance guarded by law enforcement. Only allow employees to enter the building.
6. Plan to acquire food and shelter provisions for employees if a shelter in place order is necessary.

After a Disturbance

1. Cooperate with law enforcement and other local authorities.
2. Perform temporary fixes to broken doors, windows, etc. until permanent fixes can be made.
3. Fill out an incident log, a damage assessment form if necessary, and a log of expenses created for emergency repairs.

4. Compile all reports with supporting evidence such as videos, pictures, and witness statements for legal counsel and police reports.
5. Immediately report all damage for insurance claims.
6. Conduct an after action report to see which operations can be improved.
7. Update policies and procedures based the on findings in the after-action report.

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Acronyms and References

Acronyms

(AAR)	After Action Report
(CERT)	Community Emergency Response Team
(EAS)	Emergency Alert System
(EMO)	Emergency Management Organization
(EMS)	Emergency Medical Services
(EOC)	Emergency Operations Center
(EOP)	Emergency Operations Plan
(FBO)	Faith Based Organizations
(FEMA)	Federal Emergency Management Agency
(ICS)	Incident Command System
(ICP)	Incident Command Post
(IC)	Incident Commander
(IS)	Independent Study Courses
(IT)	Information Technology
(JIC)	Joint Information Center
(MAG)	Mountainland Associations of Governments
(NIMS)	National Incident Management System
(NOAA)	National Oceanic and Atmospheric Administration
(NGO)	Non-Governmental Organizations
(PIO)	Public Information Officer
(UFA)	Unified Fire Authority
(UCA)	Utah Code Annotated
(DEM)	Utah Department of Emergency Management
(VCC)	Volunteer Coordination Center
(VOAD)	Voluntary Organizations Active in Disaster
(WMD)	Weapons of Mass Destruction
(WEA)	Wireless Emergency Alerts

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**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	AGREEMENT - Approving a Deed of Conservation Easement.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	NA		
APPLICANT:	Belle Street Partners, LLC - Scot Hazard		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

City Attorney Jeremy Cook

RECOMMENDATION:

Staff recommends that the City Council approve the deed of conservation easement.

BACKGROUND:

BACKGROUND: *(Presented by City Attorney Jeremy Cook)* The proposed deed of conservation easement is provided in conjunction with the Deer Haven development which is located southwest of Cedar Pass Ranch and north of Lone Tree. The conservation easement will facilitate the migration of wildlife from one range area to another. The easement is intended to protect the property to remain open and undisturbed and to prevent any use of the property that may interfere with the conservation values. This item was presented to the Council for approval on October 5, 2021 and was tabled.

The proposed deed of conservation easement is provided in conjunction with the Deer Haven development that is located south west of Cedar Pass Ranch and north of Lone Tree. The conservation easement will facilitate the migration of wildlife from one range area to another. The easement is intended to protect the property to remain open and undisturbed and to prevent any use of the property that may interfere with the conservation values.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Deed of Conservation Easement - J. Cook Original Version October 5](#)
[Conservation Easement Final Clean \(00582008xB00C1\)](#)

WHEN RECORDED, MAIL TO:
Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84043

DEED OF CONSERVATION EASEMENT

This DEED OF CONSERVATION EASEMENT ("**Easement**") is entered into by and between BELLE STREET PARTNERS, LLC ("**Grantor**") and EAGLE MOUNTAIN CITY ("**Grantee**") and shall be effective as of the date recorded in the Office of the Utah County Recorder. Grantor and Grantee may be referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS

- A. Grantor is the owner of the real property in Eagle Mountain City, Utah County, State of Utah, more particularly described in Exhibit A, attached hereto (the "**Property**").
- B. A portion of the Property (the "**Easement Property**") facilitates movement, foraging, breeding and dispersal of animals, birds, insects, and reptiles; permits wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another; and has other scenic, ecological and open space values (collectively the "**Conservation Values**"). The Easement Property is more particularly described in Exhibit B, attached hereto.
- C. The approximate location of the Easement Property is shown on the map attached hereto as Exhibit C. The Easement Property does not include the West Canyon Wash Area which area is shown as Parcel A and Parcel Bon Exhibit C (the "**Wash Area**"). The Wash Area is to be dedicated to Eagle Mountain City.
- D. Grantor desires and intends that the Conservation Values of the Easement Property be conserved and maintained and intends, by the recording of this Easement, to preserve and protect the Conservation Values of the Easement Property in perpetuity.
- E. Grantor, as the fee owner of the Property, holds the right to identify, conserve, enhance, and protect in perpetuity the Conservation Values of the Easement Property.
- F. Grantee is a political subdivision of the State of Utah and is qualified under Section 170(h) of the Internal Revenue Code to receive conservation easements for the purpose of the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, ecological and/or open space condition.
- G. Grantee agrees to honor the intentions of Grantor and to preserve and protect in perpetuity the Conservation Values of the Easement Property.
- H. The State of Utah has recognized the importance of both public and private efforts to conserve and protect the state's natural resources by the enactment of the Utah Land Conservation Easement Act (the "**Act**") (Utah Code Ann.§§ 57-18-1 to 57-18-7).

- I. The Conservation Values of the Easement Property are recognized by the Act and Grantor intends to convey this Easement under the statutory provisions of the Act and other applicable provisions of Utah statutory and common law.
- J. In accordance with Utah Code Ann. § 57-18-4(4), Grantor is aware of the types of conservation easements and the legal effect and has consulted with an attorney with respect to the implications of granting this Easement.
- K. The parties desire that any interpretation of this Easement be construed to further the conservation, protection, and enhancement of the Conservation Values of the Easement Property.

EASEMENT AGREEMENT

NOW, THEREFORE, in consideration of the recitals as set forth above and the covenants terms and conditions and restrictions contained herein, which the Parties hereby agree constitute adequate consideration for this agreement, and pursuant to the laws of the State of Utah and in particular Utah Code Ann. 57-18-1 et seq., Grantor hereby irrevocably grants and conveys to Grantee and its successors in interest a perpetual conservation easement. This Easement is made over and across the Easement Property to facilitate movement, foraging, breeding and dispersal of animals, birds, insects, and reptiles; to permit wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another; and to preserve other scenic, ecological and open space values of the Easement Property.

This easement shall forever bind Grantor and Grantor's successors in ownership and use of the Easement Property as well as Grantee and any qualified successor of Grantee. This easement is granted in perpetuity and any mortgage lien or other encumbrance other than encumbrances of sight or record existing at the time of this instrument's signing, shall be subordinate to the rights and intentions of this Easement and Grantee's ability to enforce the protection of the Conservation Values described herein.

SECTION I – PURPOSE

The purpose of this Easement is to enable the Easement Property to remain forever open protecting in perpetuity its natural and ecological value, its scenic open and undisturbed character, and its wildlife values, preventing any use of the Easement Property that may materially impair or interfere with its Conservation Values.

SECTION II - RIGHTS OF GRANTEE

A. Affirmative Rights of Grantee. Grantor hereby grants the following rights to Grantee, which rights shall be in addition to and not in limitation of, all other rights and remedies available to Grantee:

- i. To prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Easement Property that is inconsistent with maintaining the property predominantly in a

natural, scenic, or open condition for wildlife habitat and to require of Grantor or third persons the restoration of such areas or features of the Easement Property that may be damaged by any inconsistent activity or use;

- ii. Upon two (2) business days prior notice to Grantor, and without unreasonably interfering with Grantor's use and quiet enjoyment of the Easement Property as restricted by this Easement, to enter upon the Easement Property at reasonable times and in a reasonable manner in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that in the absence of evidence which gives Grantee a reasonable basis to believe there has been a violation of the provisions of this Easement (which evidence shall be made available to Grantor), such entry shall not occur more often than twice annually;
- iii. To enter onto the Easement Property in the case of an emergency as determined by Grantee, in which event Grantee shall notify Grantor prior to entering onto the Easement Property, if possible, or as soon thereafter as is reasonably practical;
- iv. To obtain injunctive and other equitable relief against any violations, including restoration of the Easement Property to the condition that existed prior to any such violation (it being agreed that Grantee will have no adequate remedy at law);
- v. To enforce this Easement in the case of breaches by Grantor or by third persons (whether or not claiming by, through, or under Grantor) by appropriate legal proceedings, after providing Grantor with reasonable notice and a reasonable opportunity to cure.

B. Right of Entry to Certain Third Parties. Grantee's right to entry upon the Easement Property, as outlined in this Section II, shall extend to agents of the Utah Division of Wildlife Resources, the Eagle Mountain Nature and Wildlife Alliance, and any other similar organization who has a vested interest in preserving the Conversation Values of the Easement Property.

SECTION III - EASEMENT PROPERTY USES AND RESTRICTIONS

Use of the Easement Property by the Grantor shall be subject to the following conditions and restrictions.

A. Construction of Structures. No homes, accessory buildings, barns, sheds, enclosures, or other above-ground structures may be constructed on the Easement Property.

B. Recreational Amenities. No recreational amenities, including, but not limit to, trampolines, swimming pools, swing sets, hot tubs, pergolas, ponds or riding rinks may be constructed on the Easement Property.

C. Hard Surface. Except for a driveway for the primary residence, no concrete or

asphalt driveways or parking pads may be constructed on the Easement Property.

D. Storage of Materials. No materials may be temporarily or permanently parked or stored on the Easement Property, including, but not limited to, shipping containers, trailers, campers, vehicles, equipment, or construction materials. Grantor may store hay or other feed for animals on the Easement Property.

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

- i. Construction of any kind, including the construction of trails and/or fences, unless construction area will not impede migration or nesting during the proposed construction period.
- ii. Off-leash dogs, cattle or other animals that have the potential to scare mule deer or interfere with bird nesting.

F. Fences.

- i. Wildlife Impermeable Fencing. Wildlife impermeable fencing is prohibited on the Easement Property or on the sides of the Easement Property that connect to other portions of the Easement Property or open space. Wildlife impermeable fencing is defined as a fence or wall, other than a retaining wall, that prevents various species of wildlife from freely passing through with little or no interference. Except for gates and associated gate support components, a fence or wall that is higher than 8 feet above grade, inclusive of any wire strands placed above a top rail of a fence or wall, is considered impermeable fencing.
- ii. Wildlife Permeable Fencing. Wildlife permeable fencing is permitted on the Easement Property. Wildlife permeable fencing refers to a wildlife-friendly fence visible to wildlife, allows wildlife to jump over or crawl under, and provides wildlife access to essential habitats and travel corridors. Wildlife permeable fencing has the following characteristics: (1) Uses a rail, high-visibility wire, flagging, or other visual markers for the top; (2) Smooth wire or rounded rail for the top and bottom; (3) Height of top rail or wire should be 42 inches or less from grade; (4) At least 12 inches or more between the top two wires; (5) At least 16 inches between the bottom wire or rail and grade; (6) Posts at a minimum of 16-foot intervals; and (7) Gates, dropdowns, removable fence sections, or other passages where animals congregate and cross.
- iii. Recorded Covenants, Conditions, and Restrictions (CC&Rs). All fences shall comply with any and all CC&Rs recorded against the Easement Property.

G. Vegetation. Residential landscaping is permitted on the Easement Property. Native vegetation shall be retained and protected wherever possible on non-landscaped portions of the Easement Property. Native, drought-tolerant vegetation is permitted.

H. Underground Utility Construction. The construction of underground utility lines involving installation, maintenance, or repair shall be subject to the following criteria: (1) Trenches of no more than 115 feet in length at the construction area are to be opened at one time; (2) During periods when active construction is not occurring, trenches shall be covered to prevent wildlife access, surrounded by temporary fencing, or include escape ramps; (3) Where consistent with safety and space consideration, excavated material is to be placed on the uphill side of trenches; (4) Trench dewatering devices shall discharge in a manner which will not adversely affect flowing streams, drainage systems, or off-site property; and (5) Disturbed areas are to be replanted with native vegetation to resemble their native state prior to construction.

I. Trails. Nature trails are permitted on the Easement Property and may be open to public use. Such trails shall not be paved and are to be a single-track dirt trail, with an unobstructed width of 15 feet (i.e. no fencing or other impediments within the 15 feet). The construction and placement of the trails shall mitigate as best as possible any negative impact on or restrictions of the needs of wildlife or any deterrence of wildlife from utilizing the area. No motorized vehicles shall be allowed on the trail and signs shall be posted to notify trail users of this restriction.

SECTION IV - BREACH, RESTORATION, AND REMEDIES

A. Breach and Restoration. If Grantee becomes aware of a violation or potential violation of any restriction contained in this Easement, or becomes aware of any damage or potential damage to the Conservation Values associated with the Easement Property, whether precipitated by Grantor or by a third party, Grantee shall notify Grantor in writing of such violation, potential violation, damage or potential damage. Upon Grantor's receipt of such notice, Grantor agrees to immediately take action to prevent or stop the activity which potentially or actually violates the terms or intent of this Easement. Grantor shall have thirty (30) days after receipt of such notice to undertake actions, including restoration of the Easement Property, that are reasonably calculated to swiftly correct the conditions caused by such violation. If Grantor fails to take such corrective action, Grantee may undertake appropriate action, including legal action, to effect such corrections. The cost of such corrections, including Grantee's expenses, court costs, and attorney's fees, shall be paid by Grantor. In the event Grantor is found not in violation of this Easement, then Grantor's attorney's fees shall be paid by Grantee.

B. Force Majeure. Grantee will not be entitled to bring an action against Grantor for undertaking any prudent activity in a bona fide emergency situation to prevent, abate, or mitigate the immediate threat of significant damage to the Easement Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement. Grantor will promptly notify Grantee of any injury to the Easement Property caused by such events or the efforts to prevent, abate, or mitigated any damage caused by such events.

C. Injunctive and Other Relief. In the event Grantor undertakes or causes to be

undertaken any activity in violation or potential violation of the terms of this Easement, Grantee shall have the right to obtain injunctive relief or writs from courts of competent jurisdiction to stop any unauthorized activities and/or force the restoration of that portion of the Easement Property affected by such activity to a similar or equivalent condition that existed prior to the unauthorized activity. Such restoration may include, but is not limited to, restoring soils, replanting suitable native vegetation, and/or taking such other action as Grantee deems necessary to achieve restoration. In such case, the costs of restoration and litigation, including reasonable attorney's fees, shall be borne by Grantor or those of its successors or assigns against whom a judgment is entered. In the event a judgment is entered against Grantee in an effort to seek injunctive relief or restoration and Grantor is held not to be in violation of this Easement, Grantee shall pay Grantor's costs of litigation, including reasonable attorney's fees.

D. Actual or Threatened Non-Compliance. Grantor acknowledges that actual or threatened instances of non-compliance under this Easement constitute immediate and irreparable harm. Grantee is entitled to invoke the equitable jurisdiction of any court to enforce this Easement.

E. Cumulative Remedies. Grantee's remedies set forth in this Easement are cumulative. Any, or all, of the remedies may be invoked by Grantee if there is an actual or threatened violation of this Easement.

SECTION V - COSTS, TAXES and FEES

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Easement Property, including responsibility for the control of noxious weeds in accordance with all applicable Utah laws. Grantor shall pay any and all lawful taxes, assessments, fees, and charges levied by competent authority.

SECTION VI - INDEMNITY

Grantor agrees to bear all costs of operation, upkeep and maintenance of the Easement Property, and agrees to indemnify Grantee and its successors and assigns against all claims and obligations arising from the operation, upkeep, and maintenance of the Easement Property except liability for personal injury or property damage caused solely by the negligence or intentional conduct of the Grantee.

SECTION VII - ASSIGNMENT OF EASEMENT

Grantee may transfer or assign its interest in this Easement and the Easement Property. Provided, however, Grantee may not transfer or assign its interest except to a "qualified organization" (within the meaning of Section 170(h)(3) of the Internal Revenue Code) which is organized or operated primarily or substantially for one or more of the conservation purposes specified in Section 170(h)(4) (a) of said Code. Any such qualified organization shall agree to enforce the conservation purposes protected by this Easement.

SECTION VIII - BASELINE DOCUMENTATION REPORT

A Baseline Documentation Report of the Easement Property is attached hereto as Exhibit D. The parties acknowledge that this collection of baseline data contains an accurate representation of the Easement Property's condition and natural resources as of the date of the recording of this Easement in accordance with Treasury Regulation 1.170A-14(g)(5)(I). The parties agree that any subsequent updates to the Baseline Documentation Report will be signed by both Grantee and Grantor and recorded as an amendment to this Easement. The parties acknowledge that an inventory of baseline data relating to the Easement Property has been completed by competent professionals familiar with the Easement Property. Copies of this inventory of baseline data and any subsequent updates to the Baseline Documentation Report are on file in Grantees' offices.

Notwithstanding the foregoing, should a future controversy arise over the biological and/or physical condition of the Easement Property, the parties may use all relevant documents, surveys, reports and other information to assist in resolving the controversy.

SECTION IX - SUBSEQUENT SALE, EXCHANGE, OR INVOLUNTARY CONVERSION

Grantor and Grantee agree that the conveyance of this Easement creates an Easement Property right immediately vested in Grantee. Grantee's property right in this Easement shall be based on the condition and improvements on the Easement Property at the time the Easement is established, and this condition shall be documented as referred to in Section VIII, above. For purposes of this Section, the property right shall be deemed to have a fair market value at least equal to the proportionate value this Easement bears to the entire value of the Easement Property as a whole at the time of its creation. That proportionate value of Grantee's property rights shall remain constant. Should a change in conditions give rise to the extinguishment of this Easement, as provided in Treasury Regulation Section 1.170A-14(g)(6)(I) or any subsequent revision to that section of the IRS Code, or extinguishment of a portion of Grantee's rights under this Easement, Grantee on a subsequent sale, exchange, conveyance, or involuntary conversion of the Easement Property or a portion of the Easement Property shall be entitled to a portion of the proceeds at least equal to such proportionate value of this Easement as established at the time of its creation. All interpretations of Grantee's property rights shall follow Treasury Regulation Section 1.170.

Whenever all or part of the Easement Property is taken in exercise of eminent domain, or under claim of rights of eminent domain, by public, corporate, or other authority so as to abrogate the restrictions imposed by this Easement, Grantor shall and Grantee may join in appropriate actions to recover the full value of the Easement Property taken and all incidental or direct damages resulting from such taking. All reasonable expenses incurred by Grantor or Grantee in any such action shall first be reimbursed out of the recovered proceeds; the remainder of such proceeds shall be divided between Grantor and Grantee in proportion to their interest in the Easement Property, as provided in the first paragraph of this Section.

Grantor agrees that reference to this Easement will be made in any subsequent deed, or other legal instrument, by means of which any interest in the Easement Property (including any leasehold interest) is conveyed. Grantor agrees to provide notice of this Easement to all successors in interest, and to any potential purchasers or subsequent

owners. In the event Grantor elects to sell the Easement Property, Grantor agrees to provide notice of this Easement in any sale or solicitation materials or information. Any failure to comply with the terms of this paragraph shall in no manner render this Easement or any provisions of this Easement unenforceable.

SECTION X - AMENDMENTS

Limitation on Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement; provided that no amendment shall be made that will adversely affect the qualification of this Easement or the status of Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Internal Revenue Code and the laws of the State of Utah. Any such amendment shall be consistent with the purpose of this Easement, shall not affect its perpetual duration, and shall not permit any impairment of the significant Conservation Values of the Easement Property. Any such amendment shall be filed in the Office of the Utah County Recorder.

SECTION XI - MISCELLANEOUS PROVISIONS

A. **Partial Invalidity.** If any provision of this Easement, or the application of this Easement, or the application of this Easement to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement, and the application of such provisions to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

B. **Enforcement.** Failure by either Party to exercise its rights under this Easement in the event of any breach shall not be deemed or construed to be a waiver of the Party's rights hereunder as to that breach or any subsequent breach.

C. **"Grantor" and "Grantee".** The term "Grantor", as used in this Easement, and any pronouns used in place thereof shall mean and include the above-named Grantor, and its successors and assigns. The term "Grantee", as used in this Easement and any pronouns used in place thereof shall mean the above-named Grantee, and its successors and assigns.

D. **Subdivision of the Easement Area.** The Easement Area may, upon mutual agreement of the Parties, be subdivided into separate parcels of land, or may be included in larger separate parcels of land. Any subdivision or re-platting of the Easement Area shall in no way affect the enforceability of this Easement and this Easement shall apply to all subdivided or re-platted parcels that comprise the Easement Area.

E. **Titles.** Section and Subsection titles and subtitles are for convenience only and shall not be deemed to have legal effect.

F. **Liberal Construction.** This Easement shall be liberally construed in favor of maintaining the Conservation Values of the Easement Property, and in accordance with the Act. The Parties acknowledge that each has reviewed and revised this Easement with the assistance of counsel, and that no rule of construction resolving ambiguities against the drafting Party shall be employed in interpreting this Easement.

G. Successors. This Easement is binding upon and will inure to the benefit of Grantor's and Grantee's heirs, successors in interest and assigns. All subsequent owners of the Easement Property are bound to all provisions of this Easement to the same extent as Grantor.

H. Governing Law. This Easement will be interpreted and construed in accordance with applicable Utah laws.

I. Entire Agreement. This Easement sets forth the entire agreement of the parties. It is intended to supersede all prior discussions or understandings.

J. Compliance With Law. All uses and practices permitted by this Easement, shall comply with all applicable state and federal laws.

K. Effective Date. The effective date of this Easement will be the date this Easement is recorded in the Office of the Utah County Recorder.

L. Merger. The Parties intend that this Easement will not merge. It being the intent of the Parties that the Easement never be extinguished but remain in full force enjoining Grantee or its successor in interest to perpetually comply with its terms and conditions, regardless of who holds title to the underlying fee interest.

M. Change of Conditions. The fact that any use of the Easement Property expressly prohibited by this Easement or otherwise determined inconsistent with the purpose of this Easement may become significantly more valuable or economical than permitted uses, or that neighboring properties may in the future be put entirely to uses inconsistent with this Easement, has been considered by Grantor in granting this Easement. It is Grantor's belief that any such changes will increase the public's benefit and interest in the continuation of this Easement, and it is the intent of both Grantor and Grantee that any such changes are not to be considered circumstances sufficient to terminate this Easement, in whole or in part. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination.

N. Superiority of Easement. Any mortgage, trust deed, lien, judgment, or other financial interest executed or entered against the Easement Property hereafter shall be subordinate to this Easement and in no way enable the holder of such interest or their successor(s) in interest to breach the terms of this Easement or otherwise compromise the Conservation Values protected thereby.

O. Notification. Any notice, demand, requests, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid addressed as follows:

To Grantor:	Belle Street Partners, LLC
	3688 E Campus Drive, Ste 100
	Eagle Mountain, UT 84005

IN WITNESS WHEREOF, the Grantee has executed this Conservation Easement agreement as of this _____ day of _____, 2021.

GRANTEE
EAGLE MOUNTAIN CITY
A Political Subdivision of the State of Utah

By: _____

Its: _____

Exhibit A
Property Description

All of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point, said point being the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence N89°15'15"W 1,333.65 feet along the Section line to the 1/16 Section line; thence N00°46'25"E 1,302.25 feet along the 1/16 Section line; thence S88°56'19"E 1,334.26 feet along the 1/16 Section line to a point on the Section line; thence S00°48'00"W 1,294.91 feet along the Section line to the point of beginning.

Contains: 1,732,236 square feet or 39.77 acres+/-

Parcel Number: 58:047:0017

Exhibit B
Easement Property Description

Easement Property South of Wash Area:

A part of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point, said point being the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence N89°15'15"W 330.00 feet along the Section line; thence N00°48'00"E 1,100.50 feet; thence S58°06'29"W 550.24 feet; thence along the arc of a curve to the right with a radius of 430.00 feet a distance of 472.99 feet through a central angle of 63°01'28" Chord: S89°37'14"W 449.51 feet; thence N58°52'02"W 106.07 feet to a point on the 1/16 Section line; thence N00°46'25"E 125.35 feet along the 1/16 Section line; thence S74°57'38"E 399.64 feet; thence N48°36'42"E 629.48 feet to a point on the 1/16 Section line; thence S88°56'19"E 480.33 feet along the 1/16 Section line to a point on the Section line; thence S00°48'00"W 1,294.91 feet along the Section line to the point of beginning.

Contains: 631,355 square feet or 14.49 acres+/-

AND

Easement Property North of Wash Area:

A part of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point N00°48'00"E 1,294.91 feet along the Section line and N88°56'19"W 554.41 feet from the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence S48°36'42"W 547.99 feet; thence N74°57'38"W 385.52 feet to a point on the 1/16 Section line; thence N00°46'25"E 205.51 feet along the 1/16 Section line; thence S58°52'02"E 299.37 feet; thence along the arc of a curve to the left with a radius of 100.00 feet a distance of 110.00 feet through a central angle of 63°01'28" Chord: N89°37'14"E 104.54 feet; thence N58°06'29"E 401.90 feet to a point on the 1/16 Section line; thence S88°56'19"E 78.67 feet along the 1/4 Section line to the point of beginning.

Contains: 97,129 square feet or 2.23 acres+/-

Exhibit C
Easement Property Map

Exhibit D
Baseline Documentation Report

WHEN RECORDED, MAIL TO:
Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84043

DEED OF CONSERVATION EASEMENT

This DEED OF CONSERVATION EASEMENT ("**Easement**") is entered into by and between BELLE STREET PARTNERS, LLC ("**Grantor**") and EAGLE MOUNTAIN CITY ("**Grantee**") and shall be effective as of the date recorded in the Office of the Utah County Recorder. Grantor and Grantee may be referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS

- A. Grantor is the owner of the real property in Eagle Mountain City, Utah County, State of Utah, more particularly described in Exhibit A, attached hereto (the "**Property**").
- B. A portion of the Property (the "**Easement Property**") facilitates movement, foraging, breeding and dispersal of animals, birds, insects, and reptiles; permits wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another; and has other scenic, ecological and open space values (collectively the "**Conservation Values**"). The Easement Property is more particularly described in Exhibit B, attached hereto.
- C. The approximate location of the Easement Property is shown on the map attached hereto as Exhibit C. The Easement Property does not include the West Canyon Wash Area which area is shown as Parcel A and Parcel B on Exhibit C (the "**Wash Area**"). The Wash Area is to be dedicated to Eagle Mountain City.
- D. Grantor desires and intends that the Conservation Values of the Easement Property be conserved and maintained and intends, by the recording of this Easement, to preserve and protect the Conservation Values of the Easement Property in perpetuity.
- E. Grantor, as the fee owner of the Property, holds the right to identify, conserve, enhance, and protect in perpetuity the Conservation Values of the Easement Property.
- F. Grantee is a political subdivision of the State of Utah and is qualified under Section 170(h) of the Internal Revenue Code to receive conservation easements for the purpose of the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, ecological and/or open space condition.
- G. Grantee agrees to honor the intentions of Grantor and to preserve and protect in perpetuity the Conservation Values of the Easement Property.

- H. The State of Utah has recognized the importance of both public and private efforts to conserve and protect the state's natural resources by the enactment of the Utah Land Conservation Easement Act (the "**Act**") (Utah Code Ann. §§ 57-18-1 to 57-18-7).
- I. The Conservation Values of the Easement Property are recognized by the Act and Grantor intends to convey this Easement under the statutory provisions of the Act and other applicable provisions of Utah statutory and common law.
- J. In accordance with Utah Code Ann. § 57-18-4(4), Grantor is aware of the types of conservation easements and the legal effect and has consulted with an attorney with respect to the implications of granting this Easement.
- K. The parties desire that any interpretation of this Easement be construed to further the conservation, protection, and enhancement of the Conservation Values of the Easement Property.

EASEMENT AGREEMENT

NOW, THEREFORE, in consideration of the recitals as set forth above and the covenants terms and conditions and restrictions contained herein, which the Parties hereby agree constitute adequate consideration for this agreement, and pursuant to the laws of the State of Utah and in particular Utah Code Ann. 57-18-1 et seq., Grantor hereby irrevocably grants and conveys to Grantee and its successors in interest a perpetual conservation easement. This Easement is made over and across the Easement Property to facilitate movement, foraging, breeding and dispersal of animals, birds, insects, and reptiles; to permit wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another; and to preserve other scenic, ecological and open space values of the Easement Property.

This easement shall forever bind Grantor and Grantor's successors in ownership and use of the Easement Property as well as Grantee and any qualified successor of Grantee. This easement is granted in perpetuity and any mortgage lien or other encumbrance other than encumbrances of sight or record existing at the time of this instrument's signing, shall be subordinate to the rights and intentions of this Easement and Grantee's ability to enforce the protection of the Conservation Values described herein.

SECTION I - PURPOSE

The purpose of this Easement is to enable the Easement Property to remain forever open protecting in perpetuity its natural and ecological value, its scenic open and undisturbed character, and its wildlife values, preventing any use of the Easement Property that may materially impair or interfere with its Conservation Values.

SECTION II - RIGHTS OF GRANTEE

A. Affirmative Rights of Grantee. Grantor hereby grants the following rights to Grantee, which rights shall be in addition to and not in limitation of, all other rights and remedies available to Grantee:

- i. To prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Easement Property that is inconsistent with maintaining the property predominantly in a natural, scenic, or open condition for wildlife habitat and to require of Grantor or third persons the restoration of such areas or features of the Easement Property that may be damaged by any inconsistent activity or use;
- ii. Upon two (2) business days prior notice to Grantor, and without unreasonably interfering with Grantor's use and quiet enjoyment of the Easement Property as restricted by this Easement, to enter upon the Easement Property at reasonable times and in a reasonable manner in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that in the absence of evidence which gives Grantee a reasonable basis to believe there has been a violation of the provisions of this Easement (which evidence shall be made available to Grantor), such entry shall not occur more often than twice annually;
- iii. To enter onto the Easement Property in the case of an emergency as determined by Grantee, in which event Grantee shall notify Grantor prior to entering onto the Easement Property, if possible, or as soon thereafter as is reasonably practical;
- iv. To obtain injunctive and other equitable relief against any violations, including restoration of the Easement Property to the condition that existed prior to any such violation (it being agreed that Grantee will have no adequate remedy at law);
- v. To enforce this Easement in the case of breaches by Grantor or by third persons (whether or not claiming by, through, or under Grantor) by appropriate legal proceedings, after providing Grantor with reasonable notice and a reasonable opportunity to cure.

B. Right of Entry to Certain Third Parties. Grantee's right to entry upon the Easement Property, as outlined in this Section II, shall extend to agents of the Utah Division of Wildlife Resources, the Eagle Mountain Nature and Wildlife Alliance, and any other similar organization who has a vested interest in preserving the Conversation Values of the Easement Property.

SECTION III – EASEMENT PROPERTY USES AND RESTRICTIONS

Use of the Easement Property by the Grantor shall be subject to the following conditions and restrictions.

A. Construction of Structures. No homes, accessory dwellings, or other above-ground structures that require footings or foundations may be constructed on the Easement Property.

B. Limitation on Hard Surfaces, Structures and Storage. In order to maintain open space that is easily traversable by mule deer, not more than a 20% of the total surface area of the Easement Property on any subdivided parcel of property may be utilized for the combination of any of the following: parking pad(s); sheds or other enclosures; outbuildings; above-ground structures; pavilions; parking or storage of vehicles, trucks, RVs, boats, trailers, campers or other recreational or commercial vehicles; storage of equipment; storage of construction or commercial materials (except for materials that are being utilized for active construction on the property); skateboard ramps, swimming pools, tennis courts, basketball courts, trampolines or other recreational amenities; or containers.

C. Storage of Hazardous Materials. No hazardous materials, including, but not limited to, pesticides, herbicides, paints, acids, biohazardous waste, fertilizers, pool chemicals, petroleum products (gas or oil), or batteries may be temporarily or permanently stored on the Easement Property.

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

- i. Construction of any kind, including the construction of trails and/or fences, unless construction will not impede migration or nesting during the proposed construction period; or
- ii. Access to the Easement Property by more than four (4) dogs on any subdivided parcel.

E. Fences.

- i. Wildlife Impermeable Fencing. Wildlife impermeable fencing is prohibited on the Easement Property or on the sides of the Easement Property that connect to other portions of the Easement Property or open space. Wildlife impermeable fencing is defined as a fence or wall, other than

a retaining wall, that prevents various species of wildlife from freely passing through with little or no interference. Except for gates and associated gate support components, a fence or wall that is higher than 8 feet above grade, inclusive of any wire strands placed above a top rail of a fence or wall, is considered impermeable fencing.

- ii. Wildlife Permeable Fencing. Wildlife permeable fencing is permitted on the Easement Property. Wildlife permeable fencing refers to a wildlife-friendly fence visible to wildlife, allows wildlife to jump over or crawl under, and provides wildlife access to essential habitats and travel corridors. Wildlife permeable fencing has the following characteristics: (1) Uses a rail, high-visibility wire, flagging, or other visual markers for the top; (2) Smooth wire or rounded rail for the top and bottom; (3) Height of top rail or wire should be 42 inches or less from grade; (4) At least 12 inches or more between the top two wires; (5) At least 16 inches between the bottom wire or rail and grade; (6) Posts at a minimum of 16-foot intervals; and (7) Gates, dropdowns, removable fence sections, or other passages where animals congregate and cross.
- iii. Recorded Covenants, Conditions, and Restrictions (CC&Rs). All fences shall comply with any and all CC&Rs recorded against the Easement Property.

F. Vegetation. Residential landscaping is permitted on the Easement Property. Native vegetation shall be retained and protected wherever possible on non-landscaped portions of the Easement Property. Native, drought-tolerant vegetation is permitted.

G. Underground Utility Construction. The construction of underground utility lines involving installation, maintenance, or repair shall be subject to the following criteria: (1) Trenches of no more than 115 feet in length at the construction area are to be opened at one time; (2) During periods when active construction is not occurring, trenches shall be covered to prevent wildlife access, surrounded by temporary fencing, or include escape ramps; (3) Where consistent with safety and space consideration, excavated material is to be placed on the uphill side of trenches; (4) Trench dewatering devices shall discharge in a manner which will not adversely affect flowing streams, drainage systems, or off-site property; and (5) Disturbed areas are to be replanted with native vegetation to resemble their native state prior to construction.

H. Trails. Nature trails are permitted on the Easement Property and may be open to public use. Such trails shall not be paved and are to be a single-track dirt trail, with an unobstructed width of 15 feet (i.e. no fencing or other impediments within the 15 feet). The construction and placement of the trails shall mitigate as best as possible any negative impact on or restrictions of the needs of wildlife or any deterrence of wildlife from utilizing the area. No motorized vehicles shall be allowed on the trail and signs shall be posted to notify trail users of this restriction.

SECTION IV - BREACH, RESTORATION, AND REMEDIES

A. Breach and Restoration. If Grantee becomes aware of a violation or potential violation of any restriction contained in this Easement, or becomes aware of any damage or potential damage to the Conservation Values associated with the Easement Property, whether precipitated by Grantor or by a third party, Grantee shall notify Grantor in writing of such violation, potential violation, damage or potential damage. Upon Grantor's receipt of such notice, Grantor agrees to immediately take action to prevent or stop the activity which potentially or actually violates the terms or intent of this Easement. Grantor shall have thirty (30) days after receipt of such notice to undertake actions, including restoration of the Easement Property, that are reasonably calculated to swiftly correct the conditions caused by such violation. If Grantor fails to take such corrective action, Grantee may undertake appropriate action, including legal action, to effect such corrections. The cost of such corrections, including Grantee's expenses, court costs, and attorney's fees, shall be paid by Grantor. In the event Grantor is found not in violation of this Easement, then Grantor's attorney's fees shall be paid by Grantee.

B. Force Majeure. Grantee will not be entitled to bring an action against Grantor for undertaking any prudent activity in a bona fide emergency situation to prevent, abate, or mitigate the immediate threat of significant damage to the Easement Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement. Grantor will promptly notify Grantee of any injury to the Easement Property caused by such events or the efforts to prevent, abate, or mitigated any damage caused by such events.

C. Injunctive and Other Relief. In the event Grantor undertakes or causes to be undertaken any activity in violation or potential violation of the terms of this Easement, Grantee shall have the right to obtain injunctive relief or writs from courts of competent jurisdiction to stop any unauthorized activities and/or force the restoration of that portion of the Easement Property affected by such activity to a similar or equivalent condition that existed prior to the unauthorized activity. Such restoration may include, but is not limited to, restoring soils, replanting suitable native vegetation, and/or taking such other action as Grantee deems necessary to achieve restoration. In such case, the costs of restoration and litigation, including reasonable attorney's fees, shall be borne by Grantor or those of its successors or assigns against whom a judgment is entered. In the event a judgment is entered against Grantee in an effort to seek injunctive relief or restoration and Grantor is held not to be in violation of this Easement, Grantee shall pay Grantor's costs of litigation, including reasonable attorney's fees.

D. Actual or Threatened Non-Compliance. Grantor acknowledges that actual or threatened instances of non-compliance under this Easement constitute immediate and irreparable harm. Grantee is entitled to invoke the equitable jurisdiction of any court to enforce this Easement.

E. Cumulative Remedies. Grantee's remedies set forth in this Easement are cumulative. Any, or all, of the remedies may be invoked by Grantee if there is an actual or threatened violation of this Easement.

SECTION V – COSTS, TAXES and FEES

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Easement Property, including responsibility for the control of noxious weeds in accordance with all applicable Utah laws. Grantor shall pay any and all lawful taxes, assessments, fees, and charges levied by competent authority.

SECTION VI - INDEMNITY

Grantor agrees to bear all costs of operation, upkeep and maintenance of the Easement Property, and agrees to indemnify Grantee and its successors and assigns against all claims and obligations arising from the operation, upkeep, and maintenance of the Easement Property except liability for personal injury or property damage caused solely by the negligence or intentional conduct of the Grantee.

SECTION VII - ASSIGNMENT OF EASEMENT

Grantee may transfer or assign its interest in this Easement and the Easement Property. Provided, however, Grantee may not transfer or assign its interest except to a "qualified organization" (within the meaning of Section 170(h)(3) of the Internal Revenue Code) which is organized or operated primarily or substantially for one or more of the conservation purposes specified in Section 170(h)(4) (a) of said Code. Any such qualified organization shall agree to enforce the conservation purposes protected by this Easement.

SECTION VIII - SUBSEQUENT SALE, EXCHANGE, OR INVOLUNTARY CONVERSION

Grantor and Grantee agree that the conveyance of this Easement creates an Easement Property right immediately vested in Grantee. Grantee's property right in this Easement shall be based on the condition and improvements on the Easement Property at the time the Easement is established, and this condition shall be documented as referred to in Section VIII, above. For purposes of this Section, the property right shall be deemed to have a fair market value at least equal to the proportionate value this Easement bears to the entire value of the Easement Property as a whole at the time of its creation. That proportionate value of Grantee's property rights shall remain constant. Should a change in conditions give rise to the extinguishment of this Easement, as provided in Treasury Regulation Section 1.170A-14(g)(6)(I) or any subsequent revision to that section of the IRS Code, or extinguishment of a portion of Grantee's rights under this Easement, Grantee on a

subsequent sale, exchange, conveyance, or involuntary conversion of the Easement Property or a portion of the Easement Property shall be entitled to a portion of the proceeds at least equal to such proportionate value of this Easement as established at the time of its creation. All interpretations of Grantee's property rights shall follow Treasury Regulation Section 1.170.

Whenever all or part of the Easement Property is taken in exercise of eminent domain, or under claim of rights of eminent domain, by public, corporate, or other authority so as to abrogate the restrictions imposed by this Easement, Grantor shall and Grantee may join in appropriate actions to recover the full value of the Easement Property taken and all incidental or direct damages resulting from such taking. All reasonable expenses incurred by Grantor or Grantee in any such action shall first be reimbursed out of the recovered proceeds; the remainder of such proceeds shall be divided between Grantor and Grantee in proportion to their interest in the Easement Property, as provided in the first paragraph of this Section.

Grantor agrees that reference to this Easement will be made in any subsequent deed, or other legal instrument, by means of which any interest in the Easement Property (including any leasehold interest) is conveyed. Grantor agrees to provide notice of this Easement to all successors in interest, and to any potential purchasers or subsequent owners. In the event Grantor elects to sell the Easement Property, Grantor agrees to provide notice of this Easement in any sale or solicitation materials or information. Any failure to comply with the terms of this paragraph shall in no manner render this Easement or any provisions of this Easement unenforceable.

SECTION IX – AMENDMENTS

Limitation on Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement; provided that no amendment shall be made that will adversely affect the qualification of this Easement or the status of Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Internal Revenue Code and the laws of the State of Utah. Any such amendment shall be consistent with the purpose of this Easement, shall not affect its perpetual duration, and shall not permit any impairment of the significant Conservation Values of the Easement Property. Any such amendment shall be filed in the Office of the Utah County Recorder.

SECTION X - MISCELLANEOUS PROVISIONS

A. Partial Invalidity. If any provision of this Easement, or the application of this Easement, or the application of this Easement to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement, and the application of such provisions to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

B. Enforcement. Failure by either Party to exercise its rights under this Easement in the event of any breach shall not be deemed or construed to be a waiver of the Party's rights hereunder as to that breach or any subsequent breach.

C. "Grantor" and "Grantee". The term "Grantor", as used in this Easement, and any pronouns used in place thereof shall mean and include the above-named Grantor, and its successors and assigns. The term "Grantee", as used in this Easement and any pronouns used in place thereof shall mean the above-named Grantee, and its successors and assigns.

D. Subdivision of the Easement Area. The Easement Area may, upon mutual agreement of the Parties, be subdivided into separate parcels of land, or may be included in larger separate parcels of land. Any subdivision or re-platting of the Easement Area shall in no way affect the enforceability of this Easement and this Easement shall apply to all subdivided or re-platted parcels that comprise the Easement Area.

E. Titles. Section and Subsection titles and subtitles are for convenience only and shall not be deemed to have legal effect.

F. Liberal Construction. This Easement shall be liberally construed in favor of maintaining the Conservation Values of the Easement Property, and in accordance with the Act. The Parties acknowledge that each has reviewed and revised this Easement with the assistance of counsel, and that no rule of construction resolving ambiguities against the drafting Party shall be employed in interpreting this Easement.

G. Successors. This Easement is binding upon and will inure to the benefit of Grantor's and Grantee's heirs, successors in interest and assigns. All subsequent owners of the Easement Property are bound to all provisions of this Easement to the same extent as Grantor.

H. Governing Law. This Easement will be interpreted and construed in accordance with applicable Utah laws.

I. Entire Agreement. This Easement sets forth the entire agreement of the parties. It is intended to supersede all prior discussions or understandings.

J. Compliance With Law. All uses and practices permitted by this Easement, shall comply with all applicable state and federal laws.

K. Effective Date. The effective date of this Easement will be the date this Easement is recorded in the Office of the Utah County Recorder.

L. Merger. The Parties intend that this Easement will not merge. It being the intent of the Parties that the Easement never be extinguished but remain in full force enjoining Grantee or its successor in interest to perpetually comply with its terms and conditions, regardless of who holds title to the underlying fee interest.

M. Change of Conditions. The fact that any use of the Easement Property expressly prohibited by this Easement or otherwise determined inconsistent with the purpose of this Easement may become significantly more valuable or economical than permitted uses, or that neighboring properties may in the future be put entirely to uses inconsistent with this Easement, has been considered by Grantor in granting this Easement. It is Grantor's belief that any such changes will increase the public's benefit and interest in the continuation of this Easement, and it is the intent of both Grantor and Grantee that any such changes are not to be considered circumstances sufficient to terminate this Easement, in whole or in part. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination.

N. Superiority of Easement. Any mortgage, trust deed, lien, judgment, or other financial interest executed or entered against the Easement Property hereafter shall be subordinate to this Easement and in no way enable the holder of such interest or their successor(s) in interest to breach the terms of this Easement or otherwise compromise the Conservation Values protected thereby.

O. Notification. Any notice, demand, requests, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid addressed as follows:

To Grantor: Belle Street Partners, LLC
3688 E Campus Drive, Ste 100
Eagle Mountain, UT 84005

To Grantee: Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84043

Or to such other address as any of the above parties from time to time shall designate by written notice to the others.

IN WITNESS WHEREOF, the Grantor has executed this Conservation Easement agreement as of this ____ day of _____, 2021.

GRANTOR
BELLE STREET PARTNERS, LLC
a Utah limited liability company

Its: _____

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____, 2021, personally appeared before me _____, who by me being duly sworn, did say that he/she is a representative of Belle Street Partners, LLC, and that he/she is authorized to execute this Easement.

Notary Public

IN WITNESS WHEREOF, the Grantee has executed this Conservation Easement agreement as of this ____ day of _____, 2021.

GRANTEE
EAGLE MOUNTAIN CITY
a political subdivision of the State of Utah

By: _____

Its: _____

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____ 2021, personally appeared before me _____, who by me being duly sworn, did say that he/she is a representative of Eagle Mountain City and that he/she is authorized to execute this Easement.

Notary Public

Exhibit A
Property Description

All of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point, said point being the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence N89°15'15"W 1,333.65 feet along the Section line to the 1/16 Section line; thence N00°46'25"E 1,302.25 feet along the 1/16 Section line; thence S88°56'19"E 1,334.26 feet along the 1/16 Section line to a point on the Section line; thence S00°48'00"W 1,294.91 feet along the Section line to the point of beginning.

Contains: 1,732,236 square feet or 39.77 acres+/-

Parcel Number: 58:047:0017

Exhibit B
Easement Property Description

Easement Property South of Wash Area:

A part of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point, said point being the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence N89°15'15"W 330.00 feet along the Section line; thence N00°48'00"E 1,100.50 feet; thence S58°06'29"W 550.24 feet; thence along the arc of a curve to the right with a radius of 430.00 feet a distance of 472.99 feet through a central angle of 63°01'28" Chord: S89°37'14"W 449.51 feet; thence N58°52'02"W 106.07 feet to a point on the 1/16 Section line; thence N00°46'25"E 125.35 feet along the 1/16 Section line; thence S74°57'38"E 399.64 feet; thence N48°36'42"E 629.48 feet to a point on the 1/16 Section line; thence S88°56'19"E 480.33 feet along the 1/16 Section line to a point on the Section line; thence S00°48'00"W 1,294.91 feet along the Section line to the point of beginning.

Contains: 631,355 square feet or 14.49 acres+/-

And

Easement Property North of Wash Area:

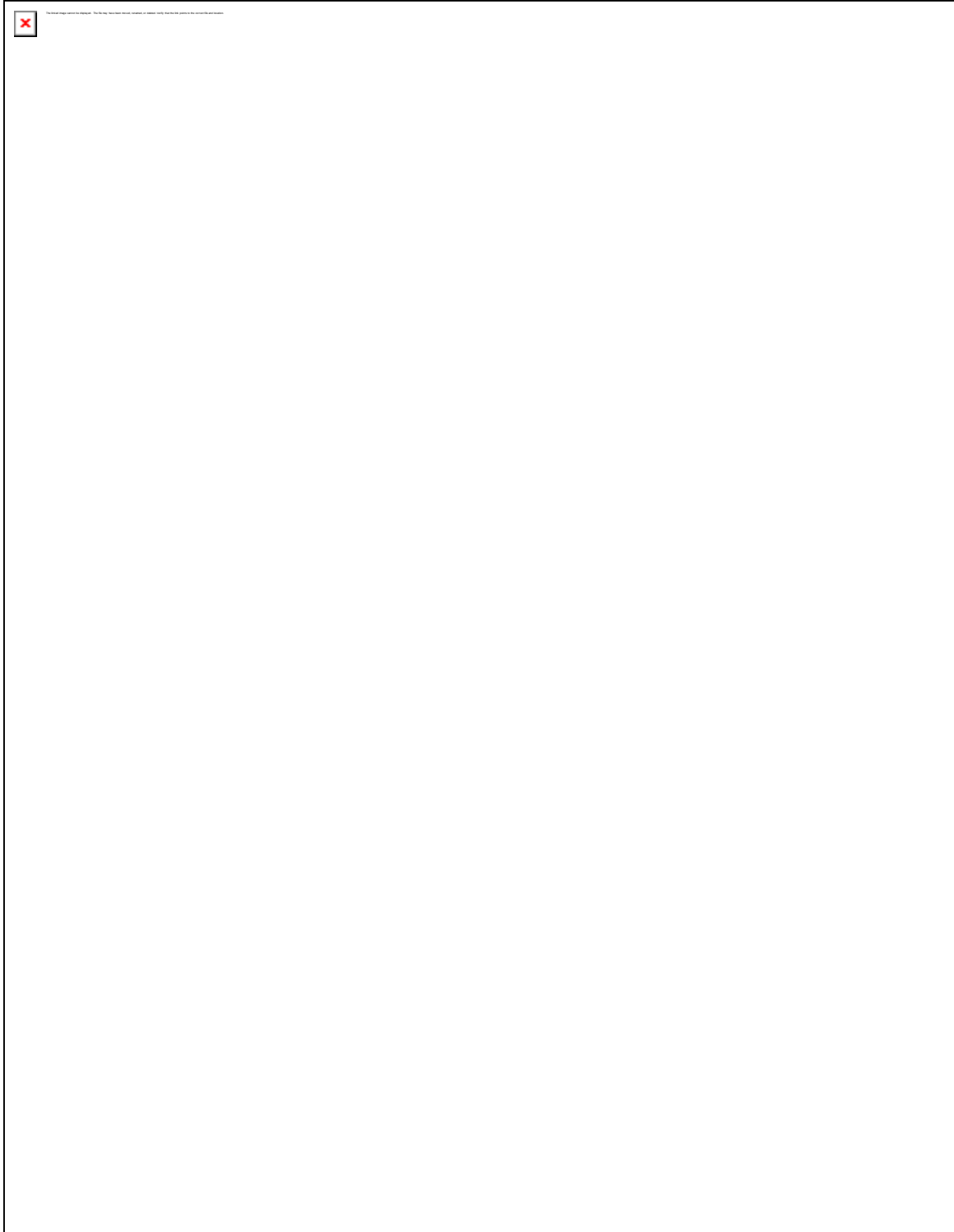
A part of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point N00°48'00"E 1,294.91 feet along the Section line and N88°56'19"W 554.41 feet from the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence S48°36'42"W 547.99 feet; thence N74°57'38"W 385.52 feet to a point on the 1/16 Section line; thence N00°46'25"E 205.51 feet along the 1/16 Section line; thence S58°52'02"E 299.37 feet; thence along the arc of a curve to the left with a radius of 100.00 feet a distance of 110.00 feet through a central angle of 63°01'28" Chord: N89°37'14"E 104.54 feet; thence N58°06'29"E 401.90 feet to a point on the 1/16 Section line; thence S88°56'19"E 78.67 feet along the 1/4 Section line to the point of beginning.

Contains: 97,129 square feet or 2.23 acres+/-

Exhibit C

Easement Property Map





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

Thursday, September 30, 2021

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

SUBJECT: Brandon Park phase "A" plat 6 out of warranty Bond Release

City Recorder:

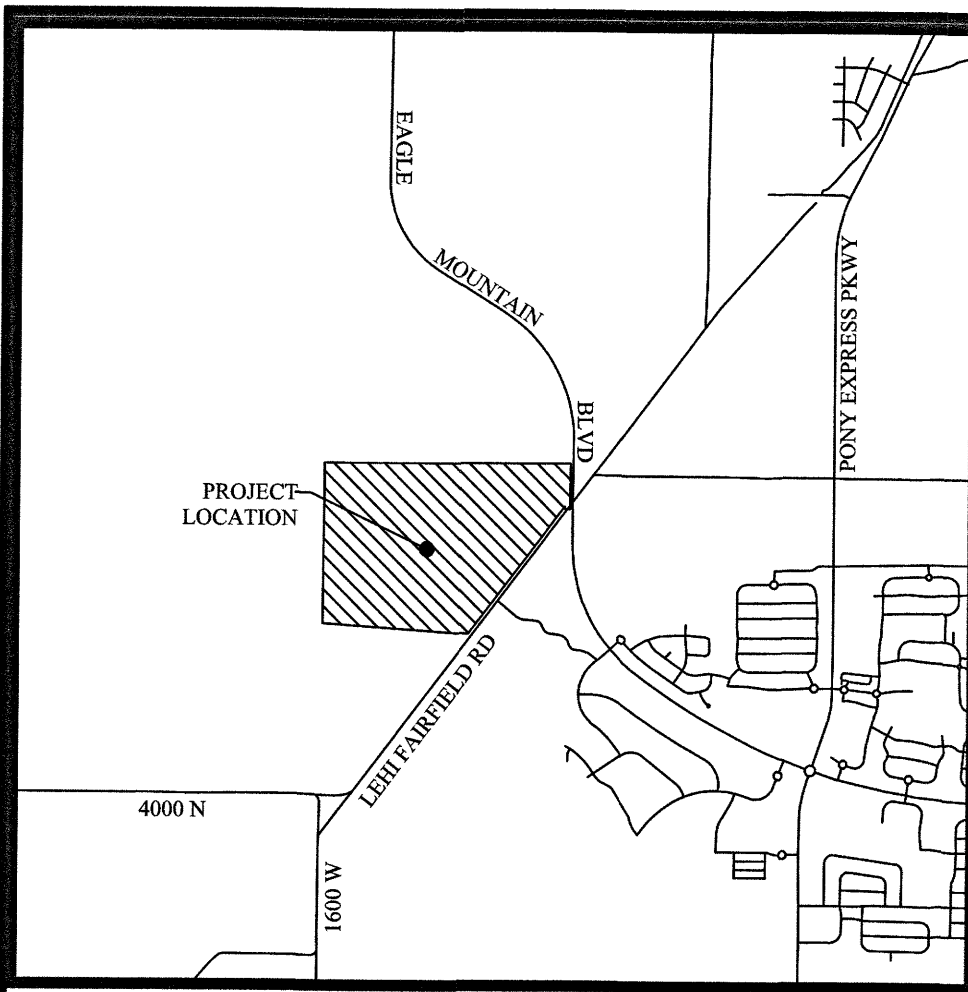
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

Sincerely,

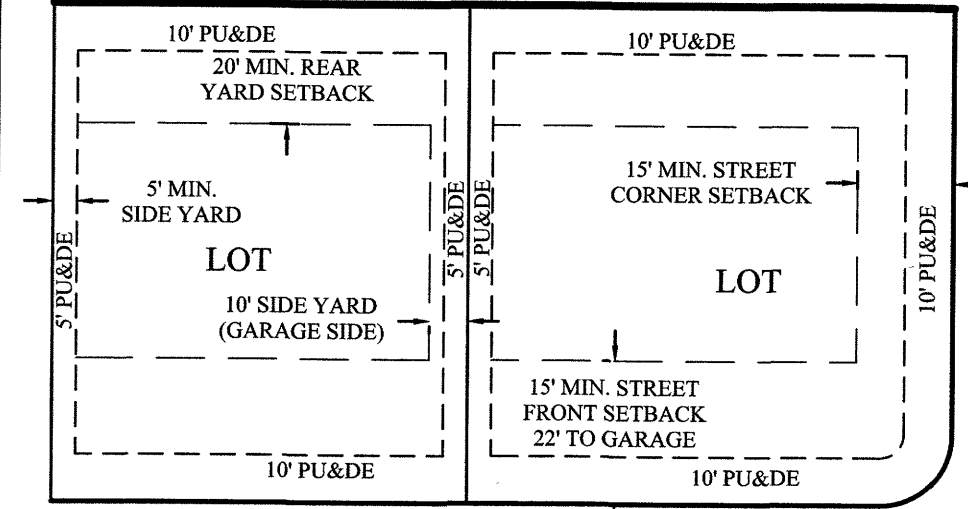
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

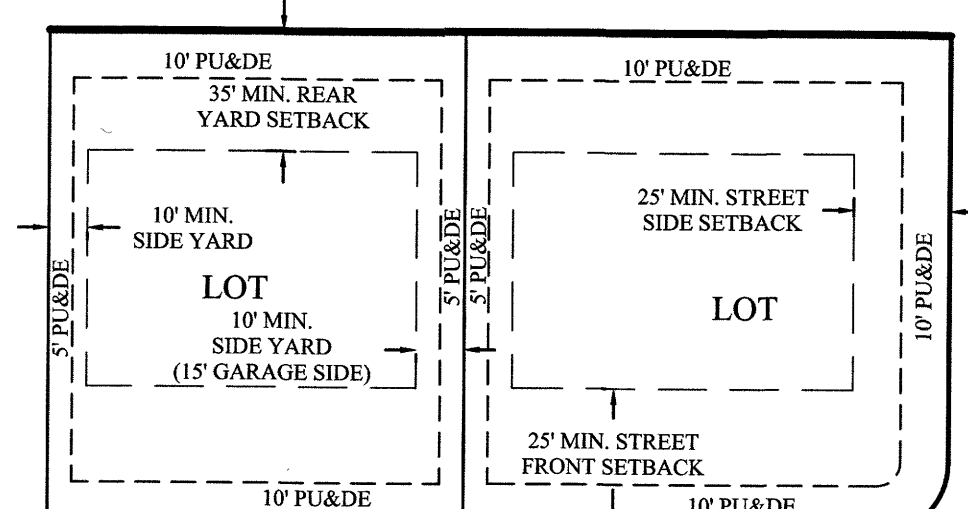


VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS



PUBLIC STREET
TYPICAL BUILDING SETBACKS
(LOT #'S 601-610 & 633-640)
N.T.S.



PUBLIC STREET
TYPICAL BUILDING SETBACKS
(LOT #'S 611-622)
N.T.S.

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°49'57"W	797.59
L2	S89°50'15"E	15.00

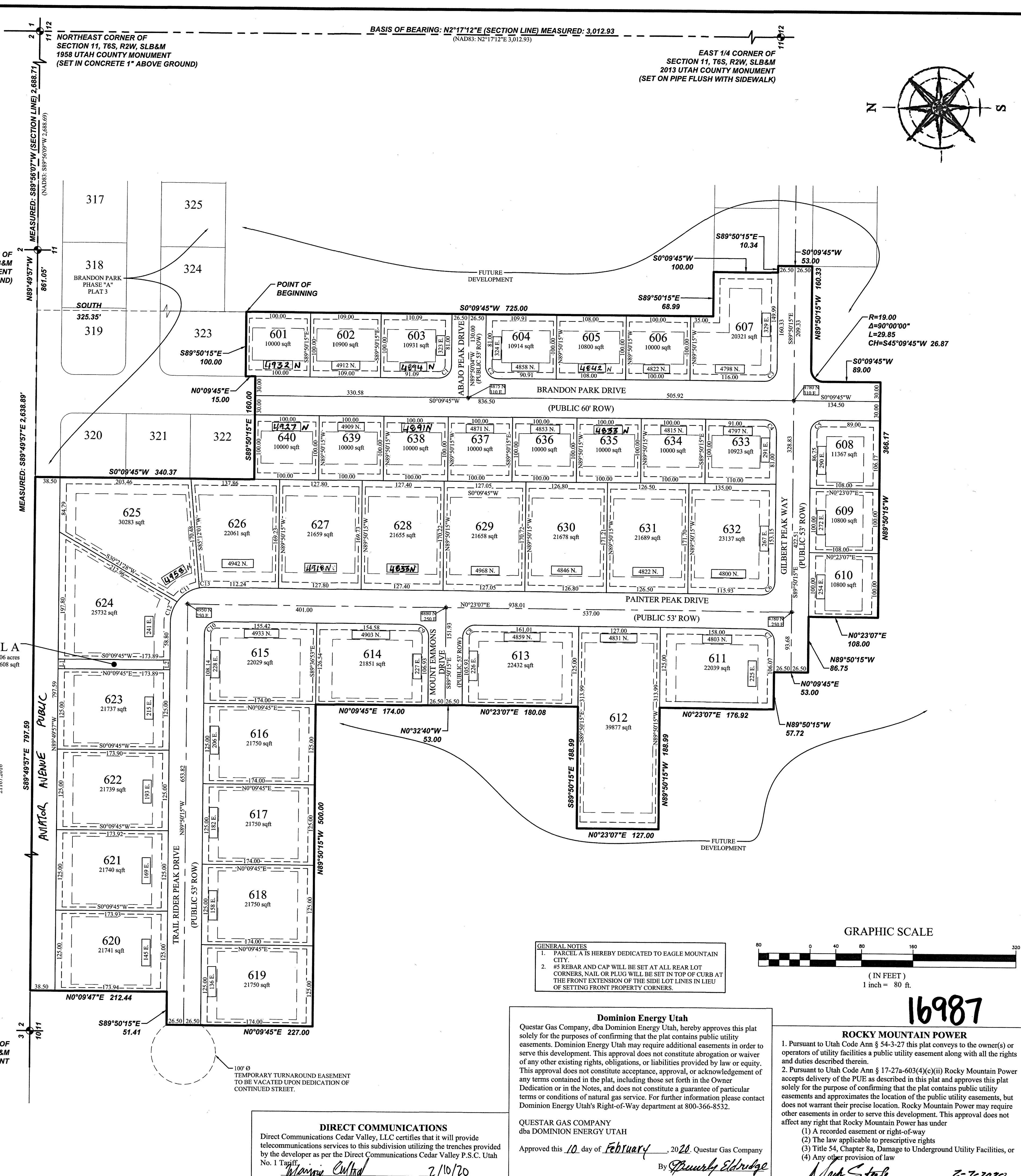
SITE TABULATIONS

- TOTAL # OF LOTS: 40 LOTS
- TOTAL ACRES: 16.99
- TOTAL ACREAGE IN LOTS: 16.99
- TOTAL ROAD ACREAGE (ASPHALT): 2.38 AC
- TOTAL OPEN SPACE: 0.06 AC
- TOTAL IMPROVED OPEN SPACE: 0.00 AC
- TOTAL ACREAGE IN ROW: 4.22 AC
- AVERAGE LOT SIZE: 0.42 AC
- LARGEST LOT SIZE: 0.92 AC
- SMALLEST LOT SIZE: 0.23 AC
- OVERALL DENSITY: 1.98 UNITS/AC

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C2	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C3	19.00	90°00'00"	29.85	S44°50'15"E	26.87
C4	19.00	90°00'00"	29.85	N45°09'45"E	26.87
C5	19.00	90°00'00"	29.85	N44°50'15"W	26.87
C6	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C7	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C8	19.00	90°13'22"	29.92	N44°43'34"W	26.92
C9	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C10	19.00	90°13'22"	29.92	N44°43'34"W	26.92
C11	55.00	43°23'01"	41.65	S32°42'16"E	40.66
C12	55.00	35°26'28"	34.02	S72°07'01"E	33.48
C13	55.00	11°23'53"	10.94	S05°18'50"E	10.92

NORTHWEST CORNER OF
SECTION 11, T6S, R2W, SLB&M
1958 UTAH COUNTY MONUMENT
(SET IN CONCRETE FLUSH WITH GROUND)



- GENERAL NOTES**
1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 2. #5 REBAR AND CAP WILL BE SET AT ALL REAR LOT CORNERS, NAIL OR PLUG WILL BE SET IN TOP OF CURB AT THE FRONT EXTENSION OF THE SIDE LOT LINES IN LIEU OF SETTING FRONT PROPERTY CORNERS.

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 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 10 day of February, 2020. Questar Gas Company
By *Shirley Eldridge*
Title *Pre-Conn Specialist*

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

Wendy Stahl
ROCKY MOUNTAIN POWER
2-7-2020
DATE

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date 01/23/2020

BOUNDARY DESCRIPTION
Located in the NW 1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at a point, located N89°49'57"W along the Section line 861.05 feet and South 325.35 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); then S00°09'45"W 725.00 feet; then S89°50'15"E 68.99 feet; then S00°09'45"W 100.00 feet; then S89°50'15"E 10.34 feet; then S00°09'45"W 53.00 feet; then N89°50'15"W 160.33 feet; then along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S45°09'45"W 26.87 feet; then S00°09'45"W 89.00 feet; then N89°50'15"W 366.17 feet; then N00°23'07"E 108.00 feet; then N89°50'15"W 86.75 feet; then N00°09'45"E 53.00 feet; then N89°50'15"W 57.72 feet; then N00°23'07"E 176.92 feet; then N89°50'15"W 188.99 feet; then N00°23'07"E 127.00 feet; then S89°50'15"E 188.99 feet; then N00°23'07"E 180.08 feet; then N00°32'40"W 53.00 feet; then N00°09'45"E 174.00 feet; then N89°50'15"W 500.00 feet; then N00°09'45"E 227.00 feet; then S89°50'15"E 51.41 feet; then N00°09'47"E 212.44 feet to the Section line; then S89°49'57"E along the Section line 797.59 feet; then S00°09'45"W 340.37 feet; then S89°50'15"E 160.00 feet; then S00°09'45"W 15.00 feet; then S89°50'15"E 100.00 feet to the point of beginning.

Contains: 21.27 acres+/-

ENT 30944:2020 Map # 14987
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Mar 10 4:11 PM FEE 132.00 BY DR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER *Steve Maddox* AUTHORIZED SIGNATURE(S) *Steve Maddox* 2/7/2020
Edge Thomas Utah, LLC Manager

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Utah
ON THE 7 DAY OF February, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, *Steve Maddox*, who AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF *Edge Thomas Utah, L.L.C.*, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-10-2021
MY COMMISSION No. 090994

Shelley Mae King
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 27 DAY OF February, 2020.

APPROVED BY MAYOR *Chris T. Smith* APPROVED BY CITY ATTORNEY *Shelley Mae King*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 6
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

16987



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

October 5, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Councilmember Jared Gray was excused.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Eric McDowell, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; and Robert Ballif, Engineering Assistant.

CITY STAFF PRESENT ELECTRONICALLY: Jessa Porter, Planner; Mack Straw, Public Utilities Manager; Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director; and Chas Glenn, Administrative Assistant.

Mayor Westmoreland called the meeting to order at 4:14 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Water

- The ponds passed compaction testing for the rapid infiltration basin and the lines will be connected and the road will be paved by Thursday.

Engineering

- Pony Express Parkway – Storm drain is being installed on the northbound lanes between Eagle Mountain Boulevard and Bobby Wren Boulevard. Paving is anticipated to be completed this month.
- Phase 1 of Airport Road is on schedule to be paved within the next week.

Parks

- Cory B. Wride Memorial Park Phase 2 – Punch list items and the electrical work is being completed. The power connection for lighting should be completed within two weeks. The change order was removed from the agenda to verify pricing prior to Council approval.

- SilverLake Woodhaven Park – The power system should be complete and connected this week and punch list items are being completed.
- Smith Ranch Community Park – Staff is working on construction document details and more updated information will be available once the documents are completed.
- Pony Express Park – An amendment is on tonight's agenda to fund the fencing for the dog park. Staff will complete some of the work and is receiving bids for the fencing.
- Cedar Valley Mountain Bike Team – Approximately 200 volunteers, including team members, and City staff assisted with a trail cleanup project. A regional race was held last Saturday.

1.B. PRESENTATION – Communities That Care

Caryn Nielsen with Communities That Care and co-chair of the Alpine School District Suicide Prevention Collation stated that donations provided for magnets with suicide prevention information and resources to be mailed to all households within the district area. Two Eagle Mountain employees from their board were trained in the Question, Persuade, Refer (QPR) Program. Five board members are now trained in QPR and quarterly trainings will be held for new members. Daily activities during Suicide Prevention Week were held to assist with prevention efforts. They requested and were awarded \$13,100 in State funding to assist with prevention efforts and received \$1,000 in spatulas when they won the Parents Empowered state-wide content. As September is Family Meals Month, they provided Breakfast On Us kits for all the students and their families at Rockwell Charter High School, and students assisted with assembling the kits. Students at Cedar Valley High School are in charge of organizing a Halloween 5K Fun Run and one-mile trick or treat run to be held Wednesday, October 27, 2021. Registration is from 5:00 to 6:00 p.m. with start times shortly after 6:00 p.m. The \$5 entry fee includes a t-shirt and swag bag. Communities That Care strives to assist with raising healthy, productive adults by assisting youth through their organization's social development strategy in action which combines opportunities, skills, and recognition to result in youth bonding to healthy adults and making better choices. Their activities are data-driven and the results of the Student Health And Risk Prevention (SHARP) survey will be available soon. They will report on the survey results to the Council in January 2022.

1.C. DISCUSSION – Porter's Crossing Concept Plan

Planner Tayler Jensen presented the item. The concept plan proposes changes to Pods 1, 2, 9a, 9b, 10, and 15 of the Porter's Crossing Town Center Master Development Agreement (MDA) and Master Development Plan (MDP).

Applicant representative Khosrow Semnani reviewed the history of the development agreement and project. The approved agreement allows for 180 units of mixed-use residential in Pod 2. They feel that more commercial uses in Pod 2 would be better for both them and the City. The approved agreement lists a recreation center and assisted living/senior housing in Pod 9a. Because the recreation center is not being built and the demand for and interest in commercial uses along Pony Express Parkway has increased, they desire to relocate the apartments from Pod 2 on the south of the project to the northwest portion of the development. They desire flexibility in the design standards and unit location in order to be able to develop the full number of units and density vested in the approved agreement.

Applicant representative Jory Walker, Principal Design Architect for Beecher Walker Architects, said that Eagle Mountain City lacks walkable areas with secure parking and suggested allowing four- or five-story buildings with a lower level of secure parking with apartments above and resort-style amenities on top of the podium. Increasing the allowable density would allow them to do a higher-end product.

Councilmember Curtis said the type of developments described are not desired by the City nor Eagle Mountain residents and he would not be interested in such projects. The zoning requirements are by design and walkability in the City is implemented through the trail system and open-feel.

Mr. Semnani explained that the retail concept has individual, multi-tenant buildings which allow more frontage, which is preferable to businesses than a strip mall layout or mixed-use building, with a park-like amenity with a fountain in the center. They would like the opportunity to present a five-story building for Pod 9b utilizing the 20 units per acre permitted in the MF2 zone to permit 16-unit buildings rather than the 12 units per acre requirement to meet the apartment housing market needs. The current market does not have the necessary demand for a senior or assisted living community.

Councilmember Curtis noted that the applicant could develop the retail site without an amendment to the agreement regardless of whether they include the 180 mixed-use units. Upon the City's forthcoming, official notification to the applicants that the recreation center will not be constructed, the MDA stipulated that the zoning for Pod 9a reverts to residential, institutional, or commercial zoning and the density of residential is not to exceed the density in 6B which has 42 units on 10.2 acres. Pod 9b is restricted for senior or assisted living uses which are important to the City and the usual amenities were reduced due to the plan for the recreation center. The five-story building allowed in the MDA was specific to a deed-restricted assisted living and does not allow density to be utilized for traditional apartment buildings. Pod 10 is designated for civic uses and the new plan has housing in that location and Pod 15 was approved for RV storage and is presented as multifamily parking. He has no desire to remove the deed restriction requirements for the senior housing and to allow the other changes as proposed as the City would be forfeiting benefits for undesired uses. As such, he would prefer the approved plan over the new proposal.

City Attorney Jeremy Cook confirmed that Pod 9a reverts to the uses and density as stated by Councilmember Curtis and would require a one-acre park and need to meet the current residential Municipal Code standards. Nothing in the agreement allows the 180-units or partial density from Pod 2 to be transferred elsewhere in the project.

Mr. Walker clarified that they are proposing additional retail as a benefit for the City in Pod 2 in exchange for being allowed to relocate the housing units approved for that location.

Discussion ensued regarding the terms of the MDA regarding unit vesting for 9a and 9b and the senior housing requirements for 9b in comparison to the new proposal.

Councilmember Clark recalled that she had struggled with approving the mixed-use in the approved proposal because the developments have not done well in other cities. The problem with

the applicants conducting market studies after a project has been approved is that the City has already agreed to the development plan. She is in favor of the additional retail uses but has safety concerns with transferring high-density housing to the northwest portion of the project due to the increase in traffic in an already congested area of the City and feels approving the proposal as presented would be irresponsible. Senior housing or assisted living would generate less traffic.

Councilmember Love agreed with concerns with the proposed density. Larger lots in the northwest portion of the development would be needed to be in harmony with transition code.

Councilmember Burnham said although she is not against apartments in general, she shares the concerns with the proposed location due to the existing density in the area. She supports the additional commercial uses as proposed in the retail concept plan.

Discussion ensued regarding the number of units approved for senior housing, the housing market for townhomes due to affordability, appropriate locations for multifamily uses in the City, the demands of the housing market west of I-15, and the townhomes proposed in Pod 10 conflicting with the transition code and the designated civic uses in the MDA.

Councilmembers Clark and Love suggested the applicants develop single-family homes or a school in the northwest portion of the development.

Mr. Semnani stated that he had reached out to the school district regarding placing a school there but the district was not interested, which is why they are proposing townhomes in Pod 10.

Councilmember Clark stated that the transition code prohibits townhomes in that location and a road is planned in the area as well.

The applicants proposed additional road connections to the northwest portion of the development to alleviate traffic concerns.

1.D. DISCUSSION – 7-Eleven Campus Drive Traffic

Mr. Jensen presented the item. On June 22, 2021, the Planning Commission recommended approval of the site plan and rezone for a 7-Eleven on Campus Drive, based in part on the traffic letter the applicant had submitted. Prior to scheduling the project for a City Council approval, a full traffic study was required by staff. Although the staff report noted that the results of the traffic study show the intersection of Campus Drive and Ranches Parkway operating at a level of service (LOS) F before the project, City Engineer Chris Trusty clarified that the intersection operates at a LOS D before the project, and an LOS F once the project is in place. The traffic study found that no mitigation was possible. Staff is concerned about bringing any project forward due to the results of the traffic study and is seeking feedback from the City Council on what is appropriate development along Campus Drive given that it already operates at a LOS D and any further development will only increase the burden on the road, staff is seeking feedback before bringing additional items forward for consideration. Feedback is requested regarding if the Council is comfortable reviewing applications such as the one for 7-Eleven, or if conditions/changes could increase the comfort level of the Council for considering development in this location.

Discussion ensued regarding safety concerns due to the traffic patterns and congestion at the intersection of Campus Drive and Ranches Parkway, the desirability of the 7-Eleven and benefit to the community, the likelihood of residents naturally avoiding a left-hand turn off Campus Drive onto Ranches Parkway, the 7-Eleven reducing left-hand turns out of Maverik, the impact to the other businesses and traffic pattern on Campus Drive, other businesses types in the area, and the inability to move the application forward until a solution is determined.

Mr. Trusty said the current average wait time for a left-hand turn onto southbound Ranches Parkway from Campus Drive is 34 seconds. Approving the application would increase the average wait time to 104 seconds. He clarified that the intersection currently has a LOS D and an additional business would reduce the score to a LOS F because the wait time exceeds 50 seconds.

Discussion ensued regarding potential solutions and their associated obstacles or limitation for research and consideration, including a road behind the businesses, relocating the access to Campus Drive farther south, prohibiting a left-hand turn onto Ranches Parkway from Campus Drive, instituting continuous flow traffic patterns, adding an additional access onto Wride Memorial Highway or Ranches Parkway, a roundabout, changing the zoning to uses that generate less traffic, removing a portion of the center median to allow southbound traffic to queue in the center lane, and only allowing a right-in/right-out to the 7-Eleven on Ranches Parkway.

Applicant representative Ryan Forsyth agreed that residents would likely patron both gas stations depending upon which is the most convenient based upon their direction of travel. He feels a second gas station would result in less of an increase in traffic than a unique use that would result in new trips.

Assistant City Administrator/Community Development Director Steve Mumford stated the issue impacts all future businesses in the area and will require a more in-depth, strategic traffic study with input from traffic engineers that design solutions for complex traffic issues.

Mayor Westmoreland suggested contracting with external traffic engineers in order to fast-track the project.

Mr. Trusty agreed with the value of seeking the advice of a traffic engineer with experience with similar traffic patterns and obstacles.

Mr. Forsyth verified that the concern is not with the right-turn-only access onto Ranches Parkway in their site design but is due to the increased traffic turning left onto Ranches Parkway from the existing Campus Drive access. The traffic study included potential mitigation of removing a portion of the median to allow cars turning left to turn into the middle lane prior to merging onto southbound Ranches Parkway.

Mr. Jensen said that the applicant has been working with the developer for the property to the left regarding aligning accesses. A Beto's and a strip mall with additional businesses are planned for the property east of the 7-Eleven.

1.E. UPDATE – Upcoming Planning Items

Mr. Jensen outlined the upcoming Planning items including animal/livestock Municipal Code changes, a rezone proposal to the PF zone for Fire Station 251 to allow for the reconstruction of station 251, an amendment to the preliminary plat and MDP for Spring Run Phase D moving the east-west collector road to provide better access to the property to the west, and accessory dwelling unit Municipal Code amendments to bring the City in line with recently updated State Code and to clarify and simplify standards.

2. AGENDA REVIEW

9. AGREEMENTS

9.B. AGREEMENT – Approving the First Amendment to the Executech Professional Service Agreement for IT Services.

Economic Development Director Aaron Sanborn explained the terms of the agreement to transition to a hybrid, helpdesk model, including 35 onsite contracted hours per month and 24/7 access for all information technology (IT) issues. The contract would remain month-to-month which would allow reverting to the current terms if the new arrangement proved problematic. The City has averaged \$2,000 a month in overages over the past six months due to increases in staff and transitioning of systems. Adapting to remote working during the pandemic used the previously banked hours with Executech. The hours of IT services needed for the City have expanded independently of the pandemic. The salary for an in-house IT specialist would cost approximately \$80,000 with benefits and an additional employee for redundancy would double the cost. A benefit of contracting with a company is the resources and collective knowledge exceeding what two employees could provide. New software implementation IT services are usually covered by the software company as a part of the contract.

Councilmember Curtis requested staff explore the costs and benefits of employing one full-time and one part-time or two part-time dedicated IT employees and requests for proposals to contract services with IT companies compared to the proposed agreement with Executech.

Councilmember Love concurred with considering employing an in-house full-time IT specialist.

Councilmember Clark suggested approving the agreement and putting out a request for proposals, as the month-to-month contract would allow the Council to make a change in the future should another option be more favorable.

Mayor Westmoreland adjourned work session at 6:31 p.m.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Councilmember Jared Gray was excused.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Tyler Maffitt, Communications Manager; Jessa Porter, Planner; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, UFA Battalion Chief; and Greg Stone, Emergency Management Intern.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:10 p.m.

5. PLEDGE OF ALLEGIANCE

Resident Bettina Cameron led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City will be holding Adaptive Trick-or-Treating on October 16th. This event is for all individuals with disabilities who may not be able to participate in our traditional Halloween Town. Pre-registration is required. Find more information on our City social media.
- Join us for Eagle Mountain's Halloween Town and Car Show. This event will take place at Cory Wride Memorial Park from 11:00 a.m. to 2:00 p.m. on October 23rd. Join us for trick-or-treating from local vendors. Food trucks will be on-site for residents to purchase meals.
- Eagle Mountain City would like to welcome Google to the community.

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

7. PUBLIC COMMENTS

Mayor Westmoreland open public comment at 7:12 p.m.

Tawyna Hansen said she was speaking on behalf of many Parkside residents. She asked for the no parking restrictions to be extended on the east side of St. Andrews Drive due to parking issues that are obstructing traffic in her neighborhood and resulting in dangers to pedestrians. She requested parking enforcement to address trailer and motor home parking violations. Ms. Hansen also

submitted the following written comment: “Due to high density housing, parking on both sides of our city street is seriously impacting our neighborhoods. Add to that the illegal parking of Motor homes and trailers on both sides of the streets, we are struggling to get one car width to be able to drive down our street. Not only is this problematic but it is dangerous as there are many children darting out between cars and without room to swerve, it is becoming a great hazard. I propose that there on Gazelle Run by Ridley's, the east side of the street should be marked as "no parking" all the way down to St. Andrews. It currently is a "no parking" zone from Pony Express to the Porter Crossing townhomes driveway just past Ridley's on the east side, but this is not enough. The "no parking" zone needs to be continued up to St. Andrews on the east. Also, the street St. Andrews going west runs between two porter ranch townhomes and both sides of this street are being used for parking for those residences making it impassable and barely a one lane road. One side of the street needs to be a "no parking allowed" side to enable cars to go through. All of these townhomes have two car garages as well as extra spaces within the unit. Let's face it: Eagle mountain could use a parking enforcement officer.”

Mayor Westmoreland said that Streets and Storm Drain Manager Zac Hilton is working on methods to address parking issues in the City due to the impact on plowing and he will address the Council with options to address problems.

Emma Clark submitted the following written comment, “Sight Buddies, a program under CharityVision International, is a program devoted to helping kids first see, then learn. By partnering with us, local school districts can be supported as they strive to provide vision care to children in need. Please review these materials to find out more and contact emma@charityvision.org to being restoring sight and education to your kids! Thank you!”

Bettina Cameron spoke on behalf of Eagle Mountain Nature and Wildlife Alliance and announced that their citizen group, in partnership with the Department of Wildlife Resources (DWR), will be planting 3,300 shrubs in the wildlife corridor and requested volunteers to assist them on November 6th and 13th. Their citizen group requests that item 14.A. be tabled as they feel the terms of the agreement fail to meet the objective of the Wildlife Corridor Overlay Zone, preserve the habitat in the area, nor address sensitive areas such as the wash. They requested to meet with the City Council, staff, DWR, and the developer to discuss the terms of the conservation easement as soon as possible.

Mayor Westmoreland closed public comment at 7:26 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark said she is excited to see so many residents at the meeting taking an interest in their community and the Council loves hearing from them. The Eagle Mountain Community Theater held auditions last week for a music review. She appreciates their efforts and the return of live performances. She and Councilmember Burnham had the opportunity to participate in a corn hole tournament held by the Gifts of Joy from Jordan Foundation that partnered with and raised funds for the Make a Wish Foundation. The event raised over \$15,000, enough money to fund granting three wishes.

Councilmember Love

Councilmember Love said it is great to see so many people in attendance. Last month the City participated in Childhood Cancer Month and identified nine children in the community battling cancer. United Fire Authority (UFA) met with two of the children individually and provided experiences for them. One child and her family rode in a hot air balloon and three other families will be having a horse-riding experience at Strides Pediatric Therapy. UFA participated in a welcome home party and an early Christmas celebration for Xander prior to his passing. She extended condolences to Xander's family.

Councilmember Burnham

Councilmember Burnham said she is honored to live in City with amazing residents that love and support each other.

Councilmember Curtis

Councilmember Curtis welcomed everyone and echoed the messages of support. He appealed to everyone to make time to disconnect from devices and to connect in person. He encouraged residents to serve one another as a way to repair animosity and division and appreciates public support expressed on social media.

Mayor Westmoreland

Mayor Westmoreland recognized Brittney Lee for intervening when a child was in duress when she was working at Village Pizza. People like her make Eagle Mountain better and safer.

Charlie Roland was recognized for the service he performed collecting trash around the City on his bicycle that he outfitted with a basket for trash collection purposes.

Brittney Lee and Charlie Roland were presented with challenge coins from the City.

Mayor Westmoreland stated that Google choosing to come to Eagle Mountain is a huge step in economic development for the City. The City planned for water to allocate for economic development to balance with residential development and agricultural usage needs to ensure a strong local economy moving into the future. Data centers are of high value and low impact. The companies have been great resources in expanding the City's infrastructure. The City followed State guidelines to conserve water and to manage flow to not overburden the system, pumps, and tank levels. The City is currently conducting a water survey. The City recognized that it would be wise to reserve allocation and have a redundant resource with the Central Utah Water Conservatory District to make sure the City has enough water. Google will only use a small portion of the reserve. The tax increment is less impactful than the infrastructure benefits. Eagle Mountain is a City of opportunity and has land but is lacking in infrastructure and the tax increment reduction is less impactful than the infrastructure development benefits of partnering with companies like Google. He thanked the City Council for their support of City economic development.

CONSENT AGENDA

9. AGREEMENTS

9.A AGREEMENT – Approving the First Addendum to the Eagle Mountain Chamber of Commerce Management and Maintenance Agreement for Additional Ladder Sign Locations.

9.B. AGREEMENT – Approving the First Amendment to the Executech Professional Service Agreement for IT Services.

10. BOND RELEASES

10.A. Eagle Point Phase G, Plat 1 – Out of Warranty

10.B. Spring Run Phase D, Plat 1 – Out of Warranty

10.C. Spring Run Phase D, Plat 2 – Out of Warranty

10.D. The Landing Phase A, Plat 4 – Out of Warranty

11. CHANGE ORDERS

11.A. Airport Road Design Change Order #3 – Civil Science

11.B. Pony Express Widening Design Change Order #6 – Horrocks Engineers

11.C. Wastewater Treatment Plant Expansion Change Order #4 – FX Construction

12. MINUTES

12.A. September 21, 2021 Minutes – Regular City Council Meeting

MOTION: *Councilmember Curtis moved to approve the consent agenda with the condition that item 9B will move forward with the hybrid contract as presented and staff be directed to send out requests for bids for information technology services and investigate options for bringing information technology services in-house and present the findings to the City Council. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

13. ORDINANCE/PUBLIC HEARING

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2021-2022 Budget.

Finance Director Kimberley Ruesch presented the item. This is the second amendment to the Fiscal Year 2021-2022 budget and includes a request for increased funding in the General Fund of \$118,169 as well as the Capital Projects Fund in the amount of \$30,000. Within the General Fund, an additional FTE is being requested in the Project Management/Facilities Division for an Emergency Specialist/Coordinator. The need for this position is to help with Emergency Management. This person will help keep the emergency operation plan up to date and functioning, apply for grants, plan exercises and trainings, and create and maintain relationships with new stakeholders that arrive in the community. Proposed funding for this position has been pro-rated through the end of the fiscal year. Additional funding in this division is also being requested to cover repairs to the fire sprinkling system at City Hall. Information Technology Services division is requesting additional funding to transition our current service model with Executech to include a 24/7 service desk for all employees to be able to access technical support. The proposed revenue source for the requested expenditures is sales tax revenue that is coming in above projections. Within the Capital Projects Fund, an increase is being requested to fund the creation of a dog park area within the Pony Express Memorial Park. This project was reviewed with Council in September and recommend for funding. The proposed revenue source for this project is Park impact fees.

Mayor Westmoreland opened the public hearing at 7:57 p.m.

Michael Johnson thanked the Council for the help with lobbying for a dog park over the past four years. He appreciates the support from the Mayor and Council and for their efforts in making the City more desirable. They are restarting the Eagle Mountain Dog Park Foundation nonprofit and are awaiting 501(c) approval from the State. They have been contacted by two different companies offering to support their efforts. They will work with the Parks and Recreation Department on the dog park plan.

Mayor Westmoreland closed the public hearing at 8:00 p.m.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, approving the second amendment to the Fiscal Year 2021-2022 Budget. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

14. MOTION

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

City Attorney Jeremy Cook presented the item. The Deer Haven project has been approved subject to the approval of the conservation easement. He feels the restrictions proposed in the easement area are vague and not as the Council had anticipated. This proposal is more restrictive than the applicant had intended and possibly more restrictive than the Council contemplated. He proposed more strict restrictions for Council consideration and inclusion or removal as the Council feels appropriate. Allowances in conservation easements vary significantly. This easement is unique as

it covers developed property both back and front yards making it difficult to restrict all improvements or landscaping.

Councilmember Love said that she prefers the agreement be explicit rather than vague to prevent confusion on permissibility.

Mr. Cook agreed with the desire to be explicit as many of the improvements will not require permits and the potential of enforcement difficulties. However, all the suggested restrictions may not be necessary in order to achieve the intent and purpose of the wildlife corridor.

Applicant representative Scot Hazard said he agrees with the preference of explicit language but feels the zoning language as a whole is confusing and conflicting. He has consternations in the proposed restrictions as his intention has always been for the homeowners to be able to use the land where the lots are encumbered by the wildlife corridor. The purpose of an easement as opposed to a dedication of the land was for the land to remain usable. The way the easement is written, it would be an equivalent of a taking via a dedication of the property. He requested feedback to understand the desires of the Council to allow him to consider if he is able to accommodate their requests. He has not requested additional density or compensation. A developer goes out of business if the project fails to sell the end product for enough money to purchase property for the next development. The margins are narrow on this project and the restrictions as proposed would render it unprofitable. The wildlife corridor covers almost 18 acres of the 40-acre development and over nine acres meet the code of fully developable property under the City's slope standards. He is giving the property up for the easement but desires to be able to use it in a reasonable manner.

Mr. Hazard stated the Eagle Mountain Nature and Wildlife Alliance resident group has expressed concerns with the fragmentation of the corridor. Their view appears to be fragmentation within the corridor, which he views as a contradiction due to the allowance of roads, recreation vehicles, bathrooms, and observation structures. He has viewed wildlife navigate around improvements in backyards such as swing sets, boats, or trampolines. He feels fragmentation means making a section of the corridor impassible and supports wildlife fencing. He objects to requiring approval for many of the uses as the process will be onerous. For the most part, the residents are losing one-third to a half of their property to the easement. In his experience as a real estate broker, the location next to the wildlife corridor will not provide for selling the lots at a premium because the open space is unimproved. If the Council determines all the restrictions are necessary, he either needs to divide the lots into smaller parcels or determine other compensation to make the project financially feasible. He noted that the proposed standards require approval for certain activities or exemptions but do not include clear instructions on the application process. The financial impact of the proposed restrictions is approximately \$100,000 per lot, or a total of \$700,000. The raw ground price of developable property in the City is currently \$125,000 an acre, resulting in an impact of over one million dollars in land he is giving up for the conservation easement.

Mayor Westmoreland acknowledged that Mr. Hazard has invested years of effort to accommodate the corridor and has invested many hours in conversations with various interested parties.

Mr. Hazard said that he is dedicating a 50-foot width of the wash within the 330 feet of the wildlife corridor.

Councilmember Clark said she appreciates Mr. Hazard's efforts. She desires to accomplish the goal and intent of the Wildlife Corridor Overlay Zone which will only work if the property owners agree to the restrictions. She appreciates the Eagle Mountain Nature and Wildlife Alliance resident group reaching out to the Council regarding their priorities and concerns. She suggested reviewing the conservation easement line by line.

Mr. Cook noted the difficulty in anticipating potentially problematic desired future improvement of the lots by residents that purchase the properties that may impede wildlife migration.

Councilmember Clark stated the issues they are addressing are difficult because such considerations are generally governed by homeowner's association covenants, conditions, and restrictions (CC&Rs) versus City regulations. Due to the unique aspects of Deer Haven, the Council could acknowledge the differences and develop standards specific to this subdivision.

Councilmember Curtis advocated for compromise to achieve a resolution amenable to all parties recognizing some sacrifice would be necessary on each side and concurred with establishing standards specific to this project in order to protect a contiguous corridor.

The Council determined to review Mr. Cook's proposed edits to the conservation easement document to address priorities and resolve the concerns of the Council and Mr. Hazard:

- Recitals
 - o "J. In accordance with Utah Code Ann. § 57-18-4(4), Grantor is aware of the types of conservation easements and the legal effect and has consulted with an attorney with respect to the implications of granting this Easement."

Mr. Cook explained the Utah Conservation Act requires the inclusion of the language.

Mr. Hazard agreed to retain the language in the agreement.

- Section II
 - o A. Affirmative Rights of Grantee.
 - "i. To prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Easement Property that is inconsistent with maintaining the property predominantly in a natural, scenic or open condition for wildlife habitat, the purpose of this Easement, and to require of Grantor or third persons the restoration of such areas or features of the Easement Property that may be damaged by any inconsistent activity or use;"

Mr. Hazard requested for the term "natural" to be better defined to prevent confusion and advocated for allowing landscaping improvements and lawns. He believes most residents will not fully improve the full lots due to cost and maintenance burdens.

Councilmember Love requested clarification regarding the amount of property intended by the term “predominately.”

Discussion ensued regarding permitting gardens and landscaping while recognizing the deer might eat the vegetation, whether natural means native vegetation, the variance in the impact of setting a percentage on the one-acre lots in comparison to the ten-acre lot, and the ability for wildlife to travel over landscaping improvements.

Staff and Council determined that later verbiage in the agreement indicates that while native landscape is preferred, the addition of non-native vegetation and landscaping should be permitted.

- Section III Easement Property Uses and Restrictions: Use of the Easement Property by the Grantor shall be subject to the following conditions and restrictions. ~~If a use of the Easement Property is not specifically prohibited herein, such use is permitted unless the use violates the terms of this Easement, poses a serious threat of material damage to the Conservation Values protected by this Easement, or otherwise violates any law, local ordinance, or recorded covenant, condition, or restriction.”~~
 - o “A. Construction of Structures. No homes, accessory buildings, barns, sheds, enclosures, or other above-ground structures ~~or other structures that require footings~~ may be constructed on the Easement Property. ~~Structures that do not require footings may be constructed.”~~

Councilmember Burnham verified that accessory dwelling units (ADUs) were not allowed in the conservation easement. She suggested setting a square footage limit and clarifying that ADUs and other undesired buildings are prohibited.

Councilmember Curtis expressed concern that “accessory building” is a nebulous term. He is more concerned about the use of the structure than the size of the structure.

Mr. Hazard stated he had recommended not allowing buildings that require footings to limit the size of a building that could be constructed. He envisions allowing sheds or lean-tos to cover animal feed. However, he is undecided on whether to convey animal rights to Deer Haven properties due to use conflicts in the Arrival development and the market not attracting horse owners to the development.

Discussion ensued regarding the types of buildings that require footings.

Councilmember Love suggested restricting homes, AUDs, and buildings that require footings within the conservation easement. Councilmembers Burnham and Clark concurred. Councilmember Curtis stated he had concerns with other buildings.

Mr. Cook suggesting including a size limitation for the square footage of a structure not to exceed 20% of the lot area.

Mr. Hazard stated he was amenable to prohibiting homes, ADUs, and buildings that require footings. His only concern with the percentage limitation is the impact to lot 105 and 106 but feels a 20% allowance is more than adequate.

- o “B. Recreational Amenities. No recreational amenities, including, but not limited to, trampolines, swimming pools, swing sets, hot tubs, pergolas, ponds, or riding rinks may be constructed on Easement Property.”

Councilmember Burnham expressed concern with permitting swimming pools due to the possibility of wildlife falling into pools.

Mr. Cook clarified that “riding rinks” are tracks for motocross vehicles.

Mr. Hazard said prohibiting swimming pools should not be an issue for the majority of the lots as residents generally desire proximity to the home; pool and hot tub placement would be outside of the easement. Lots 105 and 106, due to the non-traditional shapes and setbacks, may have issues with locating pools fully outside of the corridor. He would prefer all the other recreational amenities listed to be allowed, other than in-ground and above-ground swimming pools, hot tubs, and riding rinks.

- o “C. Hard Surface. Except for a driveway for the primary residence, no concrete or asphalt driveways or parking pads may be constructed on the Easement Property.”

Mr. Cook suggested limiting the square footage of hard surfaces not to exceed 20% of the area.

Councilmember Clark requested consulting an expert to determine if gravel or hard surfaces have an impact on wildlife and if one material is preferable over the other.

Councilmember Clark and Curtis expressed concern that permitting 20% hard surface area within the easement was too permissive.

Mr. Hazard said he prefers for residents to store recreation vehicles and trailers on hard surfaces but had no objection to a 20% limitation. The CC&Rs will require for recreational vehicles to be stored adjacent to a building and he would support including the same requirement in the conservation easement agreement.

- o “D. Storage Materials. No materials may be temporarily or permanently parked or stored on the Easement Property, including, but not limited to, shipping containers, trailers, campers, vehicles, equipment, or construction materials. Grantor may store hay or other feed for animals on the Easement Property.”

Discussion ensued regarding the allowance for hay or other feed storage but the prohibition of a structure to store the feed, problematic uses including business uses, and the types of vehicles and equipment to restrict.

Councilmember Burnham expressed concern with the storage of poisonous materials.

Mr. Hazard suggested prohibiting heavy equipment and construction equipment storage and vehicle storage or rental businesses while permitting recreational vehicles within the corridor adjacent to buildings. He agreed with prohibiting shipping containers, outdoor storage, hazardous materials in an open enclosure, and construction materials, other than during active, onsite construction projects.

- o “E. Construction During Mule Deer Migration Season and Nesting Season. No construction of any kind, including the construction of trails and/or fences, is permitted during the mule deer migration season and the nesting season unless the Grantor has obtained certification from the Utah Division of Wildlife Resources that the construction area will not impede migration or nesting during the proposed construction period. Mule deer migration season refers to the time of year the mule deer migrate between their winter and summer ranges and occurs between March 15th and April 30th and December 1st through January 15th annually. Nesting season refers to the period of the year in which birds are building nests and raising young and occurs between March 15th and July 31st annually (together the “Restricted Seasons”). The following uses shall not be permitted on the Easement Property during the Restricted Seasons:”

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

Mr. Cook clarified that he had moved rather than added the requirement. Mr. Hazard confirmed he had no objections to the verbiage.

- “ii. Off-leash dogs, cattle, or other animals that have the potential to scare mule deer or interfere with bird nesting.”

Councilmember Burnham stated that she understands that the DWR would likely desire all dogs to be prohibited but a balance needs to be achieved.

Discussion ensued regarding the difficulties in determining the appropriate number of dogs to allow in order to mitigate impacts to the wildlife corridor and the number of dogs currently permitted in Municipal Code standards per acreage of property with the option for the Planning Commission to approve additional dogs.

Mr. Cook explained that the language was intended to be vague as the City would only enforce egregious situations where dogs were preventing the migration of the mule deer.

Mr. Hazard stated that as the number of dogs is already controlled elsewhere in Municipal Code, he did not feel it needed to be stipulated in the agreement but he would be open to limiting the number of dogs to four for the entire project. Nevertheless, he is concerned prohibiting dogs in the corridor during migration and nesting season will be cumbersome and difficult to enforce. Implementing one standard for all the lots for the entire year would be easier to control.

o F. Fences:

- “i. Wildlife Impermeable Fencing. Wildlife impermeable fencing is prohibited on the Easement Property or on the sides of the Easement Property that connect to other portions of the Easement Property or open space, except along the perimeter of the Easement Property, where it is encouraged. Wildlife impermeable fencing is defined as a fence or wall, other than a retaining wall, that prevents various species of wildlife from freely passing through with little or no interference. Except for gates and associated gate support components, a fence or wall that is higher than 8 feet above grade, inclusive of any wire strands placed above a top rail of a fence or wall, is considered impermeable fencing.”

Mr. Hazard stated he had a conversation with Ms. Cameron regarding the purpose of requiring wildlife fencing and he agreed with her reasoning and has no objection to the requirement. He stated he was willing to include in the CC&Rs that wildlife impermeable fencing outside of the wildlife corridor is only permitted to protect a garden, orchard, or another specific purpose.

Mr. Cook and Mr. Hazard agreed to remove Section VIII – Baseline Documentation Report as it had been included for tax purposes but was later determined not to be necessary to be included in the conservation easement documentation.

Mayor Westmoreland stated that due to the emotions regarding the project and the desire to accommodate two things that are important to the City – wildlife and property rights – he would allow public comment.

Bettina Cameron was recognized to speak. Ms. Cameron said she was disappointed in some of the changes and beseeched the Council to limit the terms of the approval to the lots in Deer Haven, due to the unique terrain and limitations of the property, and exclude all other areas within the wildlife corridor as considerations for other areas of the corridor will require different standards.

Councilmembers Burnham, Clark, and Love supported Ms. Cameron’s suggestion to limit the agreed-upon term specifically to the conservation easement for Deer Haven.

Discussion ensued determining to table the item to allow time for Mr. Cook to redraft the language to include the amendments agreed upon by the Council and Mr. Hazard and to provide an opportunity for additional public comment on the changes.

MOTION: *Councilmember Clark moved to table an agreement approving a deed of conservation easement with direction to staff to prepare an amended agreement to review at the next possible City Council meeting. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR'S BUSINESS

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis said the Library Advisory Board is seeking applicants for two vacancies and recommended his wife to fill one vacancy. He asked if anyone had any objections to let him know.

Councilmember Burnham

Councilmember Burnham said the Senior Citizen Advisory Council has a vacancy that needs to be filled by the end of the year with a preference for an individual with technical skills.

Councilmember Love

Councilmember Love said the Eagle Mountain Chamber of Commerce will hold an after-hours activity on October 14, 2021, from 5:30 to 7:00 p.m. at MTECH Trades and Tech Building and a combined chamber bowling activity on November 2, 2021, from 11:45 a.m. to 1:00 p.m. at Fat Cats in Saratoga Springs.

Councilmember Clark

Councilmember Clark said Be Ready Eagle Mountain is holding a preparedness class on October 21, 2021, at 7:00 p.m. at City Hall with special guests Columbine survivors Laura Hall and Sarah Bush speaking about hope and healing for traumatic experiences. A successful drill and after-action report meeting were held. The team has trained and licensed 220 Ham radio operators in the City and the repeater station is almost completed. A draft version of the City's emergency plan will be presented to the Council soon. The Parks and Recreation Advisory Board has a vacancy.

Director of Administrative Services/City Recorder Fionnuala Kofoed said she is working with the Youth Council to prepare and run a booth at Halloween Town. She announced that a debate for the Mayoral and City Council candidates on the ballot for the upcoming municipal election will be held on October 18, 2021, at 7:00 p.m. at City Hall. Residents may attend the debate in person or watch the live broadcast via a link on the City website.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 9:47 p.m. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:47 p.m.

Approved by the City Council on October 19, 2021.

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

DRAFT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Second Amendment to the Oquirrh Mountain Master Development Plan.		
ITEM TYPE:	Master Development Plan & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	LGI Homes		
GENERAL PLAN DESIGNATION Neighborhood Residential One & Open Space	CURRENT ZONE Oquirrh Mountain Ranch MDP	ACREAGE 102	COMMUNITY Town Center

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

HISTORY

The Oquirrh Mountain Master Development Plan and Agreement were approved in 2011 and includes approximately 120.4 Acres. At approval, OMR was vested with 417 units and 15.5 acres of open space (a significant portion of the open space was to be unimproved due to the terrain). The Master Development Agreement was amended later in 2011, with the overall unit vesting remaining the same. In 2016 the MDA was further amended reducing the maximum number of units to 346, and requiring 5.5 acres of improved open space. The 2016 approval represents a project density of ~2.9 DU/AC.

To date, approximately 18 acres of the project have been developed, including an LDS Church and 54 single-family lots.

Oquirrh Mountain Ranch is located North of Overland Village 2, (homestead and estate lots), West of Pony Express Parkway, and South of Lone Tree and Sunset Ridge. The property to the West of

OMR is currently zoned agricultural with a Neighborhood Residential 1 future land use designation.

It should also be noted that the applicant has worked closely with staff and the Eagle Mountain Nature and Wildlife Alliance to make significant changes to their proposal to accommodate the Wildlife corridor, and has made efforts to reduce the density of the project including the removal of multifamily elements currently permitted within the MDP.

ITEMS FOR CONSIDERATION:

The following items should be considered when reviewing the proposal and making a motion.

Existing Approvals

It is important to note that there are existing approvals on the Oquirrh Mountain Ranch property that vest the project with a variety of unit types, 346 maximum units, and an overall project gross density of ~2.9 DU/AC. As the applicant is seeking to reduce the overall density and number of units within the project, this may justify making some exceptions to allow the project to move forward in a way that is more beneficial to the City, the Public, and Applicant than relying on building out the existing approvals.

It should be noted that existing approvals are for *maximum* densities, and that any development under the existing approvals are still required to meet the development standards, and that there is no guarantee that unit counts can be achieved. For example, the existing development has occurred in three development pods (10, 9a, and 2b) which were vested with up to 81 units (including 30 multifamily units), and only 54 units were constructed, including no multifamily units, which is approximately 66.7% of the maximum vested density.

The Tier II residential development standards that single family developments would have been required to follow, under the existing master development plan and agreement, are detailed below:

- Minimum Lot Size: n/a
- Average Lot Size: n/a
- Minimum Frontage: 55' (20% of project at 60')
- Front setback: 15'

- Driveway setback: 22'
- Rear setback: 20'
- Side setback: 5' & 10' (10' on garage side)
- Corner setback 15'

Density

If Oquirrh Mountain Ranch (OMR) were to be built out according to existing approvals up to an additional 265 units could be constructed. Option A would result in 229 new lots (a reduction of 36 units; ~13% reduction) and Option B (The Planning Commission's Preferred Option) would include 206 new lots (a reduction of 59 units; ~22% reduction).

Option A would result in a gross density of ~2.35 du/ac and Option B would result in a gross density of ~2.16 du/ac. It is worth noting the applicant is also proposing to dedicate an additional 9+ acres to the city as open space (a good portion of which is to be located in a key portion of the Wildlife Corridor or in the petroglyph area).

The existing approved master development plan also allows up to a maximum of 151 multifamily units (44% of the project). The applicant has chosen to propose all single-family detached dwellings, both in Option A and Option B.

Wildlife Corridor

The applicant has worked with Eagle Mountain City, DWR, and the Eagle Mountain Nature and Wildlife Alliance to dedicate 330' along the North and Northeast side of the project as wildlife corridor. In addition to these 330', the applicant has agreed that a majority of the two hillsides should be zoned with the Wildlife Corridor Overlay Zone. Staff also recommends that this area be rezoned to the Natural Open Space Zone (OS-N). We commend the applicant for working so well with these three groups and being willing to modify their plans and give up some buildable property for both the wildlife corridor and the petroglyphs.

Traffic Study

The applicant has completed a traffic study for the project based on Option A. (The executive summary has been attached to this report). The findings indicate that no mitigation to either study intersection would be required, due to the addition of a street light at Lone Tree Parkway and the completion of the Pony Express Parkway widening

project.

Zoning

Master development plans by definition are zoning changes, so when considering this application it is important to understand what the current zoning/entitlements are and to understand what is being proposed.

When the Oquirrh Mountain Ranch MDA/MDP was approved the City utilized the residential tier system zoning and the project was divided into different development pods. OMR had portions under Tiers II, III, and IV, with Tiers III and IV allowing multifamily product. The applicant has conducted an analysis of the property and shows the closest equivalent zoning for each existing development pod under the current code. This exhibit shows pods of RC, MF1, MF2, and Open Space.

Modified RC Zone Proposal

Under the applicant's proposals the entire project would be zoned as open space and a modified RC Zone.

A standard RC zone allows for:

- Minimum lot sizes of 4,500 s.f.
- Average lot sizes of 6,000 s.f.
- Minimum lot frontage 58'
- Front setback of 15'
- Garage setback of 22'
- Rear setback of 20'
- Side setbacks of 8' and 10' on the garage side
- Corner setback of 15'

With Option A the residential portion of the project would be zoned with the RC zone, but modified development standards are requested (to be included in the amended MDA)

- Minimum lot frontage 40'
 - Minimum lot size 4,000 s.f.
- Front setback: 15'
- Garage setback: 22'
- Rear setback: 15'
- Side setbacks: 5'

With Option B the RC Zone development standards would be slightly

different:

- Minimum lot frontage 45'
 - Minimum lot size 4,500 s.f.
- Min. lot frontage 50'
 - Minimum lot size 5,000 s.f.
- Min. lot frontage 55'
 - Minimum lot size 5,500 s.f.
- Front setback: 15'
- Garage setback: 22'
- Rear setback: 15'
- Side setbacks: 5'

Planning Commission Recommendation

The Planning Commission reviewed the proposal, and recommended approval of a modified option B, changes from applicant proposal shown below in **Bold Red**:

- Minimum lot frontage 45'
 - Minimum lot size 4,500 s.f.
- Min. lot frontage 50'
 - Minimum lot size 5,000 s.f.
- Min. lot frontage 55'
 - Minimum lot size 5,500 s.f.
- Front setback: 15'
- Garage setback: 22'
- Rear setback: 15'
- Side setbacks: 5' **& 10' on Garage Side**

A case may be made that it is appropriate to rezone to the RC zone, despite the RC zone being designated for use within the Neighborhood Residential 2 future land use (the current Future Land Use Plan designates the OMR property as Neighborhood Residential 1) Justifications for making the change to the RC zone include:

1. The overall gross density of the project is in line with the Neighborhood Residential 1 designation (2-4 du/ac). It should be noted this is the gross density of the project which includes open spaces and unbuildable slopes.
2. Rezoning to RC would represent a decrease in density (moving from a MF1/MF2 to the RC zone).
3. The proposal brings the project closer to being in compliance with the Future Land Use Plan (existing approvals contain unit

types and counts that are within the Neighborhood Residential 3 future land use designation).

4. All property within the project will have the same or a less intensive zoning designation than the existing plan.
5. It may be appropriate to rezone to the RC zone because a preliminary plat is being proposed for approval along with the MDP, which will give the city security in knowing what is being approved, and the layout of lots and infrastructure.

It should be noted that the applicant is not proposing to amend the future land use plan, instead they are choosing to voluntarily reduce density and bring their project closer to the land use anticipated by the Future Land Use Plan; for this reason Staff believes it may be appropriate to approve the rezone along with some modified development standards to be included in the MDA for the RC zone if the proposed unit types and layout is preferable to the existing approvals.

The majority of homes being proposed for the project do not have basements, and homes that do have basements would only have walkouts/windows into the rear yard, so the concerns with storm drainage potentially flooding basements is nonexistent, although yard flooding would still be concerning. Concerns with the applicant's proposal for reduced side and rear-yard setbacks are lessened based on the no-basement homes.

Lot Sizes

One of the main changes the applicant is asking for with the modified development standards for the RC zone is the lot frontage. The applicant is proposing that all lots within the development would have frontages under the 58' frontage that is required currently, and are proposing lots with frontages as narrow as 40' (in Option A) and 45' (in Option B).

Option A includes:

- 61 Lots with frontages of 40'
- 109 Lots with frontages of 45'
- 59 Lots with frontages of 50'

Option B includes:

- 58 Lots with frontages of 45'
- 80 Lots with frontages of 50'

- 68 Lots with frontages of 55'

The applicant has included a number of images to show proposed housing types for each of the different lot frontages.

Connectivity

The proposed project shows stub roads to the South and West of the project, and when taken as a whole the Oquirrh Mountain Ranch development has a connectivity score of 1.611, which is under the 1.75 required for RC developments; however, code does allow the City Council to grant exceptions due to topography or other natural features. The Oquirrh Mountain Ranch development is subject to significant topographical changes so a reduction in connectivity score could be justified.

It should be noted that the applicant has made significant changes to their proposal to address concerns of connectivity, including reducing the length of cul-de-sacs, and providing stub roads to neighboring properties.

Sewer

The applicant is currently negotiating with the property owner to the south to connect to their sewer system; however, the applicant has preserved a location for a lift station if it is not feasible to gravity feed to the south. If the lift station is required it shall be owned and maintained by an HOA.

Roadways

The applicant is proposing to build 51' public rights-of-way (which includes 4' sidewalks rather than the 5' standard in our 53' ROW) to be consistent with the existing phases of OMR. They have modified the road section in Option B to include 5' sidewalks and 4' park strips, still within the 51' ROW.

Parks and Open Space

The applicant has designated park and open space for the entire 283 unit Oquirrh Mountain Ranch project, which requires a park of approximately 6.50 acres. The applicant is proposing to provide 2,403 amenity points (according to their calculations). Included in the applicant's amenity point calculations are points for their unique Petroglyph park (930 points), an incline trail (114 points) calculated at 1 point per vertical foot, hiking trail (244 points) assigned by

assuming a dirt trail was worth 1/2 as many points as a paved trail (staff believes this is still an over calculation and should be reduced in half again to 122 points), and protection of the wildlife corridor (945 points). Amenity points in the wildlife corridor should only be granted for significant buildable property so this number should also be reduced. The applicant has provided a memo detailing how they arrived at these point figures. Even if the number of amenity points is reduced considerably the applicant should be well over minimum amenity point requirements. OS-1 should be dedicated to, owned, and maintained by the City along with all the native open space. OS 2 - 6 shall be owned and maintained by an HOA.

Open space plans show the existence of a narrow native open space corridor along the south edge of the property. While this is likely shown to provide for a sewer line in the scenario that a lift station is required, there are concerns with leaving a narrow strip of unimproved open space that will be behind two different sets of lots on a slope. While we would prefer that it be removed and added to the lots, it may be necessary for a sewer line. If it remains (due to the sewer line) it will be required to be maintained by an HOA.

Areas shown with Native Open Space should be rezoned to the OS-N zone, while improved open spaces (OS-1, OS-2, OS-3, OS-4, OS-5, and OS-6) should be rezoned to OS-I.

Per EMMC 16.35.105(A)8 Detention basins may be viewed as improved open space at a maximum rate of 75% of their improved area (e.g. 1 acre detention basin could be up to .75 acres of improved open space). The applicant shall provide evidence that they meet the minimum open space requirement of 6.50 acres.

REQUIRED FINDINGS:

Preliminary plat approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a preliminary plat can be found in EMMC 16.20.050. Existing vested rights (approved master development plan) should also be considered.

Master development plan approvals are based upon compliance with City Code requirements. The approval criteria for a master

development plan can be found in EMMC 16.10.070. The existing approved master development plan should also be considered.

PLANNING COMMISSION ACTION/RECOMMENDATION:
Master Development Agreement

The Planning Commission voted (4-0) to recommend approval for Option B, presented by the applicant, along with the following conditions of approval:

1. All open space within the Wildlife corridor (330' on northern edge of the project, and nearly all property on both major hills) shall be zoned OS-N with the Wildlife Corridor Overlay Zone.
2. All other native open space shall be zoned OS-N.
3. All improved open space (OS-1 through OS-6) shall be zoned OS-I.
4. All Residential pods shall be zoned RC.
5. If a lift station is necessary it shall be owned and maintained by an HOA, along with the property along the southern boundary.
6. Conditional on the Approval of an amended and restated Master Development Agreement.
7. Side Setbacks be 5' and 10' on the Garage side.

Preliminary Plat

The Planning Commission voted (4-0) to recommend approval of the Option B Preliminary Plat with the following conditions:

1. It shall comply with the development standards approved in the MDA.
2. It shall include any changes made during the MDP approval.
3. The applicant provides evidence that they meet the minimum open space requirement of 6.50 Acres.
4. Minimum Setbacks are 5' and 10' on Garage Side
5. Conditional on the Approval of an amended and restated Master Development Agreement.

ATTACHMENTS:

[ORD--Oquirrh Mountain Ranch MDP 2nd Amendment](#)

[Master Development Plan - Option A](#)

[Master Development Plan - Option B](#)

[Preliminary Plat & Site Plan - Option A](#)

Preliminary Plat & Site Plan - Option B

Option B Lot Mix

Existing Approval and Surrounding Development

Open Space

Zoning Comparisons

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE OQUIRRH MOUNTAIN MASTER DEVELOPMENT
PLAN**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to amend the Oquirrh Mountain Master Development Plan 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 and hearings have been completed as required by law to consider and approve the proposed Master Development Plan Amendment as set forth in Exhibit A.
2. The Oquirrh Mountain Master Development Plan is hereby amended as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 19th day of October, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland , Mayor

ATTEST:

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

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 19th day of October, 2021.

Those voting aye:

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

Those voting nay:

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

Those excused:

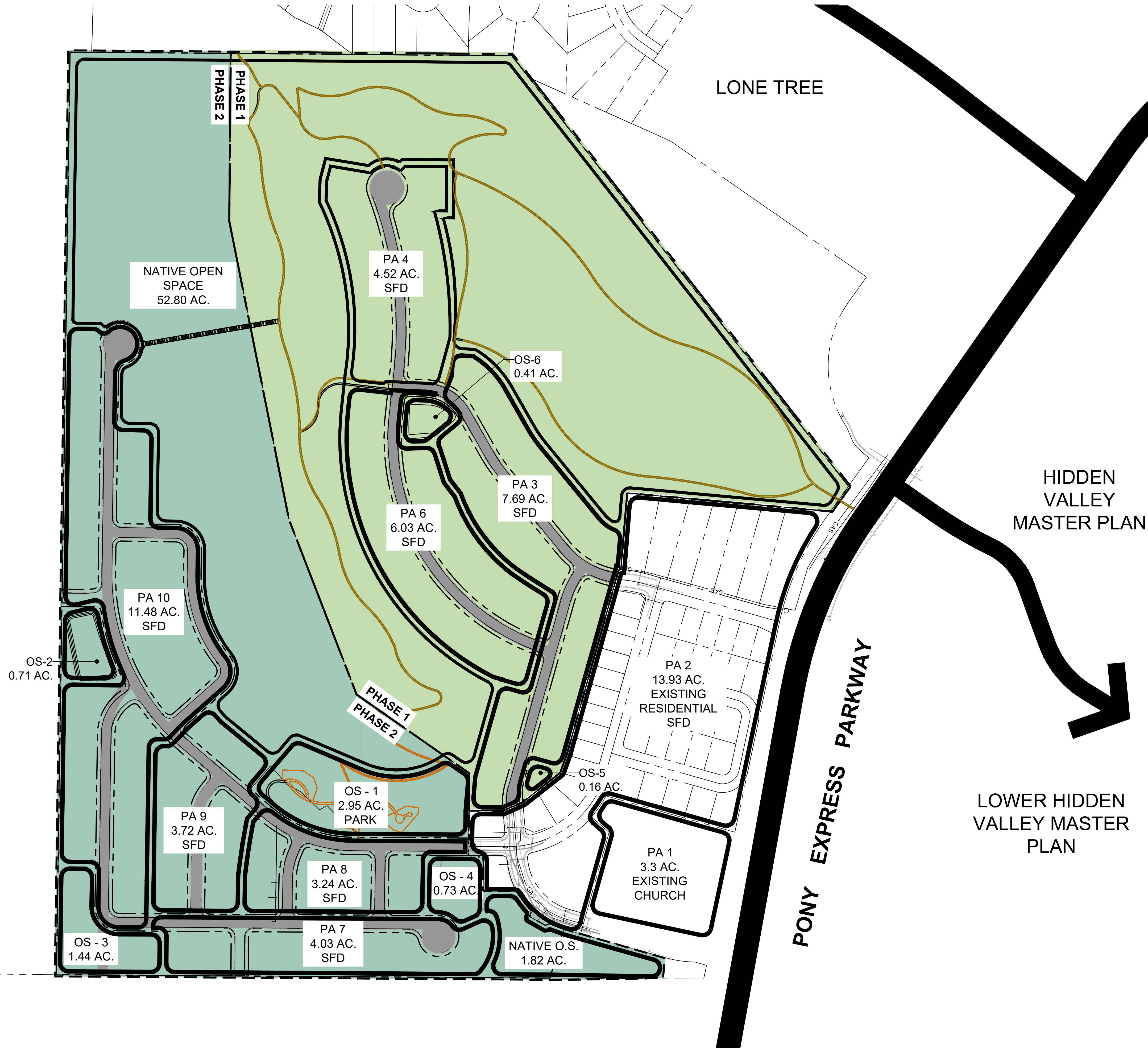
- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

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

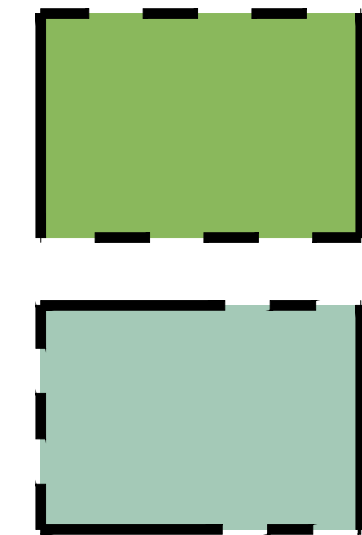
Posted on _____ by _____.

EXHIBIT A

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\PH-PRELIMINARY PLAT.dwg Aug 05, 2021 Trey Farrell
XREFS: K:\196011002-BM_4196011002-VF_4196011002-HS-ML_4196011002-TB-PH_4196011002-HS
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND



PHASE 1

PHASE 2



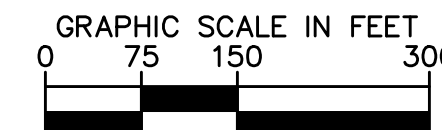
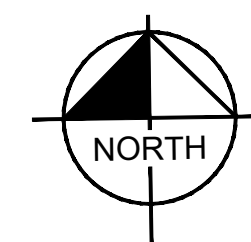
PROPOSED TRAIL PHASE 1



PROPOSED TRAIL PHASE 2



PROPOSED STAIRS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH PHASING PLAN

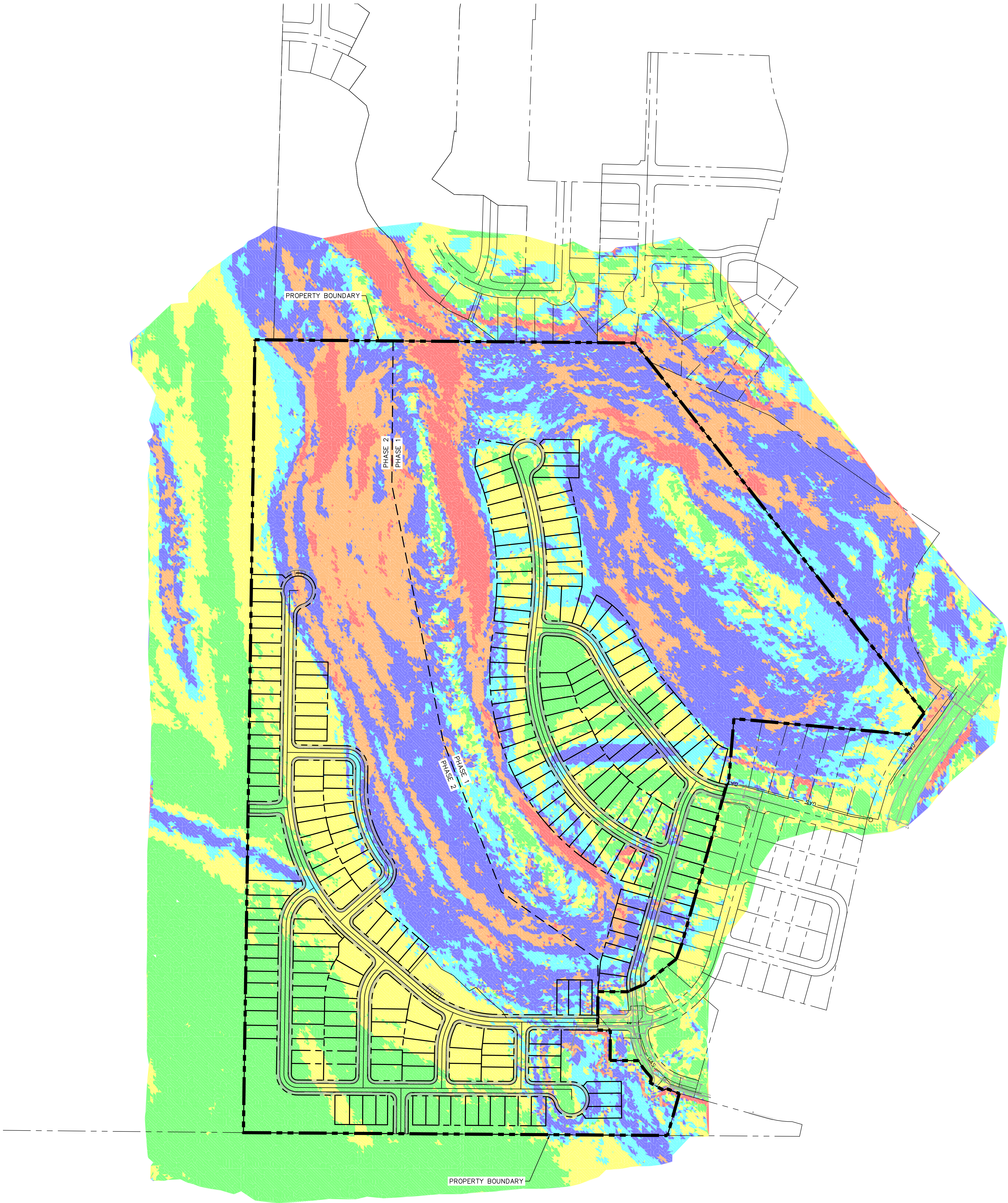
EAGLE MOUNTAIN, UTAH

Kimley»Horn

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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

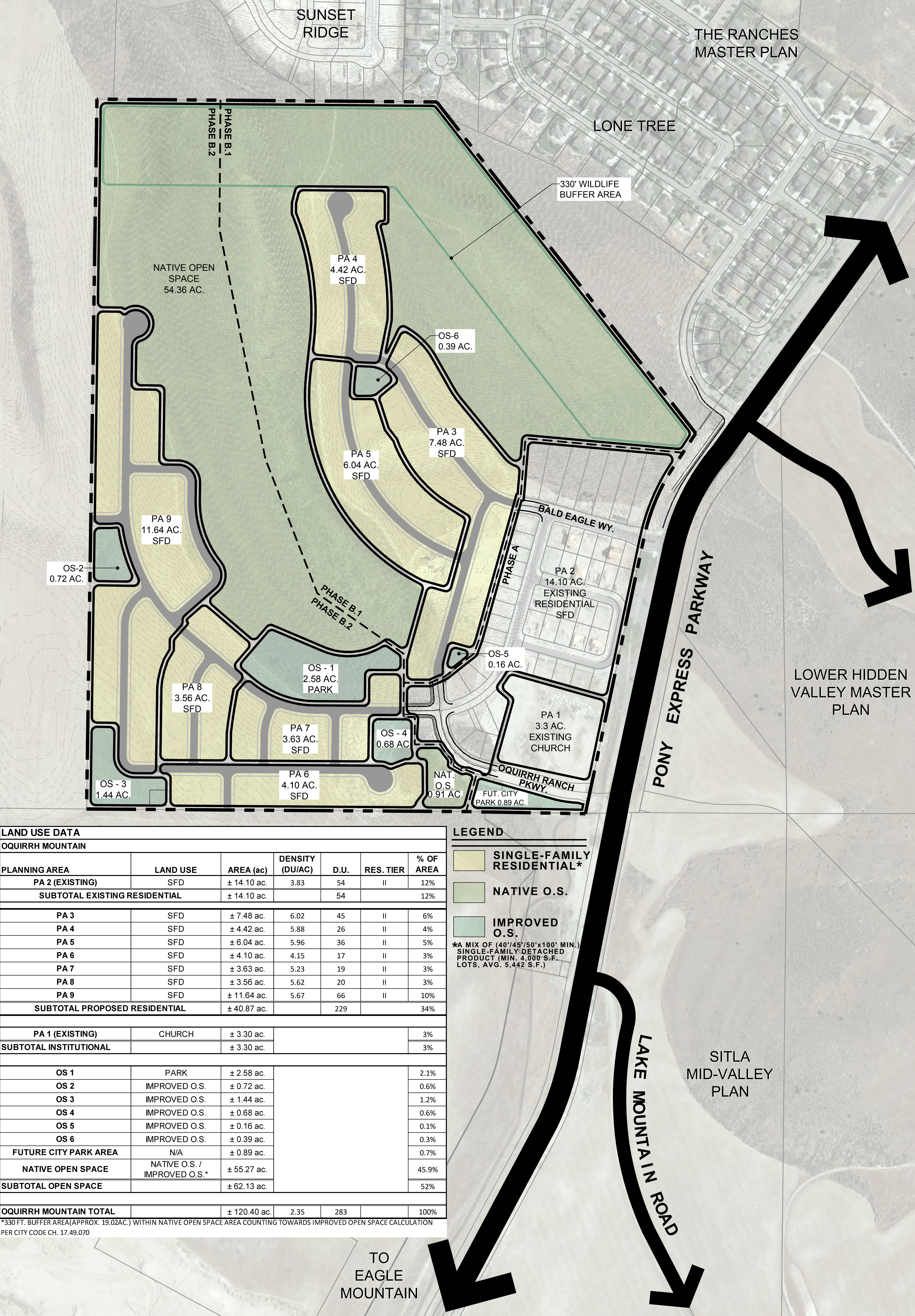
DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 150' SCALE (V): N/A		
DATE: JULY 2021		SHEET NO. 01
PROJECT NO. 196011002		
DWG. NAME PH_PRELIMINARY PLAT.dwg		

CASE NO.: TBD



LEGEND	
	PROPERTY BOUNDARY
	PHASE LINE
	0%–5%
	5%–10%
	10%–15%
	15%–25%
	25%–35%
	35%+

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
TOTAL NET AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
OPEN SPACE	± 50.07 ac.	49%
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%



LAND USE DATA						
OQUIRRH MOUNTAIN						
PLANNING AREA	LAND USE	AREA (ac)	DENSITY (DU/AC)	D.U.	RES. TIER	% OF AREA
PA 2 (EXISTING)	SFD	± 14.10 ac.	3.83	54	II	12%
SUBTOTAL EXISTING RESIDENTIAL		± 14.10 ac.		54		12%
PA 3	SFD	± 7.48 ac.	6.02	45	II	6%
PA 4	SFD	± 4.42 ac.	5.88	26	II	4%
PA 5	SFD	± 6.04 ac.	5.96	36	II	5%
PA 6	SFD	± 4.10 ac.	4.15	17	II	3%
PA 7	SFD	± 3.63 ac.	5.23	19	II	3%
PA 8	SFD	± 3.56 ac.	5.62	20	II	3%
PA 9	SFD	± 11.64 ac.	5.67	66	II	10%
SUBTOTAL PROPOSED RESIDENTIAL		± 40.87 ac.		229		34%
PA 1 (EXISTING)	CHURCH	± 3.30 ac.				3%
SUBTOTAL INSTITUTIONAL		± 3.30 ac.				3%
OS 1	PARK	± 2.58 ac.				2.1%
OS 2	IMPROVED O.S.	± 0.72 ac.				0.6%
OS 3	IMPROVED O.S.	± 1.44 ac.				1.2%
OS 4	IMPROVED O.S.	± 0.68 ac.				0.6%
OS 5	IMPROVED O.S.	± 0.16 ac.				0.1%
OS 6	IMPROVED O.S.	± 0.39 ac.				0.3%
FUTURE CITY PARK AREA		± 0.89 ac.				0.7%
NATIVE OPEN SPACE		± 55.27 ac.				45.9%
SUBTOTAL OPEN SPACE		± 62.13 ac.				52%
OQUIRRH MOUNTAIN TOTAL		± 120.40 ac.	2.35	283		100%

*330 FT. BUFFER AREA(APPROX. 19.02AC.) WITHIN NATIVE OPEN SPACE AREA COUNTING TOWARDS IMPROVED OPEN SPACE CALCULATION
PER CITY CODE CH. 17.49.070

LEGEND

SINGLE-FAMILY RESIDENTIAL*

NATIVE O.S.

IMPROVED O.S.

*A MIX OF (40'/45'/50'x100' MIN.) SINGLE-FAMILY DETACHED PRODUCT (MIN. 4,000 S.F. LOTS, AVG. 5,442 S.F.)

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING, AND CITY APPROVALS. ACREAGE IS ESTIMATED.



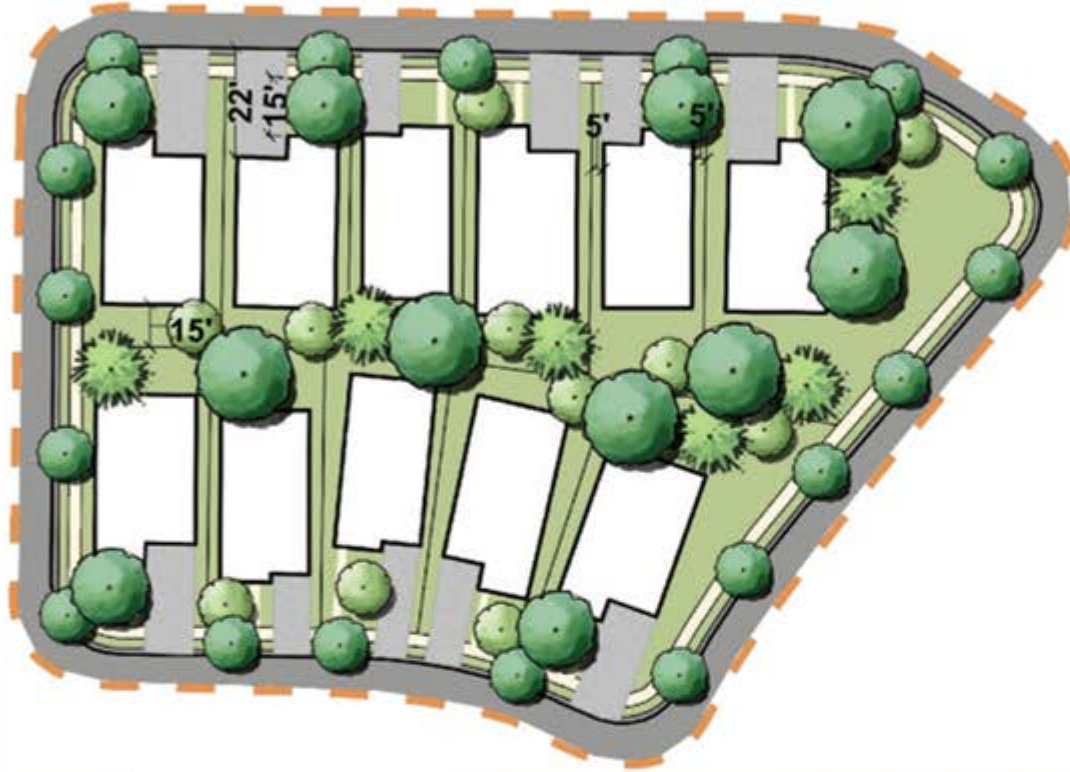
OQUIRRH MOUNTAIN

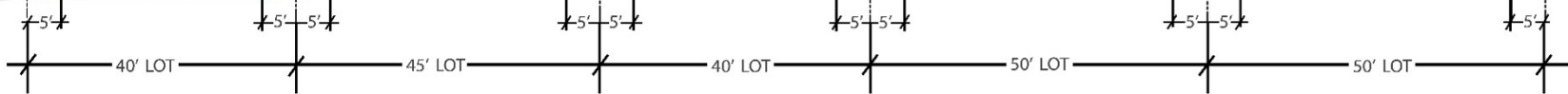
EAGLE MOUNTAIN, UTAH

CONCEPTUAL YIELD STUDY

08.04.2021 | SCALE: 1"=200'

LGI Homes





1. EXECUTIVE SUMMARY

1.1. Introduction and Project Description

This report documents a traffic impact study for the proposed Oquirrh Mountain Ranch residential development located west of Pony Express Parkway between Bald Eagle Way and Oquirrh Ranch Parkway in the City of Eagle Mountain, Utah.

The proposed Oquirrh Mountain Ranch residential development is to be located on parcel 58:048:0116 per the Utah County parcel map on approximately 102(+/-) acres and is anticipated to consist of 229 single-family homes. The anticipated project build-out date is 2023.

Access to the development will be provided by Bald Eagle Way and Oquirrh Ranch Parkway via Pony Express Parkway.

Existing (2021) and future 2023 traffic conditions were analyzed as part of this study.

The project location and study area intersections included in this study are shown in **Figure ES 1**.

1.2. Findings

The proposed Oquirrh Mountain Ranch residential development is estimated to generate 2,389 daily trips, with 180 occurring in the AM peak hour and 242 occurring in the PM peak hour on a typical weekday at full build-out.

Operational analysis results from the different scenarios evaluated as part of this TIS are provided in Table **ES-1**.

Table ES-1 – LOS Operational Analysis Results

LOS Operational Analysis Results				
Intersection				
Number			1	2
Name			Pony Express Parkway / Bald Eagle Way	Pony Express Parkway / Oquirrh Ranch Parkway
Control			EB Stop	EB Stop
Analysis Scenario	2021 Existing	AM	B / EBL	B / EBL
		PM	C / EBL	B / EBL
	2023 Background	AM	B / EBL	A / EBL
		PM	C / EBL	C / EBL
	2023 Plus Project	AM	B / EBL	B / EBL
		PM	C / EBL	C / EBL

Three intersection related crashes were identified at the Pony Express Parkway and Bald Eagle Way intersection. Of the three crashes, two resulted in injury and one resulted in property damage only, and none of the crashes were fatal.

No intersection related crashes were identified at the Pony Express Parkway and Oquirrh Ranch Parkway intersection.

1.3. Recommendations

- Based on preliminary traffic signal warrant calculations, it is not recommended that a signal be installed at either study area intersection.
- As the area continues to develop, the City may conduct a full traffic signal warrant analysis in the future. This would be the responsibility of the City and not this development as a traffic signal is not warranted based on the anticipated peak hour traffic from the development.
- There are no recommended improvements beyond the recently completed Pony Express Parkway roadway widening improvements and traffic signal north of the development at Pony Express Parkway and Lone Tree Parkway.

Oquirrh Mountain Ranch Master Development Plan Amendment

Introduction

Oquirrh Mountain Ranch is an approved master development plan that consists of approximately 120.4 acres of land on the west side of Pony Express Parkway, north of Overland Village 2, and south of Lone Tree. The project has received approvals for a master development plan and agreement, with the latest amended and restated agreement dating back to June 2016.

The project was zoned residential with a mix of housing types and lot sizes as well as a church property site. The overall density of the project was approved to not exceed the lesser of an average of 5.3 residential units per buildable residential acre or a total of 346 residential units.

Since these approvals, Phase A of Oquirrh Mountain Ranch has been completed on about 18 acres of the overall 120 acres which included the church property and 54 single-family lots, leaving 292 units available under the previous approvals.

Proposal

Based on the recent purchase of Oquirrh Mountain Ranch Phase B by LGI Homes, a top ten national homebuilder, this proposed master development plan amendment looks to incorporate a proposal to change the proposed housing type, for 229 units, to all single-family detached housing on an average lot size of almost 5,442 square feet. With this amendment, including the built Phase A, the overall Oquirrh Mountain Ranch development looks to utilize 283 lots from the previously approved 346 unit maximum, resulting in a 18% reduction in units and a 15% increase in the projects dedicated open space.

With an overall gross density of 2.35 dwelling units per acre, Oquirrh Mountain Ranch will fit more in line with the existing Eagle Mountain General Plan Future Land Use Map designation of Neighborhood Residential One, which promotes a mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, including improved neighborhood open space. Although, with over half of the site being dedicated as open space, modified Tier II Neighborhood Residential development standards will be used to sensitively manage the sensitive development areas based on the sites steep terrain, multiple ridgelines and historic petroglyphs located throughout the site. Based on a slope analysis, this includes making sure development will not be built within slopes of 25% or greater.

Open Space

The previous master development plan was required to include 5.5 acres of improved open space areas based on a percentage of the proposed land area. Now, with the calculation based on units, the overall community (283 lots) is required to provide 6.50 acres of improved area. Currently, the revised plan

exceeds this amount and provides 23.84 acres of improved open space, including a 330' wildlife corridor (counted as improved open space per City Code Ch.17.49.070) and rugged hiking trails located within the sites native open space. This native open space will also provide for spectacular views, wildlife corridors, and opportunities for hiking and experiencing the great outdoors. While these features are considered the site's true amenity and the heart of the community, additional improved amenities will be offered as well. These areas will be consistent with the City's improved open space and Parks & Open Space worksheet criteria, with a host of amenities to meet the necessary point requirements.

Similar to the previous approvals, located throughout the overall proposed 62.13 acres of on-site open space, six parks are being provided as accessories to the site's unique natural environment. These areas will provide more formal play areas for residents to gather, relax or enjoy their pets. Additionally, trail connections will be incorporated to allow pedestrian connectivity throughout the development and to the main street and regional trail, providing an opportunity for residents to stay active and have opportunities for social interaction. The area with the high petroglyph concentration, which was protected as part of Phase A, has been opened up to include a 2.5-acre park, acting as the sites centralized active amenity while providing a unique opportunity to preserve these historic elements for all to enjoy.

Lot Sizes and Compatibility Statement

Oquirrh Mountain Ranch was previously approved to include mix of housing types and lot sizes to be constructed to meet the City's Tier II, Tier III, and Tier IV requirements. This proposed amendment looks to modify the proposed housing types to provide a mix of three different single-family detached lots sizes within an area of the City that has a high potential for growth. Located within the Central Economic Node, Oquirrh Mountain Ranch looks to help connect a bifurcated area with an underserved lot mix and alternative price point to the existing development trends. The existing surrounding development offers the following range of lot sizes, which set the table for this proposed amendment.

- Oquirrh Mountain Ranch Phase A – 55's, 60's and 70's
- Lone Tree – 50's, 60's, 62.5' and 70's
- Sunset Ridge – 66', 70', 75' and 80'
- Hidden Hollow – 20', 25', 50', 67', 72.5' and 90'
- Overland – 55', 56', 65', 70' 75' and 80'

Oquirrh Mountain Ranch Phase B will have lot sizes, proposed at 40's, 45's, and 50's in width with a minimum of 100' in depth, that will provide complementary land uses, to the surrounding development, while adding to a diverse mix of housing with prime access to the City of Eagle Town Center. To accommodate these lot sizes, consistent with the previously approved higher density plan, proposed

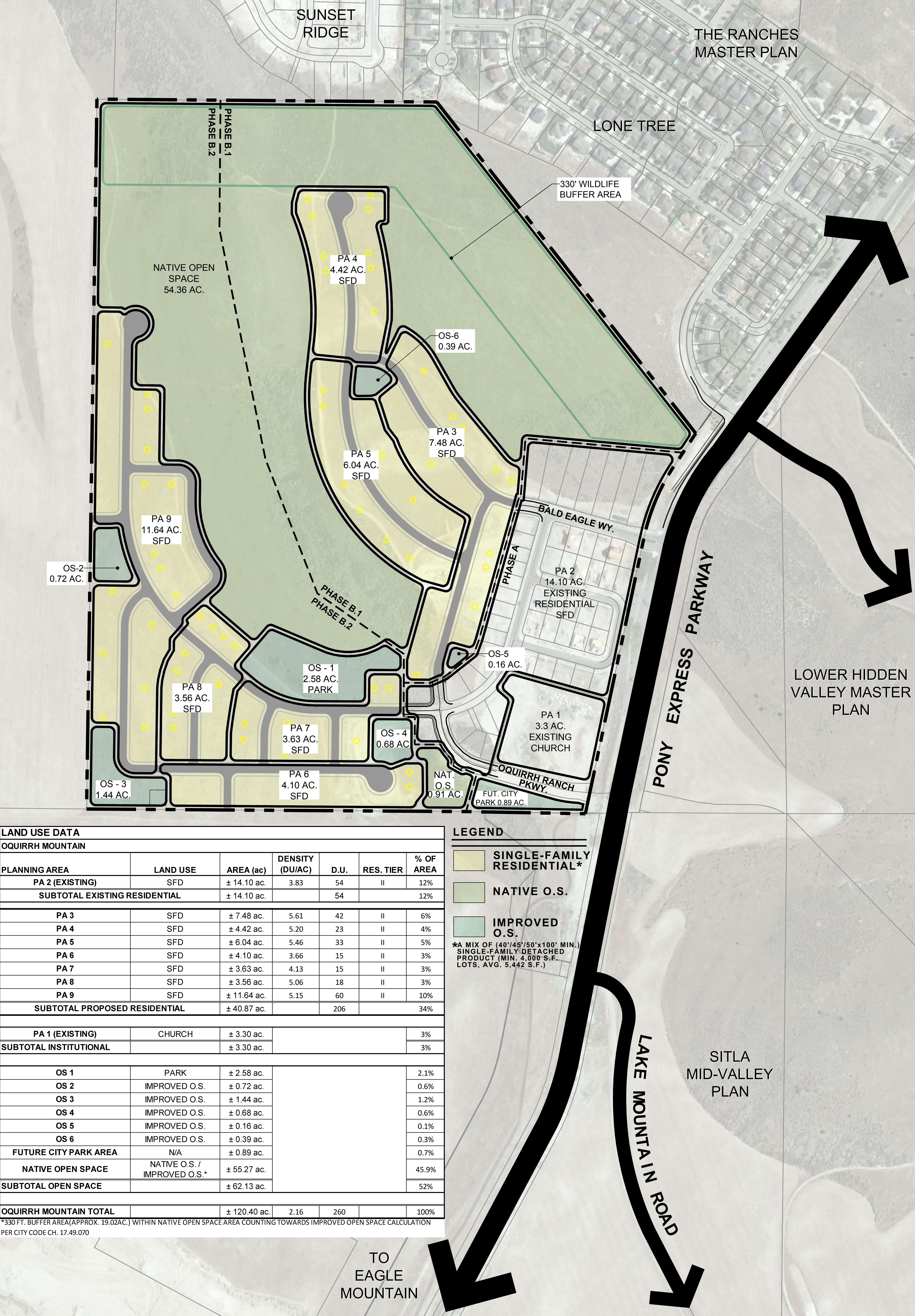
amended development standards will be proposed through the entitlement process.

As proposed within this Master Development Plan amendment, Phase B not only offers an appropriate lot mix, but also provides a more sensitive approach to compatibility than the previously approved plans. Like those previous approvals, this plan keeps the extensive buffers to the east and north with no impact to the adjacent Lone tree and Sunset Ridge subdivisions. Internal, Phase A was originally surrounded by single-family attached/triplex product. Now, a more appropriate transition will be applied to continue the single-family detached land use, with an alternative product, as development heads into the site. To the south, previously approved as a mix of multi-family, single-family detached cluster and single-family detached, this new proposal looks to only offer a single-family detached land use. Additionally, per the approved Master Development Agreement, Oquirrh Mountain Ranch agreed to a 20-foot building setback along the project's southern boundary, including a ten foot landscaped corridor to be planned cooperatively with the neighboring property owner, which would provide both the other 10-foot landscaped portion of the corridor. Also, this proposed plan amendment anticipates an increased open space buffer along the edge of this southern boundary, adjacent to the Overland community, up to 30' in width. Lastly, adjacent to the vacant property to the west, the previous approvals anticipated the entire western project frontage to be developed with a mix of single-family detached housing and multi-family development. This current proposal, looks at a more sensitive approach, pulling development out of the northwest corner to preserve the adjacent hillside. Additionally, the western border will be developed with only the single-family detached land use, to ensure future compatibility.

Conclusion

The continuation of the Oquirrh Mountain Ranch development will produce an attractive & well-designed community to the area. The development will provide a blend of appealing single-family homes and substantial open space areas, capturing the amazing views and the prime site access. The proposed Master Development Plan amendment aligns with the City's goals and planned growth. The site's open spaces and amenities work together to create an active and interconnected community. Our design team has carefully considered the development of this plan and believe with these positive characteristics, approval of this development is in the best interests of the City. Accordingly, the developer and design team respectfully request your approval of the Master Development Plan amendment for Oquirrh Mountain Ranch.

Thank you for your time and consideration. We look forward to working with the City of Eagle on the execution and deliverance of this high-quality project. Please feel free to contact us if you have any questions or require additional information.



LAND USE DATA						
OQUIRRH MOUNTAIN						
PLANNING AREA	LAND USE	AREA (ac)	DENSITY (DU/AC)	D.U.	RES. TIER	% OF AREA
PA 2 (EXISTING)	SFD	± 14.10 ac.	3.83	54	II	12%
SUBTOTAL EXISTING RESIDENTIAL		± 14.10 ac.		54		12%
PA 3	SFD	± 7.48 ac.	5.61	42	II	6%
PA 4	SFD	± 4.42 ac.	5.20	23	II	4%
PA 5	SFD	± 6.04 ac.	5.46	33	II	5%
PA 6	SFD	± 4.10 ac.	3.66	15	II	3%
PA 7	SFD	± 3.63 ac.	4.13	15	II	3%
PA 8	SFD	± 3.56 ac.	5.06	18	II	3%
PA 9	SFD	± 11.64 ac.	5.15	60	II	10%
SUBTOTAL PROPOSED RESIDENTIAL		± 40.87 ac.		206		34%
PA 1 (EXISTING)	CHURCH	± 3.30 ac.				3%
SUBTOTAL INSTITUTIONAL		± 3.30 ac.				3%
OS 1	PARK	± 2.58 ac.				2.1%
OS 2	IMPROVED O.S.	± 0.72 ac.				0.6%
OS 3	IMPROVED O.S.	± 1.44 ac.				1.2%
OS 4	IMPROVED O.S.	± 0.68 ac.				0.6%
OS 5	IMPROVED O.S.	± 0.16 ac.				0.1%
OS 6	IMPROVED O.S.	± 0.39 ac.				0.3%
FUTURE CITY PARK AREA		± 0.89 ac.				0.7%
NATIVE OPEN SPACE		± 55.27 ac.				45.9%
SUBTOTAL OPEN SPACE		± 62.13 ac.				52%
OQUIRRH MOUNTAIN TOTAL		± 120.40 ac.	2.16	260		100%
*330 FT. BUFFER AREA(APPROX. 19.02AC.) WITHIN NATIVE OPEN SPACE AREA COUNTING TOWARDS IMPROVED OPEN SPACE CALCULATION PER CITY CODE CH. 17.49.070						

LEGEND

SINGLE-FAMILY RESIDENTIAL*

NATIVE O.S.

IMPROVED O.S.

*A MIX OF (40'/45'/50'x100' MIN.) SINGLE-FAMILY DETACHED PRODUCT (MIN. 4,000 S.F. LOTS, AVG. 5,442 S.F.)

Oquirrh Mountain Ranch Master Development Plan Amendment

Introduction

Oquirrh Mountain Ranch is an approved master development plan that consists of approximately 120.4 acres of land on the west side of Pony Express Parkway, north of Overland Village 2, and south of Lone Tree. The project has received approvals for a master development plan and agreement, with the latest amended and restated agreement dating back to June 2016.

The project was zoned residential with a mix of housing types and lot sizes as well as a church property site. The overall density of the project was approved to not exceed the lesser of an average of 5.3 residential units per buildable residential acre or a total of 346 residential units.

Since these approvals, Phase A of Oquirrh Mountain Ranch has been completed on about 18 acres of the overall 120 acres which included the church property and 54 single-family lots, leaving 292 units available under the previous approvals.

Proposal

Based on the recent purchase of Oquirrh Mountain Ranch Phase B by LGI Homes, a top ten national homebuilder, this proposed master development plan amendment looks to incorporate a proposal to change the proposed housing type, for 206 units, to all single-family detached housing on an average lot size of almost 6,067 square feet. With this amendment, including the built Phase A, the overall Oquirrh Mountain Ranch development looks to utilize 260 lots from the previously approved 346 unit maximum, resulting in a 33% reduction in units and a 15% increase in the projects dedicated open space.

With an overall gross density of 2.02 dwelling units per acre, Oquirrh Mountain Ranch will fit more in line with the existing Eagle Mountain General Plan Future Land Use Map designation of Neighborhood Residential One, which promotes a mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, including improved neighborhood open space. Although, with over half of the site being dedicated as open space, modified Tier II Neighborhood Residential development standards will be used to sensitively manage the sensitive development areas based on the sites steep terrain, multiple ridgelines and historic petroglyphs located throughout the site. Based on a slope analysis, this includes making sure development will not be built within slopes of 25% or greater.

Open Space

The previous master development plan was required to include 5.5 acres of improved open space areas based on a percentage of the proposed land area. Now, with the calculation based on units, the overall community (260 lots) is required to provide 5.97 acres of improved area. Currently, the revised plan

exceeds this amount and provides 23.84 acres of improved open space, including a 330' wildlife corridor (counted as improved open space per City Code Ch.17.49.070) and rugged hiking trails located within the sites native open space. This native open space will also provide for spectacular views, wildlife corridors, and opportunities for hiking and experiencing the great outdoors. While these features are considered the site's true amenity and the heart of the community, additional improved amenities will be offered as well. These areas will be consistent with the City's improved open space and Parks & Open Space worksheet criteria, with a host of amenities to meet the necessary point requirements.

Similar to the previous approvals, located throughout the overall proposed 62.39 acres of on-site open space, six parks are being provided as accessories to the site's unique natural environment. These areas will provide more formal play areas for residents to gather, relax or enjoy their pets. Additionally, trail connections will be incorporated to allow pedestrian connectivity throughout the development and to the main street and regional trail, providing an opportunity for residents to stay active and have opportunities for social interaction. The area with the high petroglyph concentration, which was protected as part of Phase A, has been opened up to include a 2.5-acre park, acting as the sites centralized active amenity while providing a unique opportunity to preserve these historic elements for all to enjoy.

Lot Sizes and Compatibility Statement

Oquirrh Mountain Ranch was previously approved to include mix of housing types and lot sizes to be constructed to meet the City's Tier II, Tier III, and Tier IV requirements. This proposed amendment looks to modify the proposed housing types to provide a mix of three different single-family detached lots sizes within an area of the City that has a high potential for growth. Located within the Central Economic Node, Oquirrh Mountain Ranch looks to help connect a bifurcated area with an underserved lot mix and alternative price point to the existing development trends. The existing surrounding development offers the following range of lot sizes, which set the table for this proposed amendment.

- Oquirrh Mountain Ranch Phase A – 55's, 60's and 70's
- Lone Tree – 50's, 60's, 62.5' and 70's
- Sunset Ridge – 66', 70', 75' and 80'
- Hidden Hollow – 20', 25', 50', 67', 72.5' and 90'
- Overland – 55', 56', 65', 70' 75' and 80'

Oquirrh Mountain Ranch Phase B will have lot sizes, proposed at 45's, 50's, and 55's in width with a minimum of 100' in depth, that will provide complementary land uses, to the surrounding development, while adding to a diverse mix of housing with prime access to the City of Eagle Town Center. To accommodate these lot sizes, consistent with the previously approved higher density plan, proposed

amended development standards will be proposed through the entitlement process.

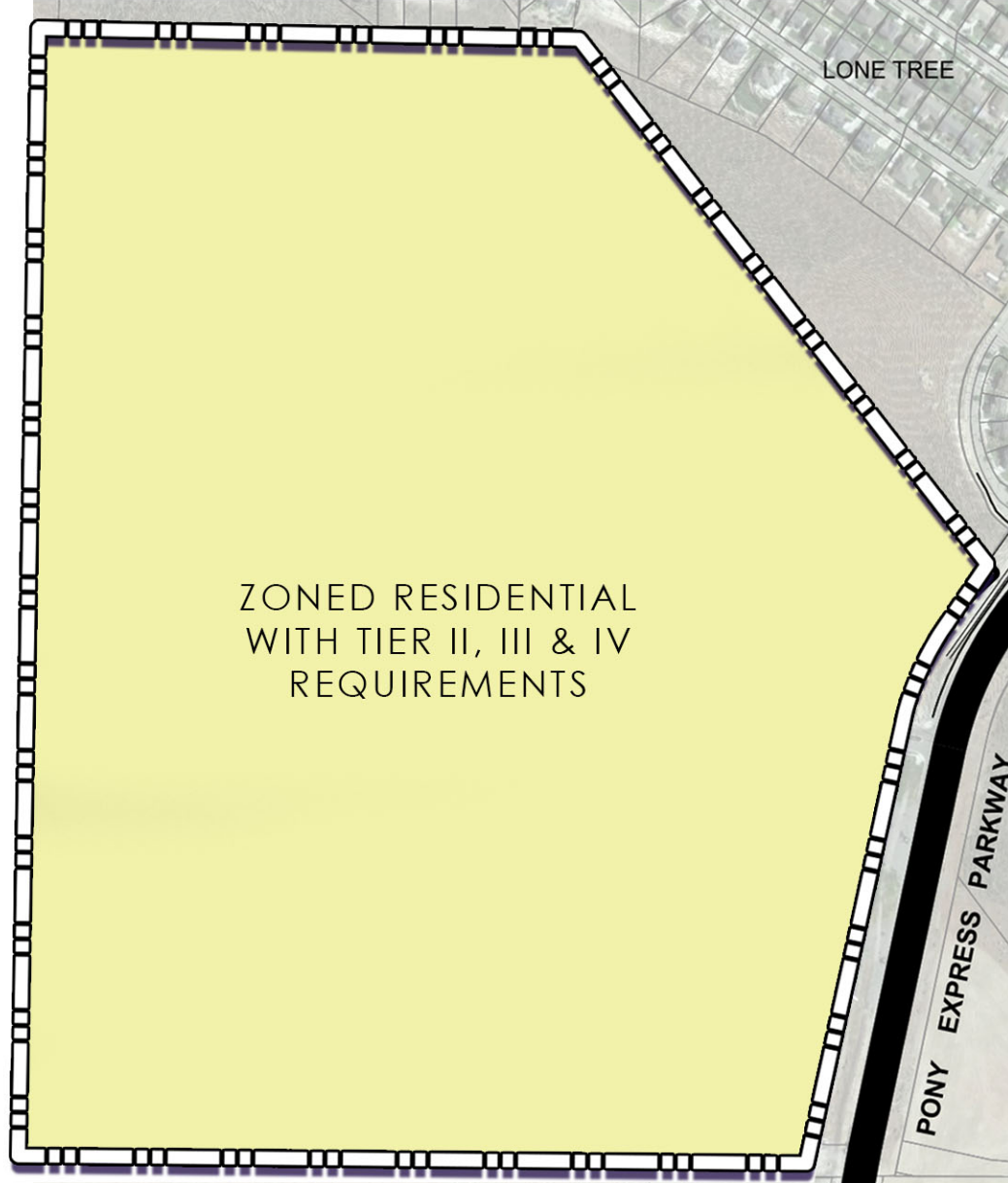
As proposed within this Master Development Plan amendment, Phase B not only offers an appropriate lot mix, but also provides a more sensitive approach to compatibility than the previously approved plans. Like those previous approvals, this plan keeps the extensive buffers to the east and north with no impact to the adjacent Lone tree and Sunset Ridge subdivisions. Internal, Phase A was originally surrounded by single-family attached/triplex product. Now, a more appropriate transition will be applied to continue the single-family detached land use, with an alternative product, as development heads into the site. To the south, previously approved as a mix of multi-family, single-family detached cluster and single-family detached, this new proposal looks to only offer a single-family detached land use. Additionally, per the approved Master Development Agreement, Oquirrh Mountain Ranch agreed to a 20-foot building setback along the project's southern boundary, including a ten foot landscaped corridor to be planned cooperatively with the neighboring property owner, which would provide both the other 10-foot landscaped portion of the corridor. Also, this proposed plan amendment anticipates an increased open space buffer along the edge of this southern boundary, adjacent to the Overland community, up to 30' in width. Lastly, adjacent to the vacant property to the west, the previous approvals anticipated the entire western project frontage to be developed with a mix of single-family detached housing and multi-family development. This current proposal, looks at a more sensitive approach, pulling development out of the northwest corner to preserve the adjacent hillside. Additionally, the western border will be developed with only the single-family detached land use, to ensure future compatibility.

Conclusion

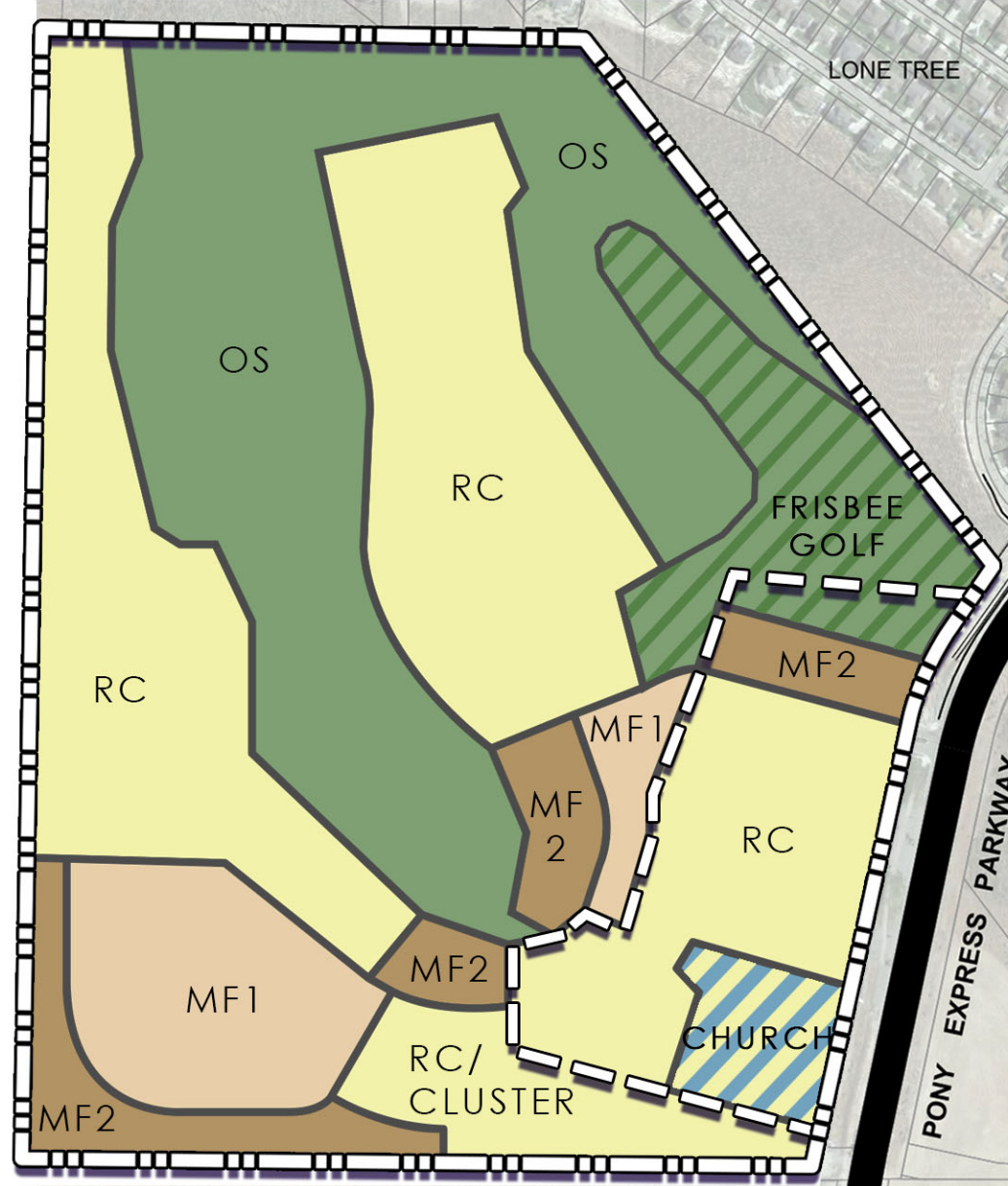
The continuation of the Oquirrh Mountain Ranch development will produce an attractive & well-designed community to the area. The development will provide a blend of appealing single-family homes and substantial open space areas, capturing the amazing views and the prime site access. The proposed Master Development Plan amendment aligns with the City's goals and planned growth. The site's open spaces and amenities work together to create an active and interconnected community. Our design team has carefully considered the development of this plan and believe with these positive characteristics, approval of this development is in the best interests of the City. Accordingly, the developer and design team respectfully request your approval of the Master Development Plan amendment for Oquirrh Mountain Ranch.

Thank you for your time and consideration. We look forward to working with the City of Eagle on the execution and deliverance of this high-quality project. Please feel free to contact us if you have any questions or require additional information.

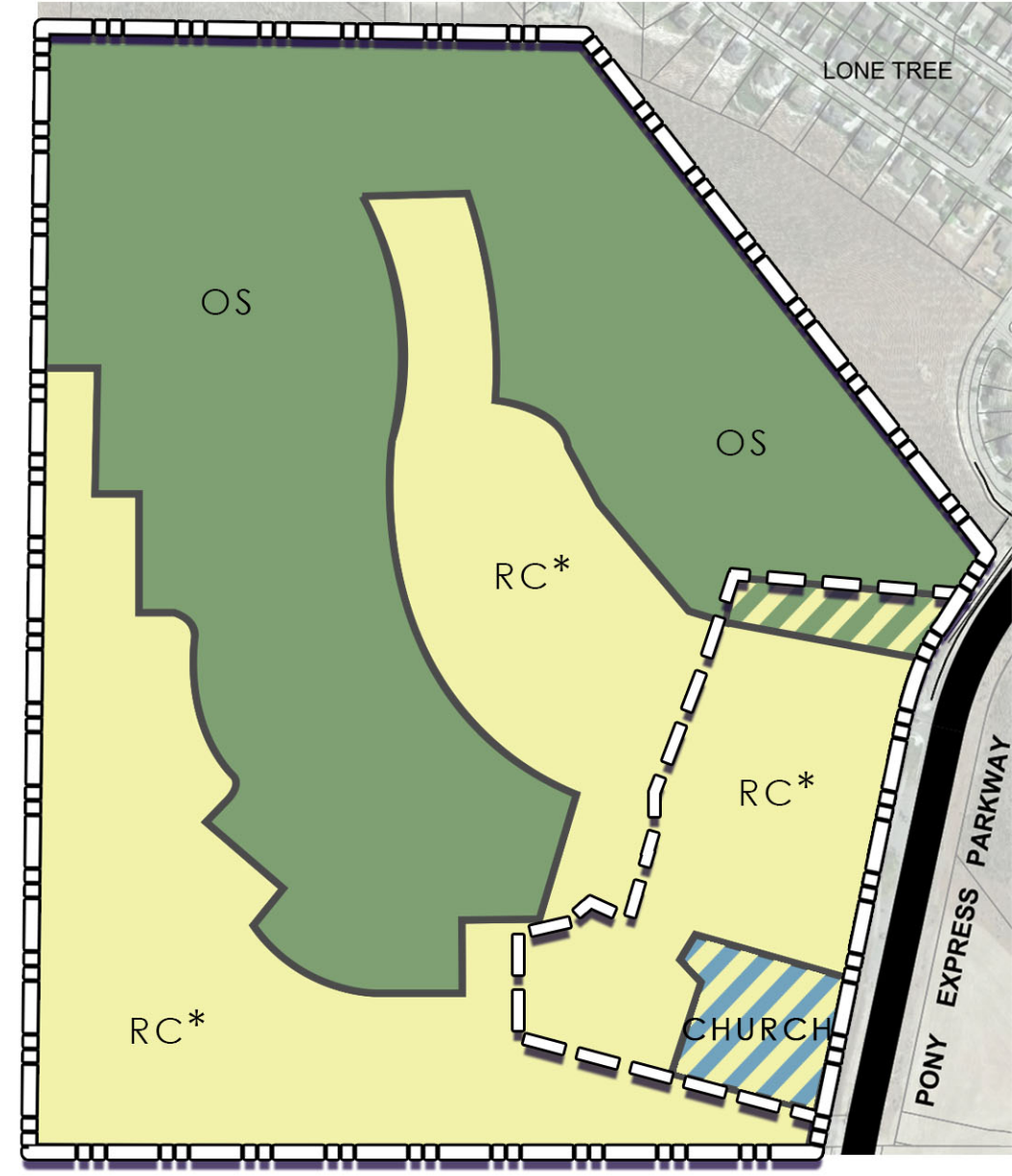
APPROVED MDA (5.3 DU/AC)



APPROVED PLAN (5.3 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



PROPOSED PLAN (2.35 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



LEGEND



* WITH AMENDED DEV. STANDARDS
(MIN. LOT SIZE: 4,500 S.F., AVG. 5,442 S.F.)
MINIMUM LOT FRONTAGE: 45'
SETBACKS: FRONT: 15', SIDE: 5',
FRONT GARAGE: 22', REAR: 15')



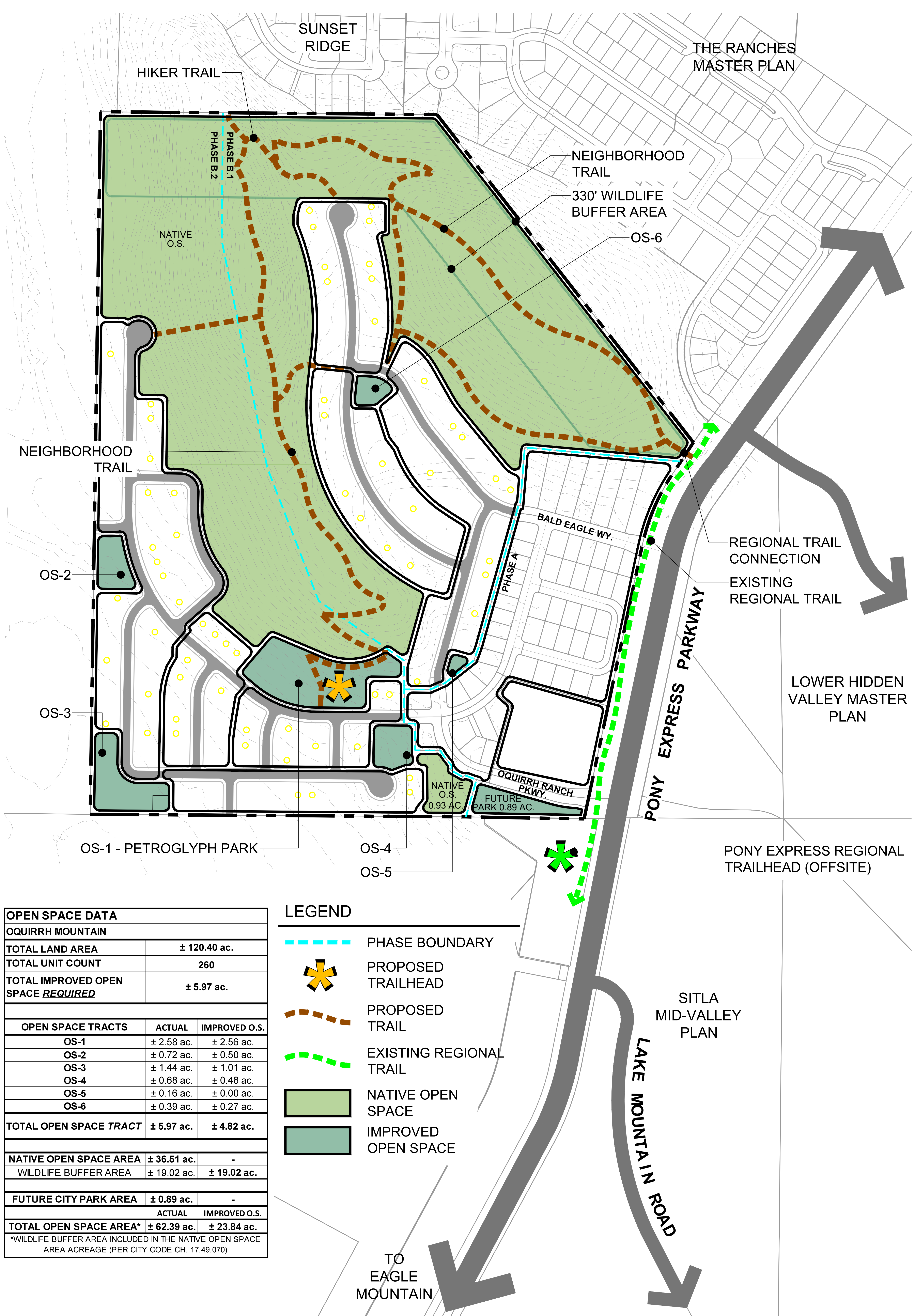
OQUIRRH MOUNTAIN
EAGLE MOUNTAIN, UT

ZONING COMPARISON EXHIBIT

09.07.2021 | SCALE: NTS



Kimley»Horn



OPEN SPACE DATA		
OQUIRRH MOUNTAIN		
TOTAL LAND AREA	± 120.40 ac.	
TOTAL UNIT COUNT	260	
TOTAL IMPROVED OPEN SPACE <u>REQUIRED</u>	± 5.97 ac.	
OPEN SPACE TRACTS	ACTUAL	IMPROVED O.S.
OS-1	± 2.58 ac.	± 2.56 ac.
OS-2	± 0.72 ac.	± 0.50 ac.
OS-3	± 1.44 ac.	± 1.01 ac.
OS-4	± 0.68 ac.	± 0.48 ac.
OS-5	± 0.16 ac.	± 0.00 ac.
OS-6	± 0.39 ac.	± 0.27 ac.
TOTAL OPEN SPACE TRACT	± 5.97 ac.	± 4.82 ac.
NATIVE OPEN SPACE AREA	± 36.51 ac.	-
WILDLIFE BUFFER AREA	± 19.02 ac.	± 19.02 ac.
FUTURE CITY PARK AREA	± 0.89 ac.	-
	ACTUAL	IMPROVED O.S.
TOTAL OPEN SPACE AREA*	± 62.39 ac.	± 23.84 ac.
*WILDLIFE BUFFER AREA INCLUDED IN THE NATIVE OPEN SPACE AREA ACREAGE (PER CITY CODE CH. 17.49.070)		

- LEGEND
- PHASE BOUNDARY

PROPOSED TRAILHEAD

PROPOSED TRAIL

EXISTING REGIONAL TRAIL

NATIVE OPEN SPACE

IMPROVED OPEN SPACE
- OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH
- CONCEPTUAL OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN AMENDMENT
- N

SCALE: APPROX.
0' 75' 150' 300'

DRAWN BY: BR

DATE: 08/05/21

Kimley»Horn

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space

Residential Lots/Units 206 + 54 = 260		Required Open Space (Square Feet) 260,000		Required Open Space (Acres) 5.97 Acres
	X 1, 000 =		/ 43,560 =	

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00	Required Open Space (Acres) 5.97	Required Amenity Points 597
	X \$3.75***			X 100

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	15	30
Bicycle Rack (4+ bikes)	2	6	12
Trees (5) (a majority must be shade trees)	2	43	86
Shade Structure	4		0
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6	10	12
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 SF)	4	400	16
Playground Equipment* Per \$1,000	2		0
Splash Pad* Per \$1,000	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		0
Other: Petroglyph viewing area	Varies	3	930
Other: Incline	Varies	114	67
Other: Hiking Trail	Varies	1	122
Other: Wildlife Corridor	Varies	1	945
Total			2,220

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.



September 2021

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84005

**RE: Economic Analysis – 206 Lots
Oquirrh Mountain Ranch
Eagle Mountain, Utah**

Oquirrh Mountain Ranch is a project that consists of approximately 102 acres of land on the west side of Pony Express Parkway, north of Overland Village 2, and south of Lone Tree Pkwy. The project was granted an approved master development plan and agreement, with the latest amended and restated agreement dating back to June 2016.

The project was zoned residential with a mix of housing types and lot sizes. The property also features a ridgeline and historic petroglyphs throughout.

The entire project (Existing Phase A and proposed Phase B) will include a residential unit count of 260 units and required improved open space (not less than 5.5 acres fully improved; 14.2 acres partially improved (with trails, petroglyph park, frisbee golf, and improved areas); and 32.4 acres improved with trails).

Oquirrh Mountain Ranch is not requesting the use of an Assessment Area or any other financial cooperation from Eagle Mountain City. All acquisition and development costs will be funded through private equity partners, bank loans or other traditional methods using the property as collateral, and will not unduly burden the city, adjoining landowners or other property owners in the city.

The following is a summary of required access and utilities and intended way of procurement and fee schedule.

ACCESS

Roads 1-10 are all planned 51' ROW. Road 9 extends North from the existing Bald Eagle Way and connects to Road 10. Road 8 intersects Road 9 and extends West to meet the existing Oquirrh Ranch Parkway. Road 6 and 7 extend from Oquirrh Ranch Parkway to the West, with Road 7 eventually intersecting Road 6 and Road 6 eventually intersecting with Roads 1 and 5. Road 1 extends all the way to the North end of the project and is intersected by the remaining Roads 2, 3, and 4.

All costs associated with Access will be funded through private equity partners, bank loans or other traditional methods.

OFF-SITE UTILITIES

Gas, Underground Power, Water, Sewer, and Storm Drain are accessible from the existing Bald Eagle Way to provide utility access for Phase 1 of the development. Gas, Underground Power, and

Water are all accessible from the existing E Oquirrh Ranch Parkway to provide utility access for Phase 2 of the development. Due to grading constraints, we are currently working on coordination with Ivory Homes (the property owners to the South) to allow our development to construct both Sewer and Storm lines through their site and ultimately tie-in to Pony Express Parkway further South. If this gravity system is not feasible or otherwise not available for construction, a lift station will be designed in the southwest corner of the site to route water through a force main to the existing sanitary line in E Oquirrh Ranch Parkway.

All Off-Site Utilities will be funded through private equity partners, bank loans or other traditional methods.

ON-SITE UTILITIES

Utilities will be designed and approved through master preliminary plan and detailed through phasing as development progresses into final plats. Kimley Horn will provide an accurate Opinion of Probable Cost prior to beginning any construction.

All On-Site Utilities will be funded through private equity partners, bank loans or other traditional methods.

WATER RIGHTS

Water rights will be purchased through the city using the city's cash-in-lieu process rather than dedicating raw water.

All Water Rights will be funded through private equity partners, bank loans or other traditional methods.

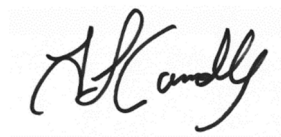
OPEN SPACE AND PARKS

Per Eagle Mountain city development standards, approximately 52.98 acres of improved open space is required for development. Amenities such as bike racks, picnic tables, shade trees, frisbee golf structures, and/or the like will be installed in the dedicated open spaces.

All Parks and Open Space improvements will be funded through private equity partners, bank loans or other traditional methods.

We appreciate the opportunity to provide these services to you. Please contact us if you have any questions.

KIMLEY-HORN AND ASSOCIATES, INC.



By: Tamara Connolly, PE
Project Manager

PRELIMINARY PLAT
FOR
OQUIRRH MOUNTAIN RANCH
SUBDIVISION

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 25, TOWNSHIP
5S, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN
TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

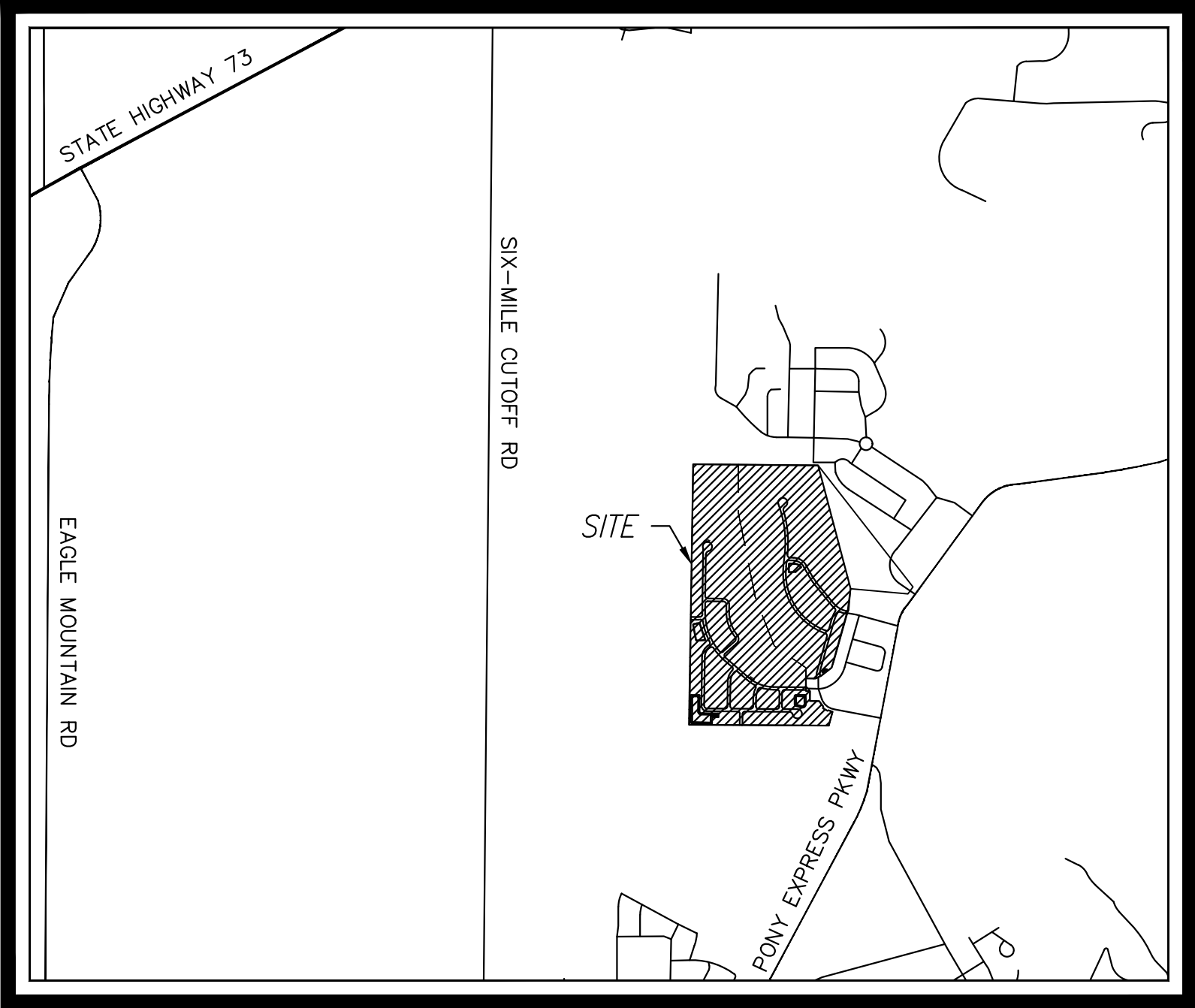
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

OWNER/DEVELOPER
LGI HOMES
3401 QUEBEC ST, SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACE HERRINGTON

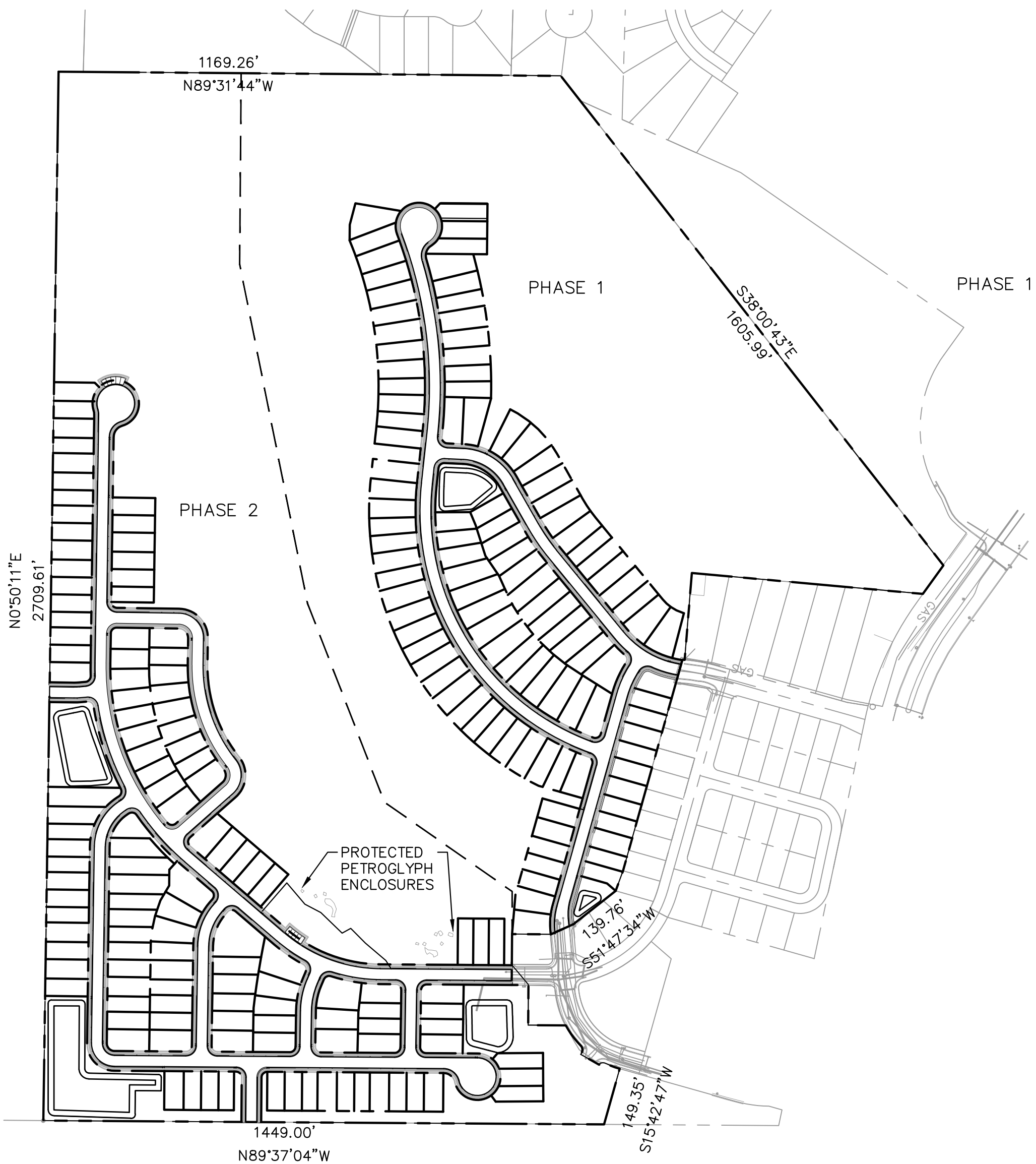
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR
FOCUS ENGINEERING
6949 S, HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
PHONE: (801) 352-0075
CONTACT: SPENCER LLEWELYN, PLS



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- | | |
|---------------|--------------------------|
| --- | PROPOSED CL |
| -.-.-.-.-<-<- | PROPOSED SWALE |
| -.-.-.-.- | PROPOSED SECTION LINE |
| --- | PROPERTY LINE/TRACT LINE |
| --- | ROAD RIGHT OF WAY |
| --- | LOT LINE |
| --- | EASEMENT |

INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF AN EAGLE MOUNTAIN CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

EAGLE MOUNTAIN CITY APPROVAL

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF XXXX ENGINEER

DATE



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
COVER

EAGLE MOUNTAIN, UTAH

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): N/A SCALE (V): N/A		SHEET NO. 1
DATE: JULY 2021		
PROJECT NO. 196011002		
DWG. NAME CV. PRELIMINARY PLAT.dwg		

21 sheets

K:\DEN_Civil\196011002-Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plat\CV_PRELIMINARY_PLAT.dwg Aug 05, 2021 TreyFarrell
XREFS: K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg K:\DEN_Civil\196011002-IB-PH\196011002-IB-PH.dwg
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

CASE NO.: TBD

LOT AREA TABLE	
LOT NO.	AREA (SF)
1	5535
2	5386
3	4500
4	4500
5	4500
6	5000
7	5000
8	5862
9	4839
10	5733
11	6389
12	5750
13	5750
14	5111
15	5750
16	6389
17	5750
18	5749
19	5110
20	5749

LOT NO.	AREA (SF)
21	5750
22	6389
23	5111
24	5750
25	5111
26	5111
27	5750
28	5750
29	6012
30	5415
31	4993
32	5617
33	4993
34	5617
35	5617
36	6241
37	5617
38	6241
39	5617
40	6241

LOT NO.	AREA (SF)
41	5553
42	7462
43	5692
44	5355
45	5762
46	7039
47	5606
48	4983
49	6230
50	5606
51	5606
52	4983
53	4983
54	6068
55	6871
56	5990
57	7499
58	5883
59	6000
60	5400

LOT NO.	AREA (SF)
61	6524
62	6306
63	4800
64	5400
65	6000
66	6000
67	5400
68	7298
69	7181
70	7063
71	6491
72	7344
73	6609
74	5875
75	5875
76	7344
77	7344
78	6645
79	6560
80	6680

LOT NO.	AREA (SF)
81	5466
82	4507
83	4667
84	4564
85	4365
86	5460
87	5142
88	5997
89	6829
90	6433
91	6494
92	5672
93	6746
94	5726
95	7313
96	4771
97	4487
98	4500
99	5000
100	4500

NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
DB: A	PRIVATE HOA	DETENTION BASIN	0.39
DB: B	PRIVATE HOA	DETENTION BASIN	0.16
DB: C	PRIVATE HOA	DETENTION BASIN	0.72
DB: D	PRIVATE HOA	DETENTION BASIN	1.06
DB: E	PRIVATE HOA	DETENTION BASIN	0.34
PARCEL: A	CITY OF EAGLE MOUNTAIN	PARK SPACE	57.08
PARCEL: B	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.57
PARCEL: C	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	2.03
PARCEL: D	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.12
ROW: PHASE 1	CITY OF EAGLE MOUNTAIN	CITY RIGHT-OF-WAY	3.90
ROW: PHASE 2	CITY OF EAGLE MOUNTAIN	CITY RIGHT-OF-WAY	7.14

LOT NO.	AREA (SF)
101	5000
102	5000
103	4500
104	4500
105	5000
106	4000
107	4104
108	4800
109	4800
110	4800
111	5350
112	4400
113	4400
114	5280
115	4872
116	5017
117	5022
118	5127
119	4374
120	4412

LOT NO.	AREA (SF)
121	5349
122	6543
123	5674
124	8261
125	5000
126	4500
127	4500
128	5000
129	4000
130	4500
131	5000
132	4000
133	4500
134	4500
135	7948
136	5797
137	4883
138	4950
139	5487
140	5864

LOT NO.	AREA (SF)
141	5350
142	4885
143	5709
144	5444
145	12005
146	4000
147	4500
148	4500
149	5000
150	8646
151	6005
152	5984
153	5098
154	5500
155	4400
156	4950
157	4950
158	6037
159	6092
160	4950

LOT NO.	AREA (SF)
161	4400
162	5500
163	4950
164	4950
165	4463
166	5362
167	5307
168	7617
169	7151
170	6167
171	4950
172	5500
173	4950
174	5500
175	4400
176	4950
177	4950
178	4400
179	4956
180	4606

LOT NO.	AREA (SF)
181	6007
182	8747
183	5406
184	4725
185	4725
186	4200
187	4725
188	4725
189	4725
190	5250
191	4725
192	4725
193	4200
194	4725
195	5250
196	4200
197	5250
198	4624
199	5152
200	4950

PLAT CALCULATIONS		
	AREA (SF)	AREA (AC)
TOTAL ACREAGE	-	102.11
TOTAL ACREAGE IN LOTS	-	28.61
TOTAL OPEN SPACE	2683962	61.62
TOTAL IMPROVED OPEN SPACE		
AVERAGE LOT SIZE	5442	0.12
LARGEST LOT SIZE	12005	0.28
SMALLEST LOT SIZE	4000	0.09
OVERALL DENSITY	2.24	
TOTAL NO. OF LOTS	229	

LOT NO.	AREA (SF)
201	4950
202	5500
203	4950
204	4950
205	4400
206	4871
207	4500
208	4878
209	4315
210	5397
211	4856
212	4853
213	4314
214	6196
215	5867
216	5282
217	4757
218	5283
219	5248
220	4786

LOT NO.	AREA (SF)
221	4754
222	5283
223	5074
224	5452
225	6506
226	5492
227	4944
228	5495
229	4947



**OQUIRRH
MOUNTAIN**
TABLE MOUNTAIN



811

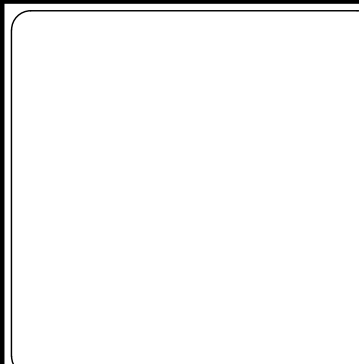
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**OQUIRRH MOUNTAIN RANCH
AREA TABLES**

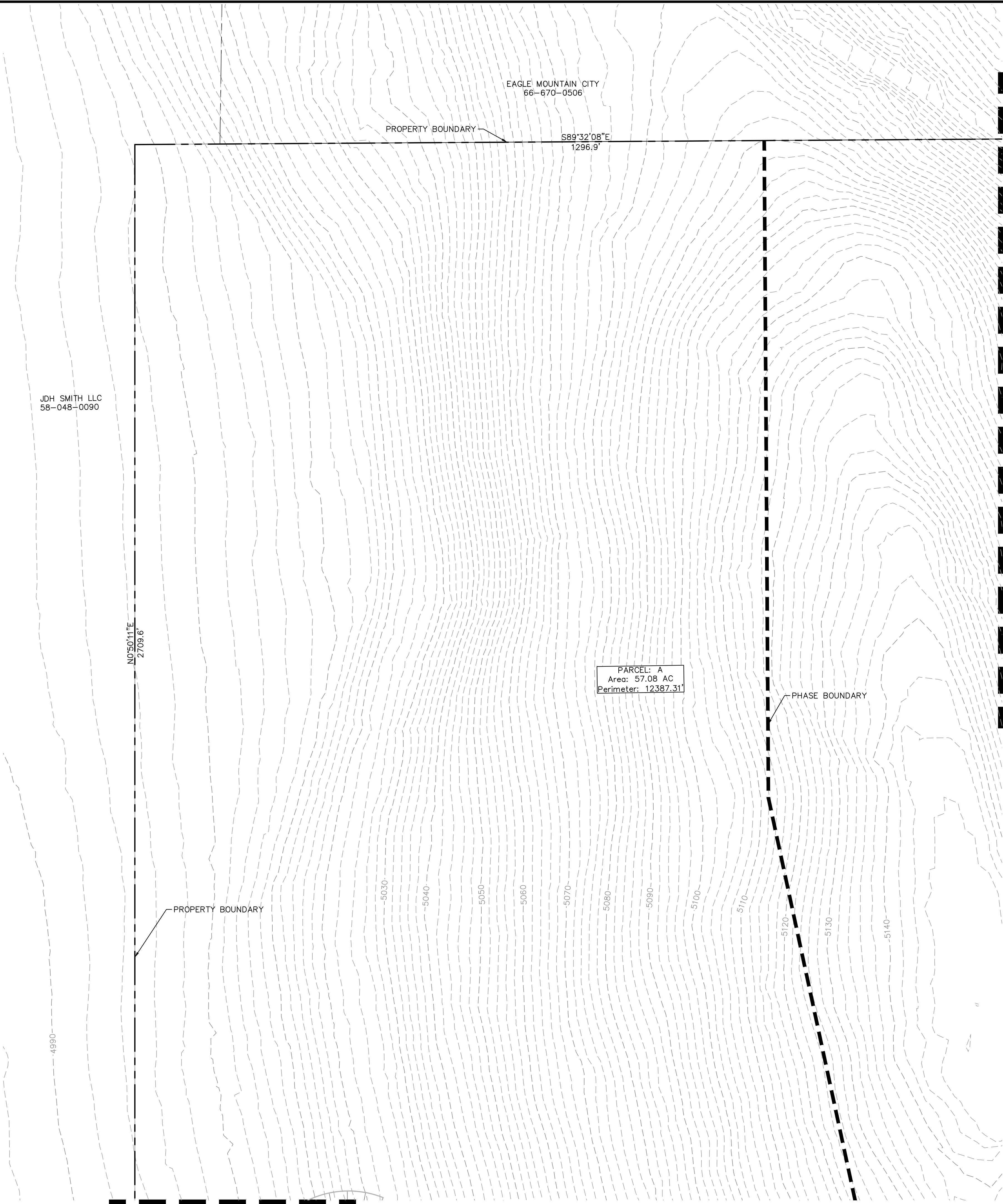
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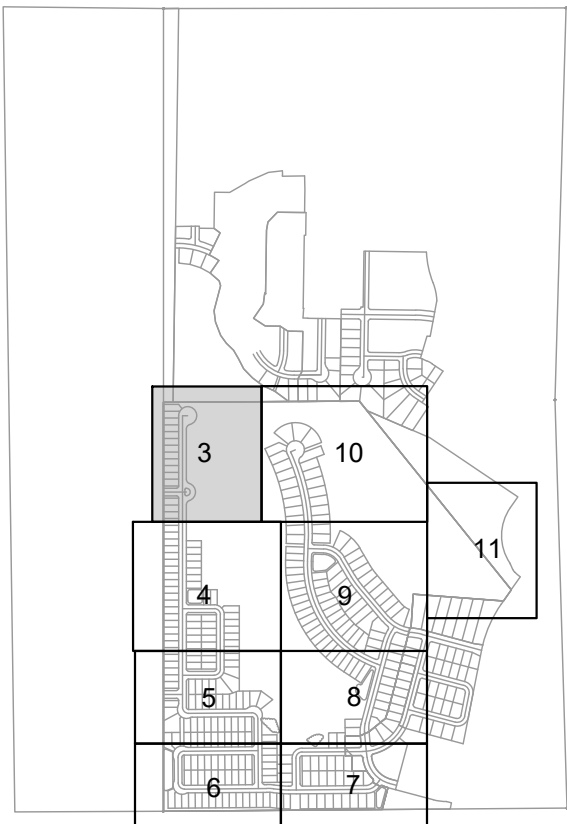
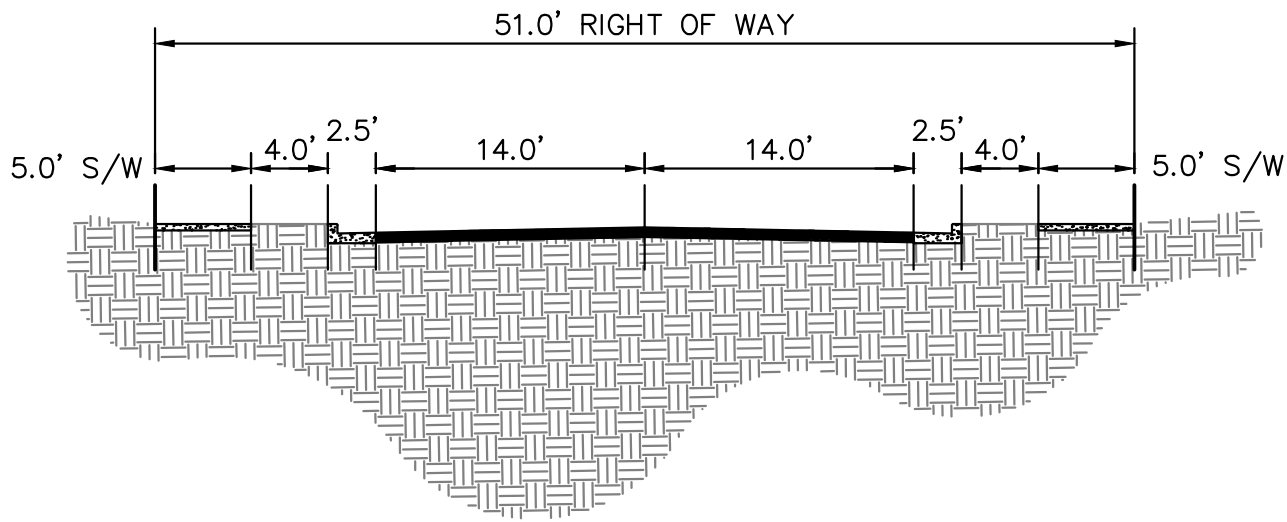
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	SCALE (H): N/A SCALE (V): N/A		
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	PROJECT NO. 196011002		
	DWG. NAME		
	CY PRELIMINARY PLAT.dwg		

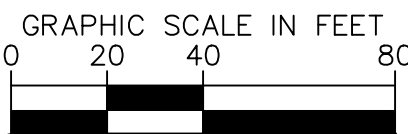
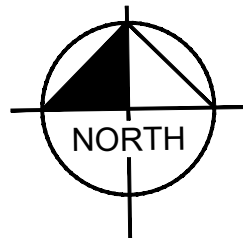
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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SCALE (H): 1" = 40'
SCALE (V): N/A

DATE:

JULY 2021

PROJECT NO.

196011002

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SHEET NO.

3

of 21 sheets

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 10 FOR CONTINUATION

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JDH SMITH LLC
58-048-0090

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PROPERTY BOUNDARY

N SLICK ROCK WAY

18+00(51' ROW)

SWITCHBACK WAY

8+00(51' ROW)

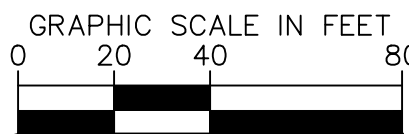
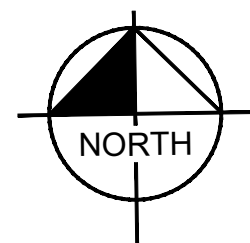
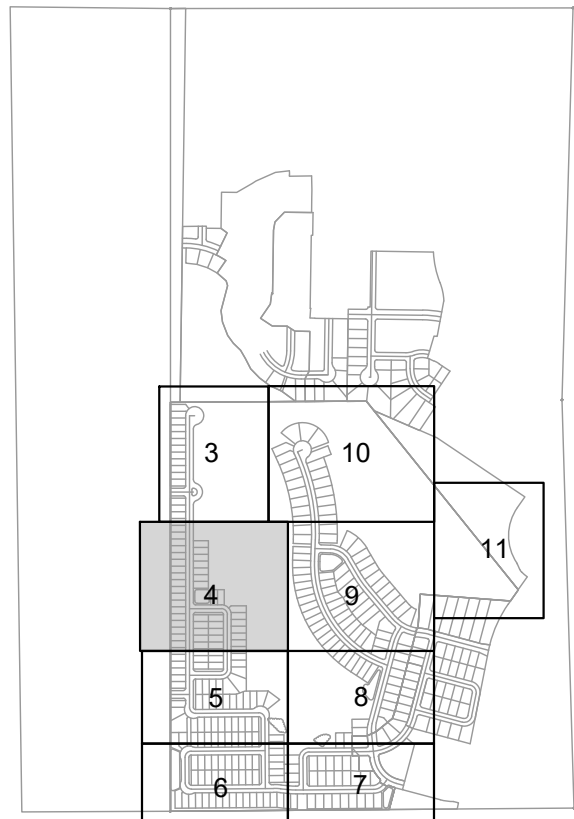
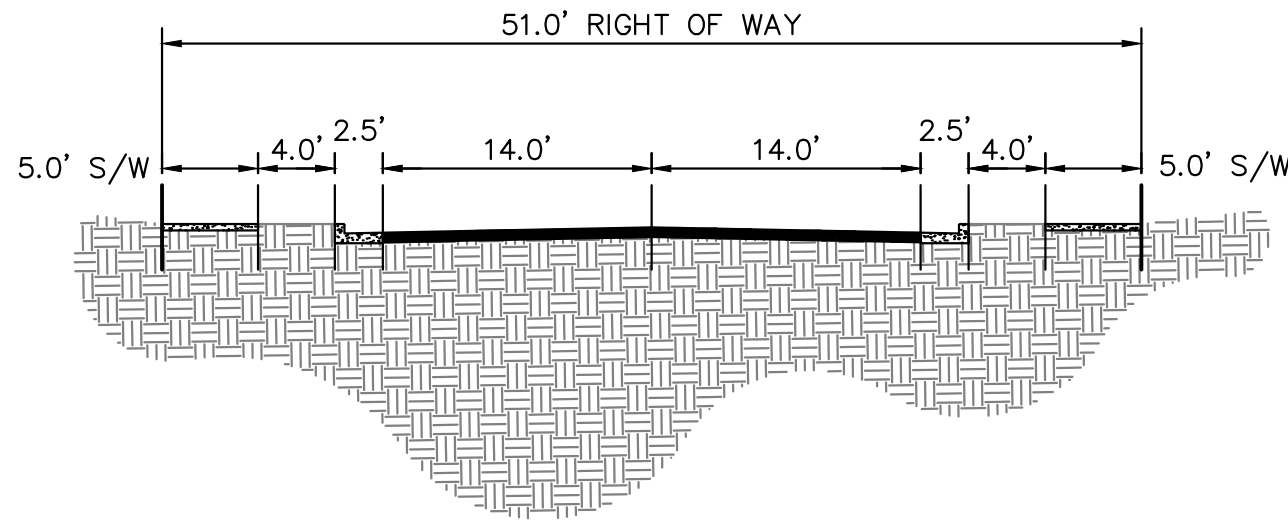
MATCHLINE SEE SHEET 5 FOR CONTINUATION

PARCEL: A
Area: 57.08 AC
Perimeter: 12387.31'

ROW: PHASE 2
Area: 7.14 AC
Perimeter: 11343.24'

PHASE BOUNDARY

LOCAL STREET CROSS-SECTION - 51' ROW



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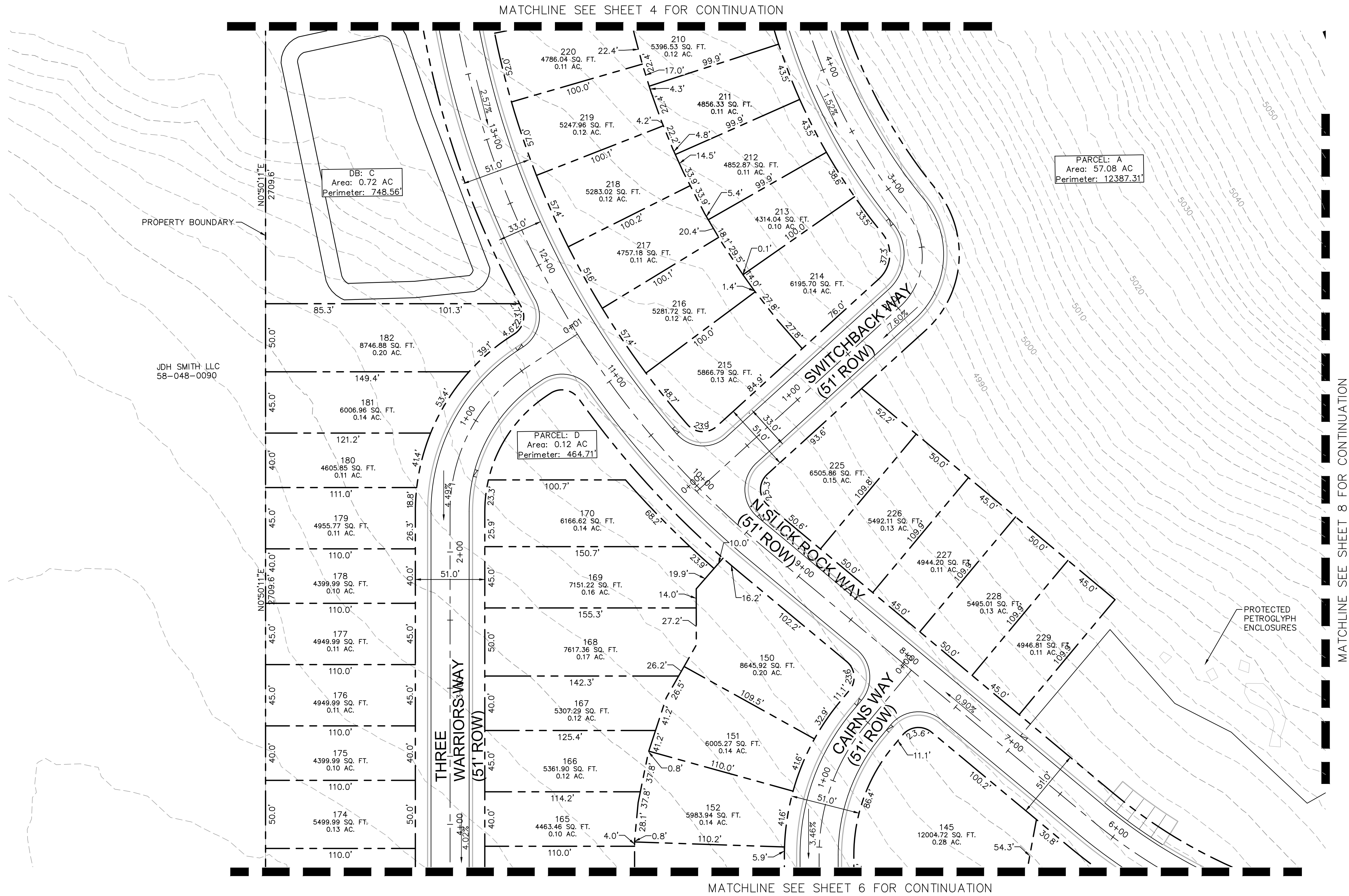
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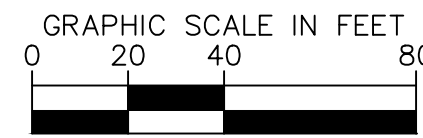
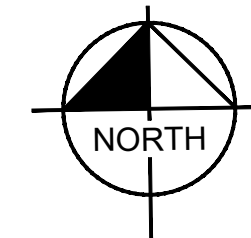
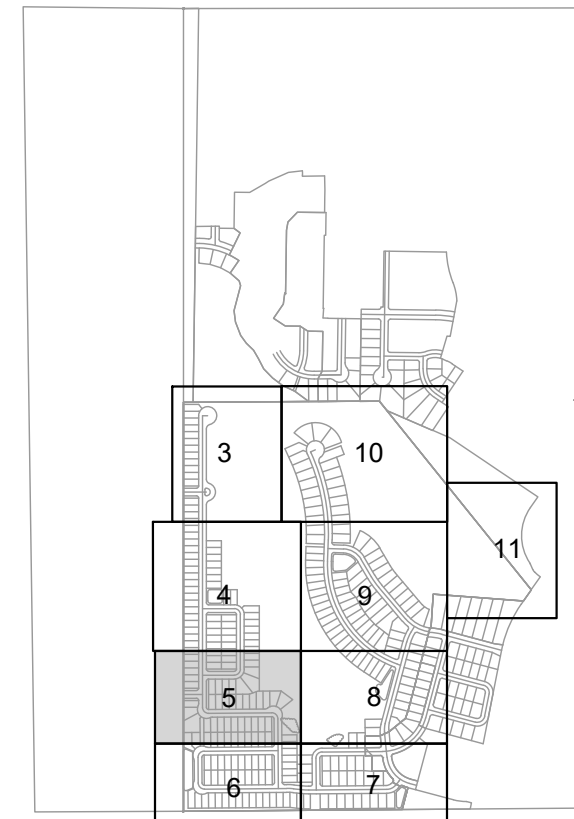
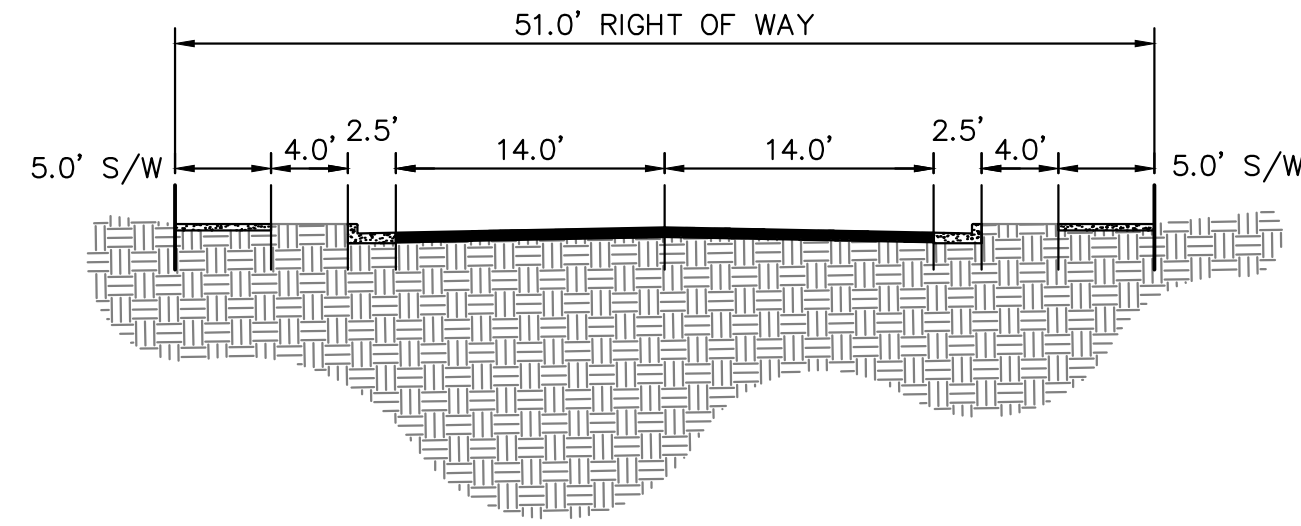
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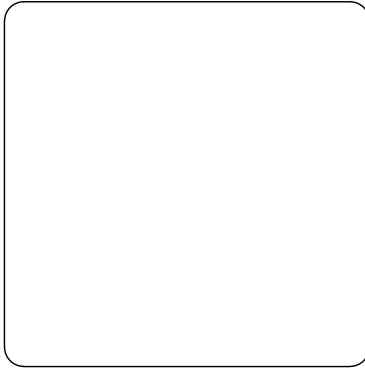
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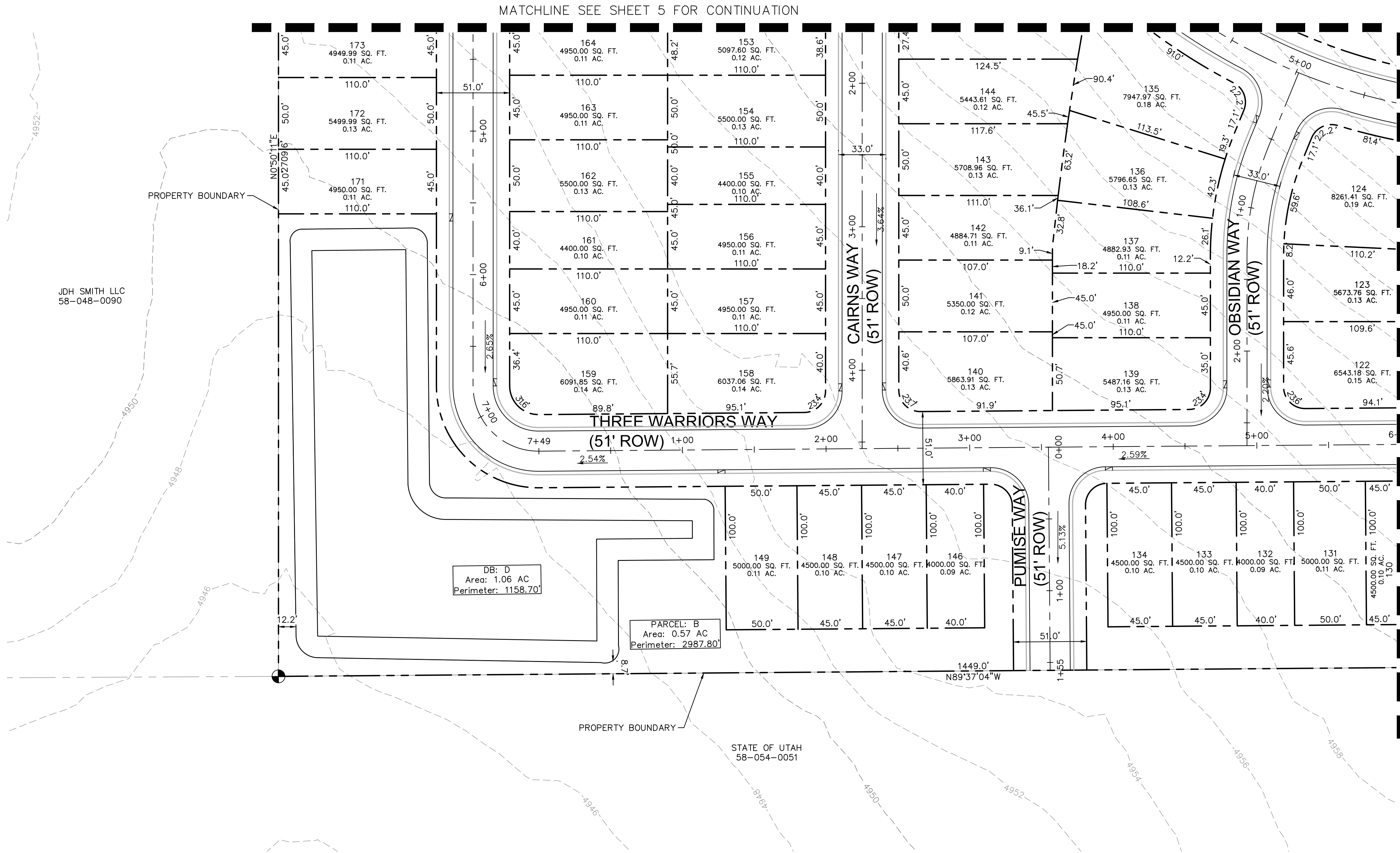


LOCAL STREET CROSS-SECTION - 51' ROW



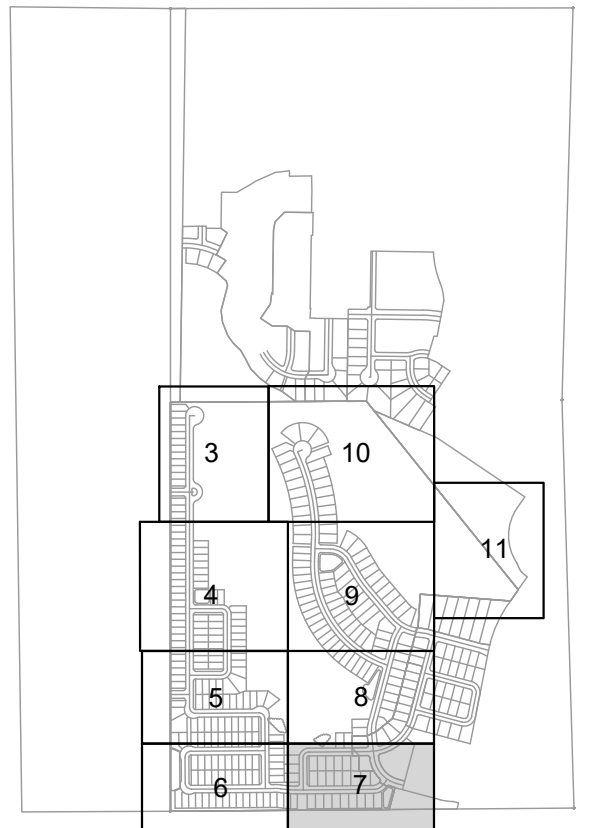
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EAGLE MOUNTAIN, UTAH			
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	DATE: JULY 2021		
	PROJECT NO. 196011002		
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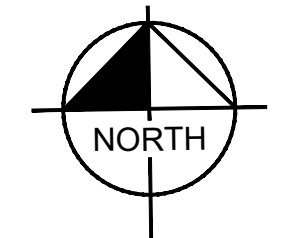


51.0' RIGHT OF WAY

5.0' S/W 4.0' 2.5' 14.0' 14.0' 2.5' 4.0' 5.0' S/W



KEY MAP
NTS



GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet. The segments are colored in a checkerboard pattern: white, black, white, and black from left to right.



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DATE: JULY 2021	SHEET NO.
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PROJECT NO. 196011002	7
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DWG. NAME	
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of 21 shts

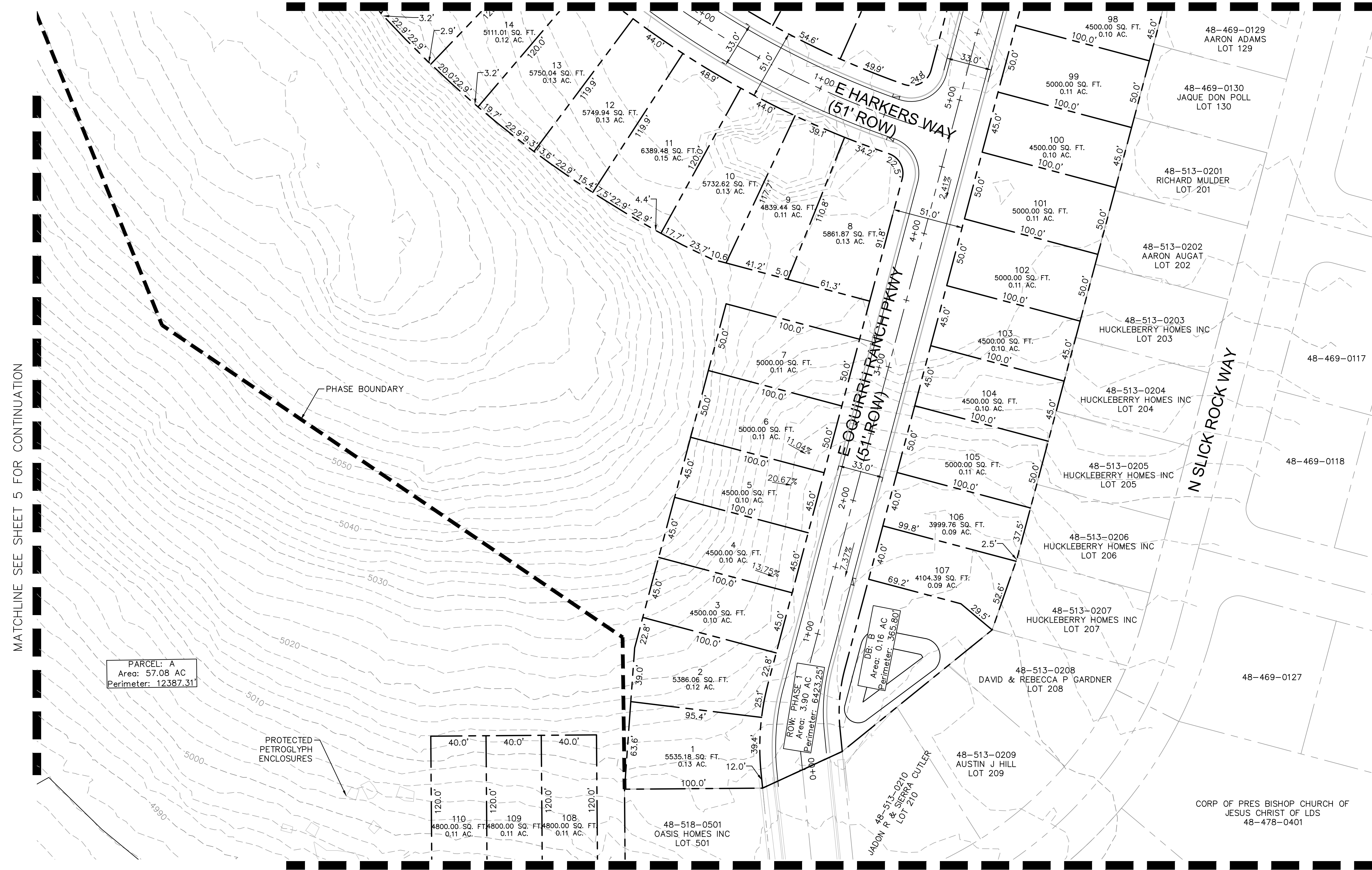
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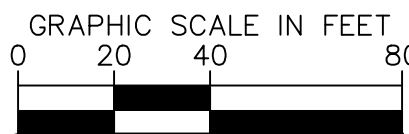
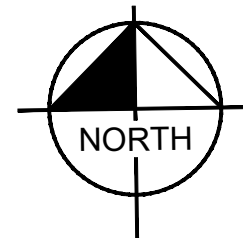
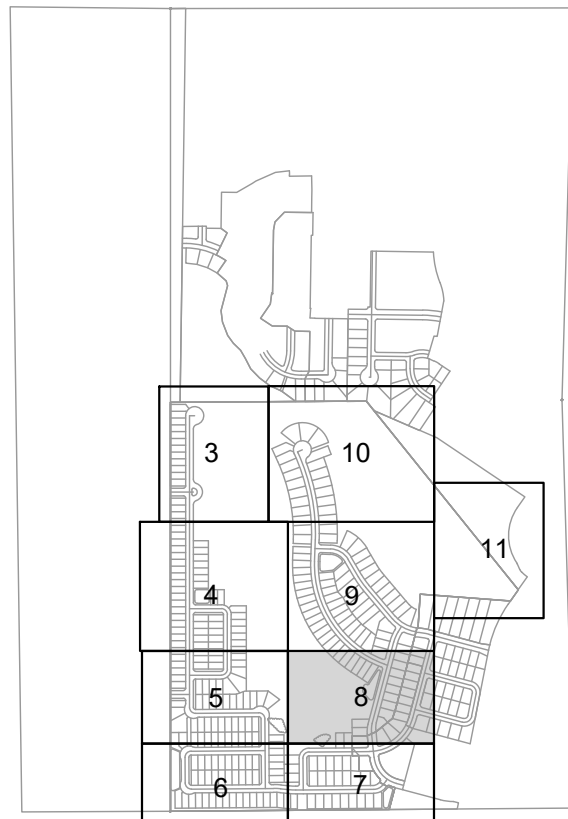
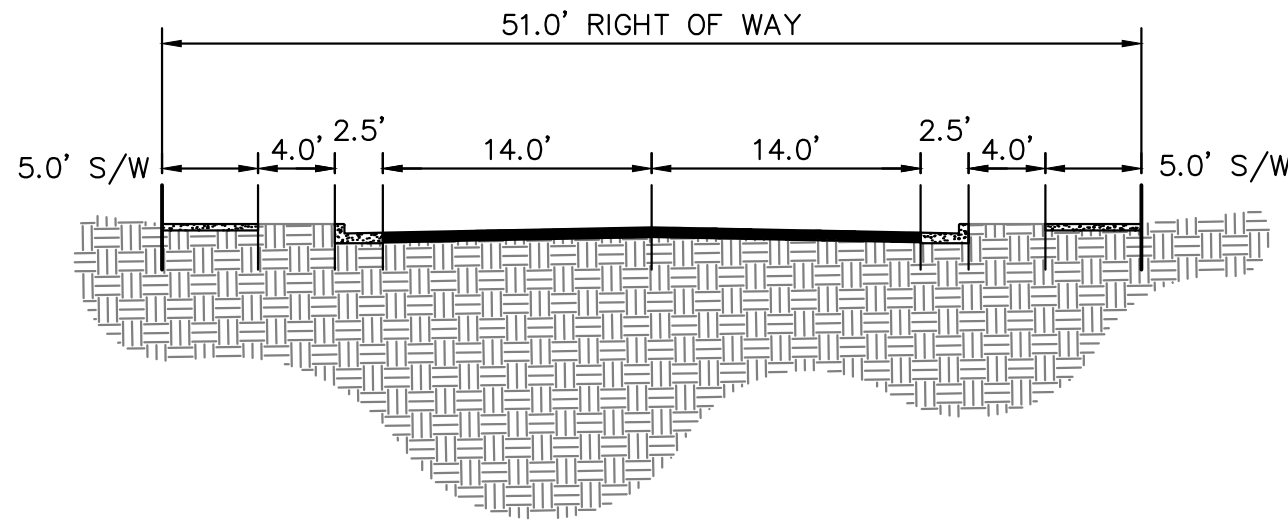
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MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 7 FOR CONTINUATION



LOCAL STREET CROSS-SECTION - 51' ROW



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KHTEAM	KHTEAM	TLC

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SCALE (V):	

DATE:	8
PROJECT NO.	

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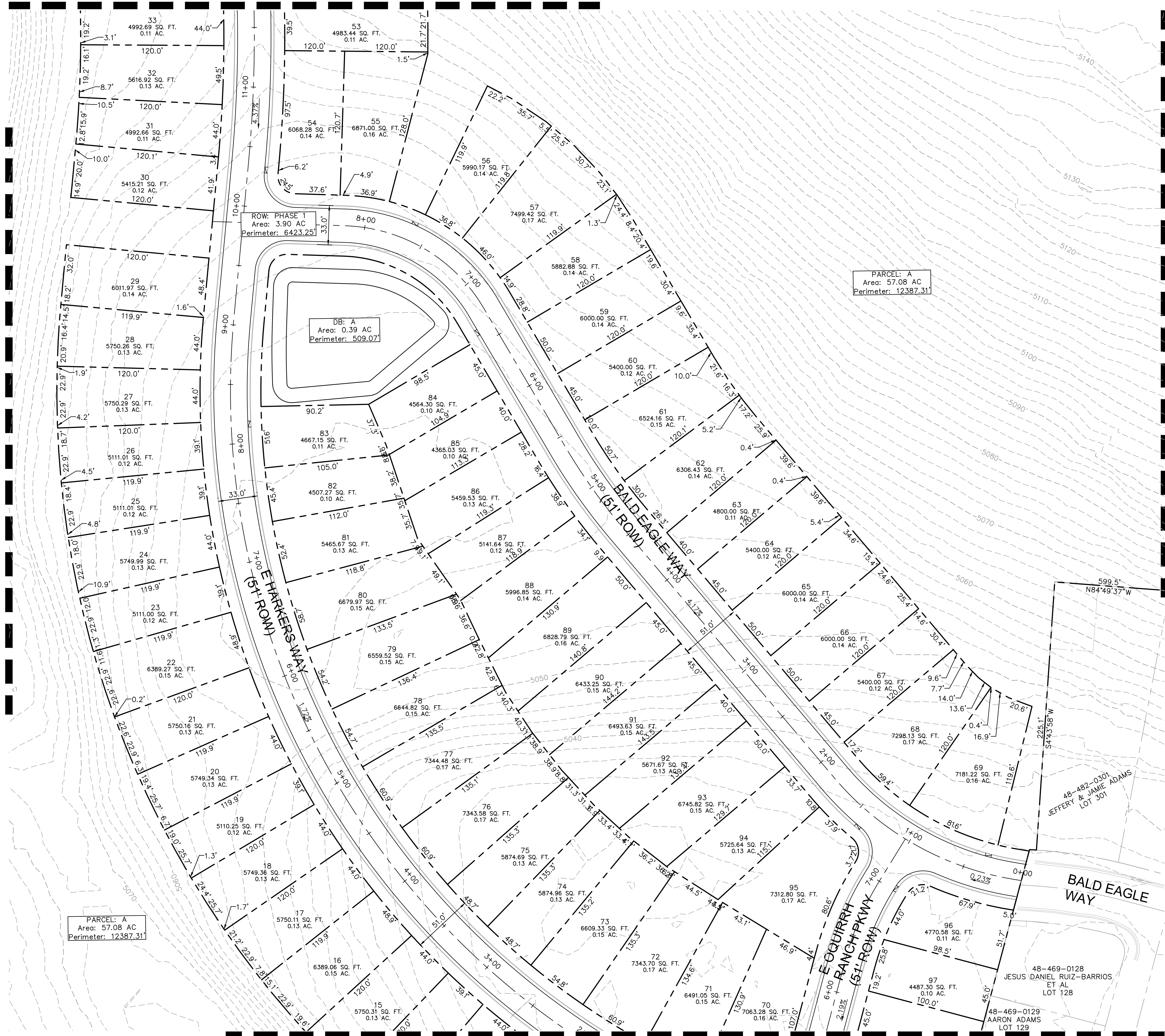
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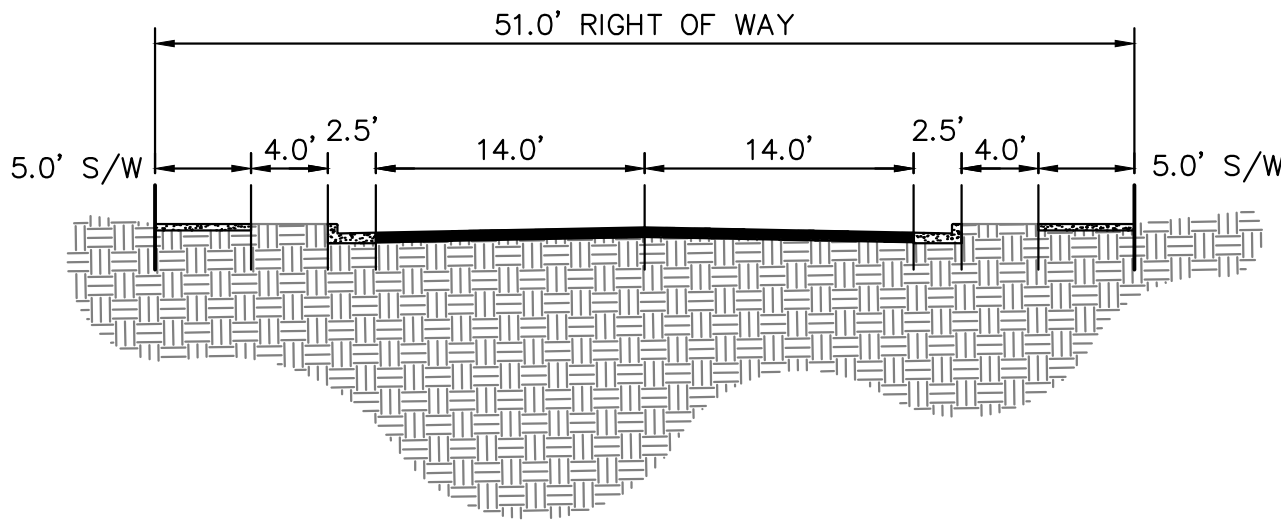
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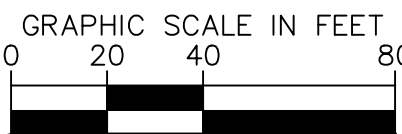
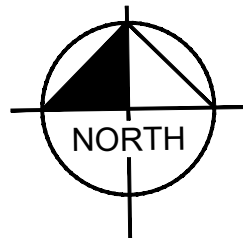
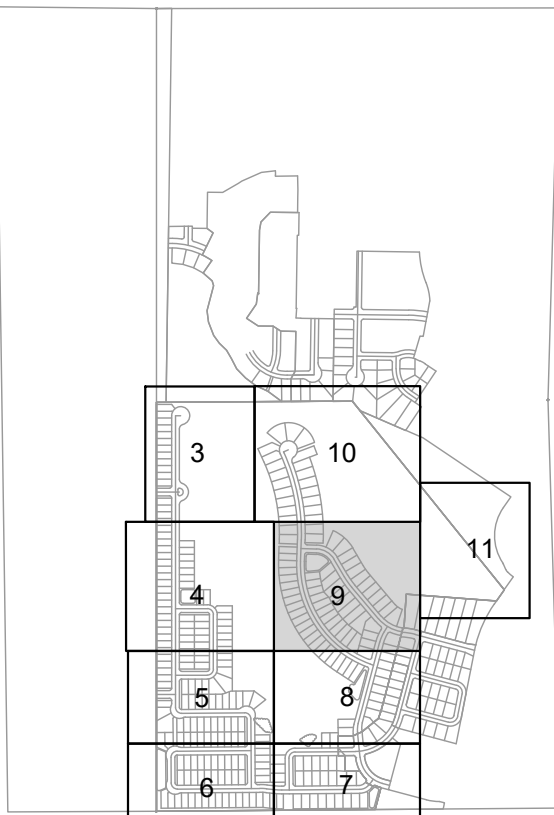
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LOCAL STREET CROSS-SECTION - 51' ROW



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PROJECT NO. 196011002

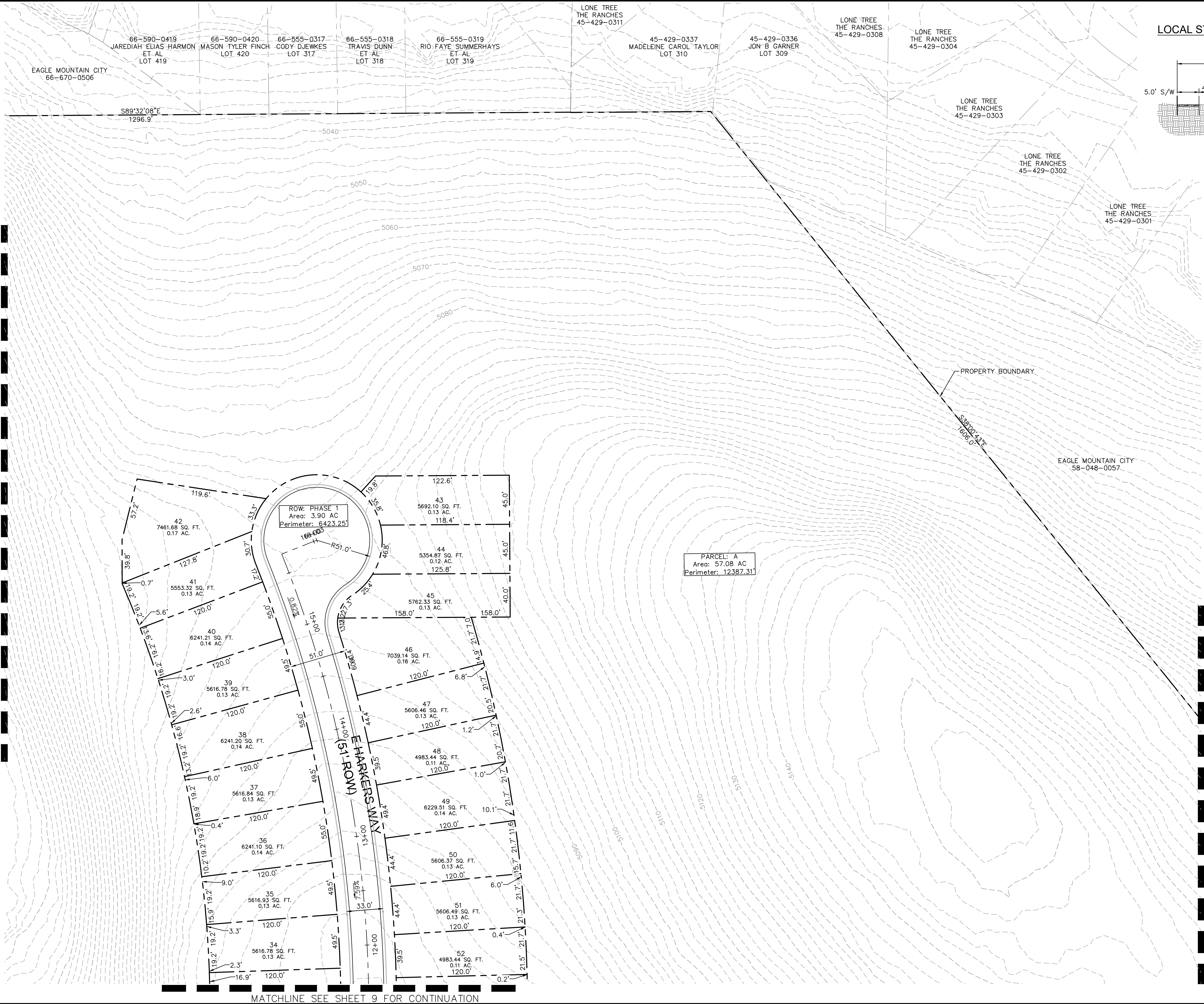
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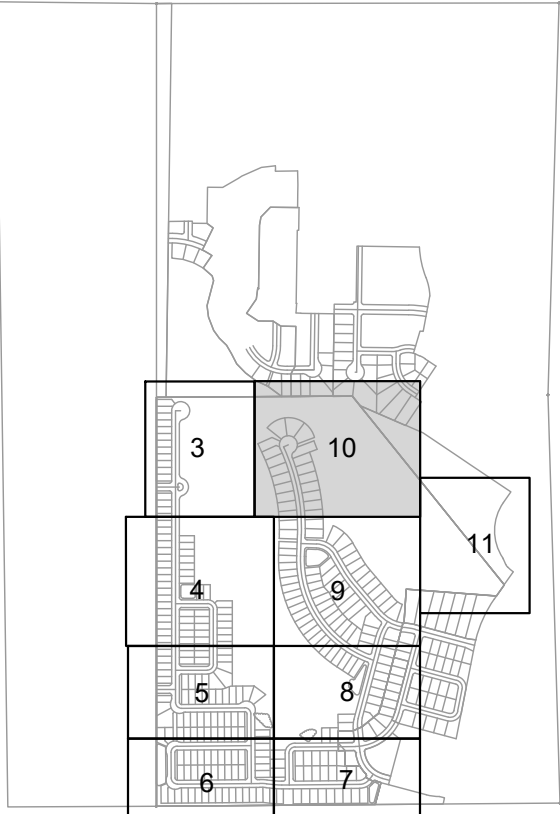
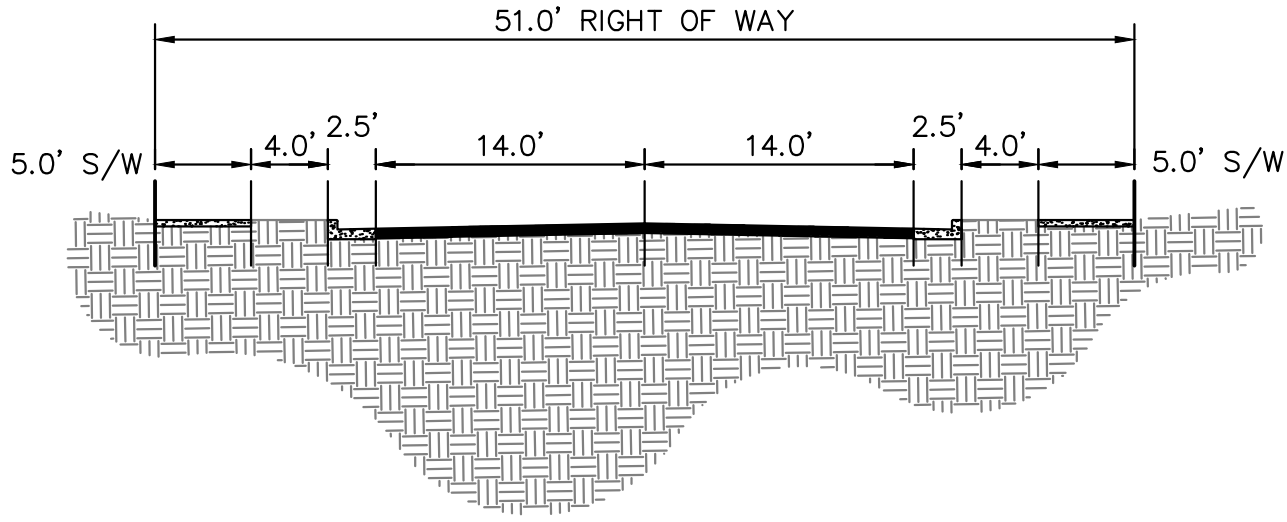
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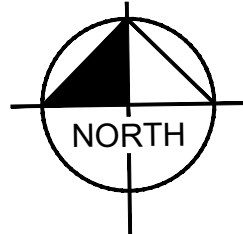
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
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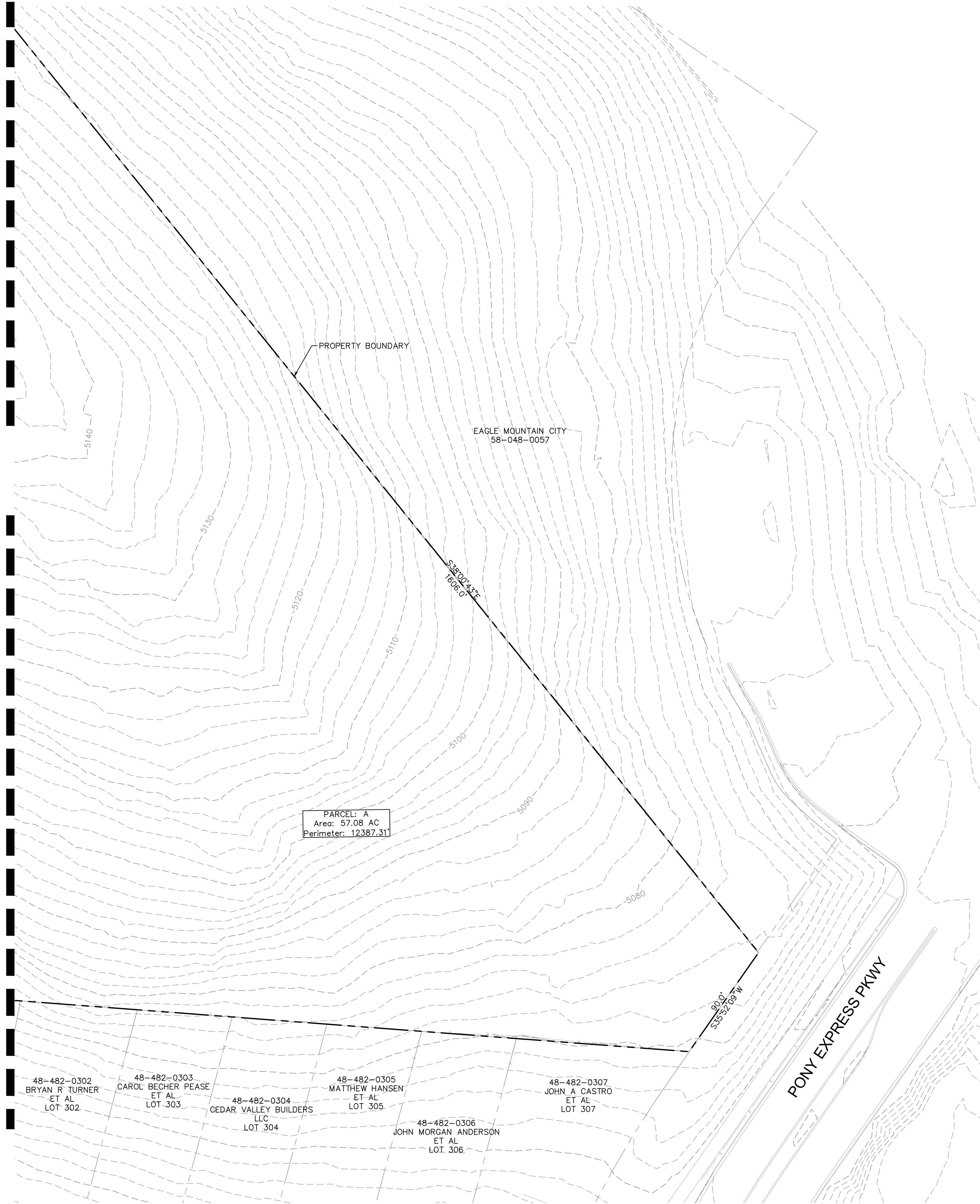
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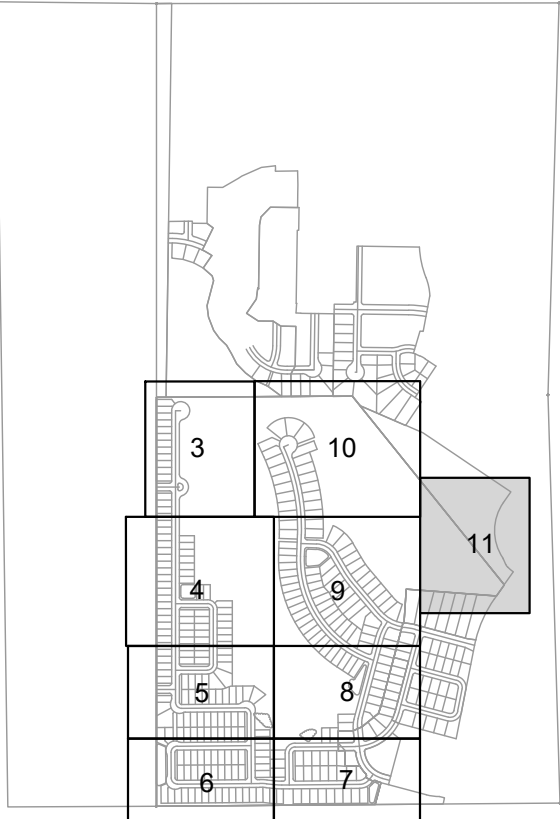
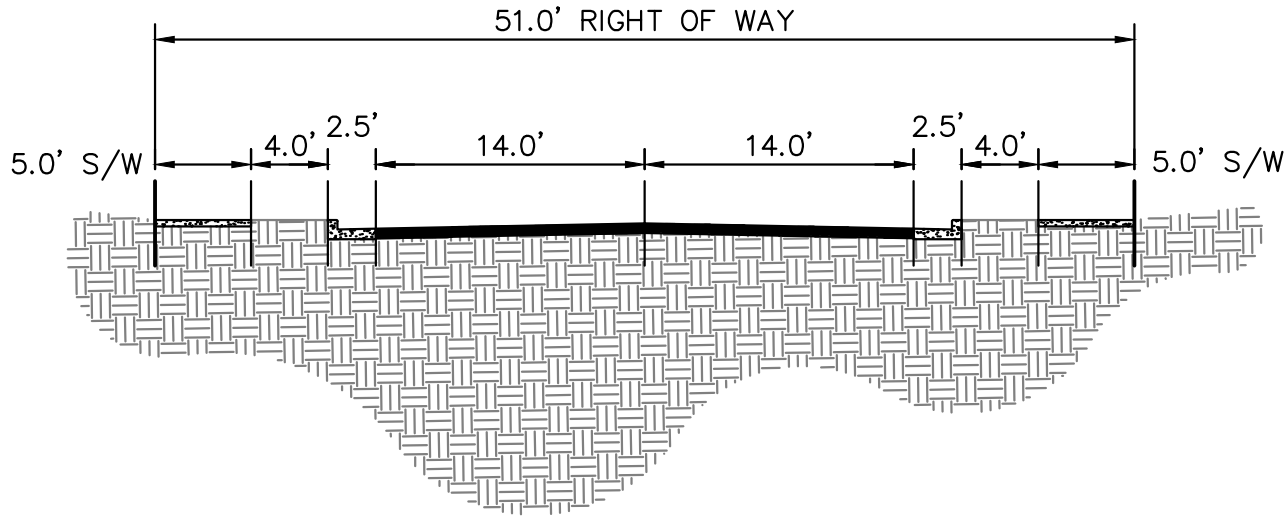
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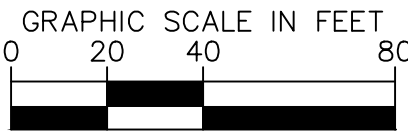
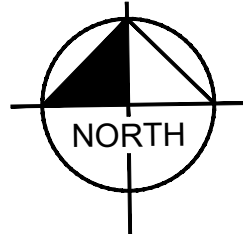
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
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DWG. NAME
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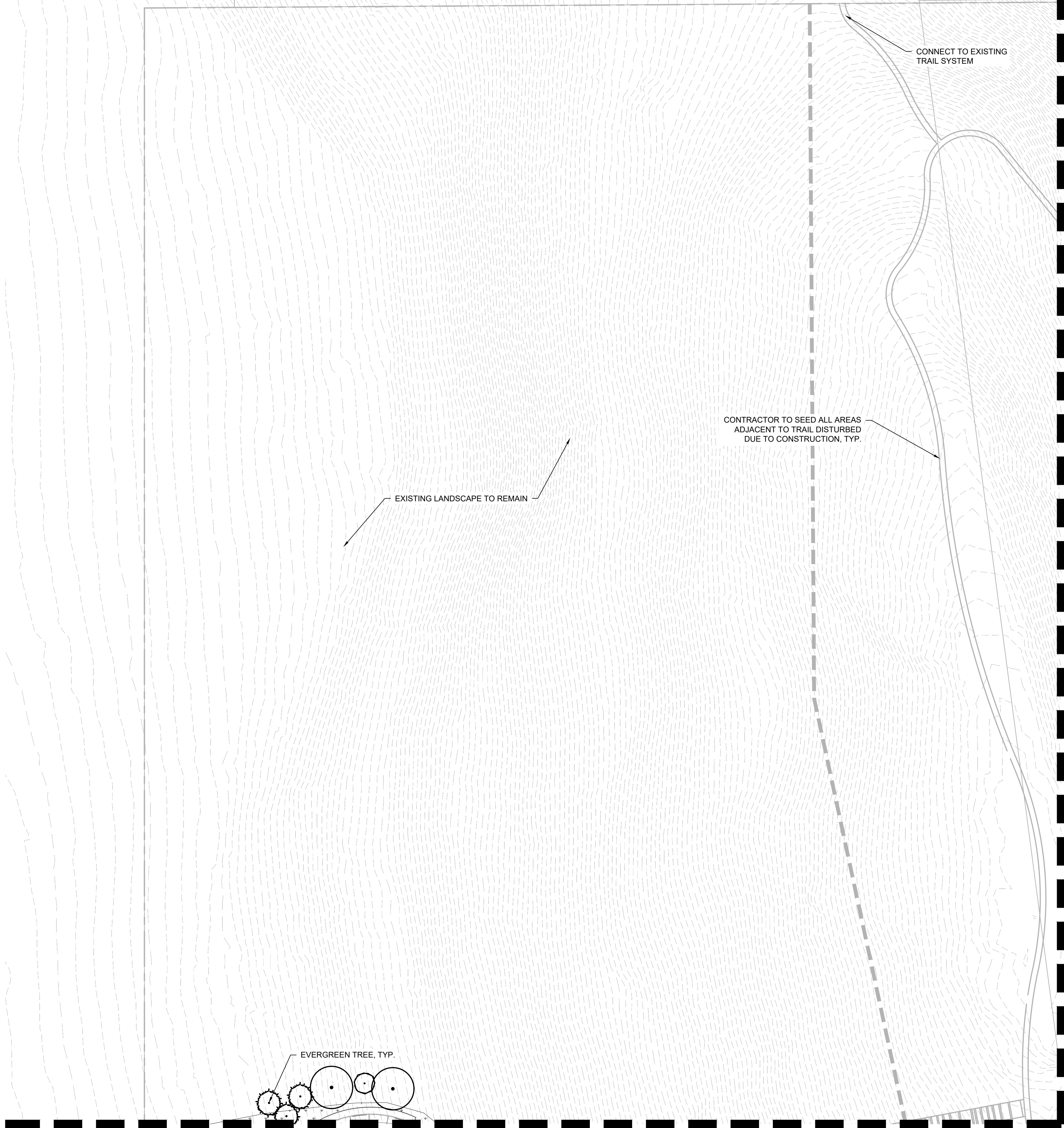
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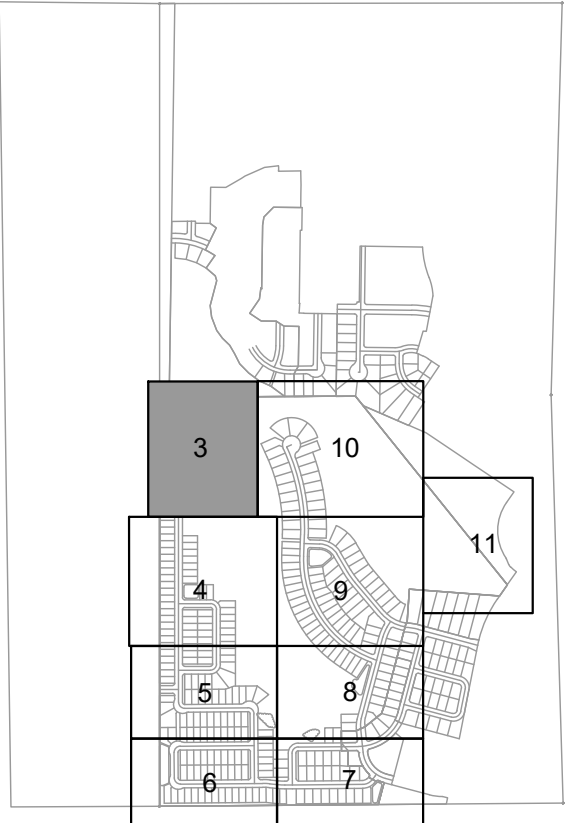
CASE NO.: TBD



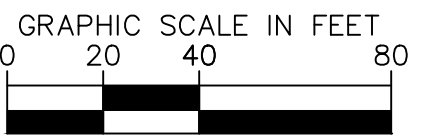
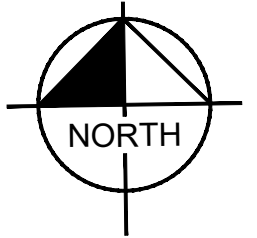
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MATCHLINE SEE SHEET 10 FOR CONTINUATION



KEY MAP
NTS



OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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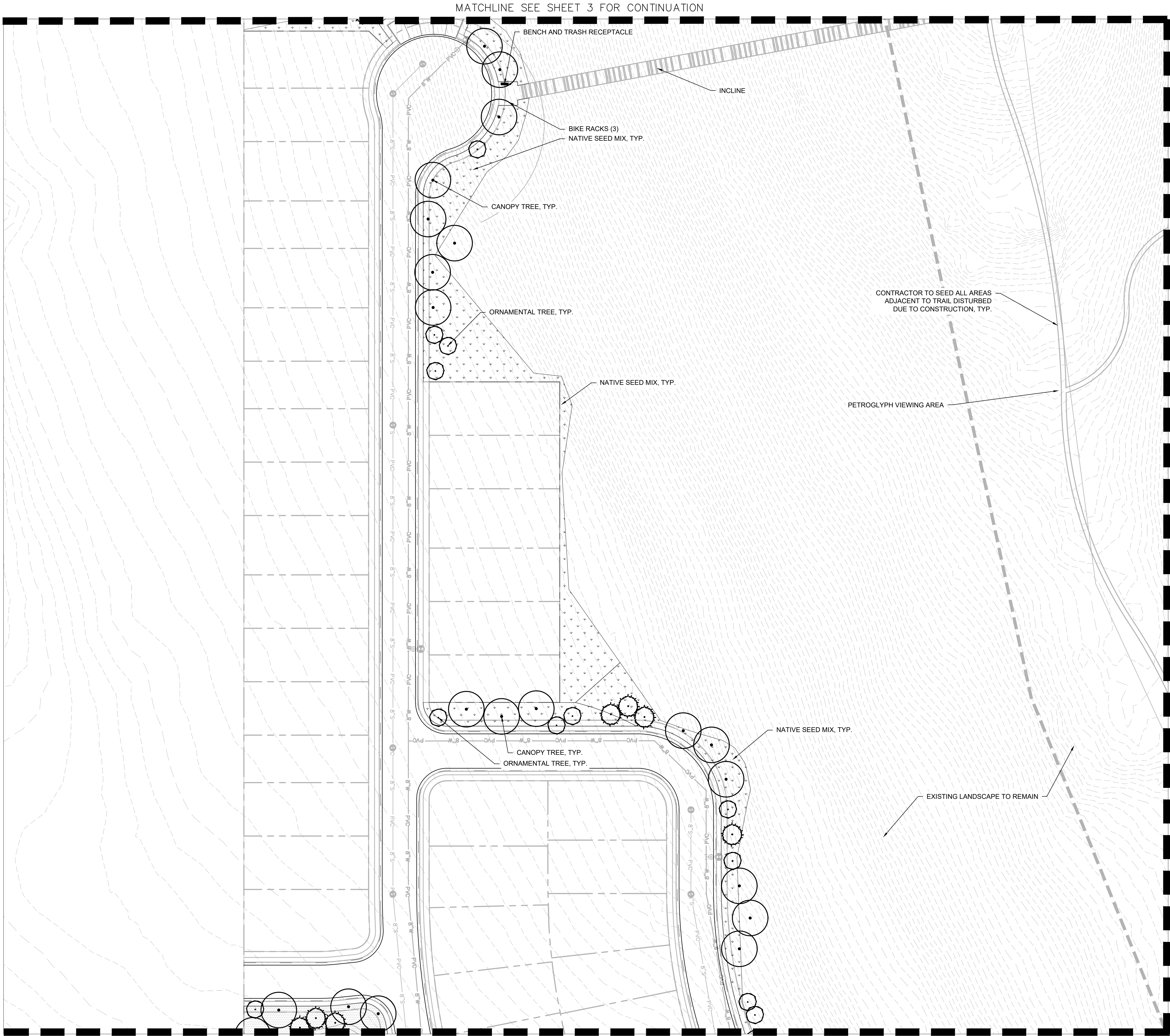
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PROJECT NO. 196011002		
DWG. NAME		
PRELIMINARY PLAT2.dwg		

21 shts

CASE NO.: TBD

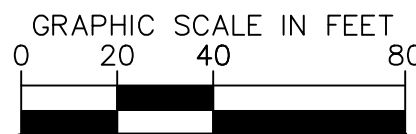
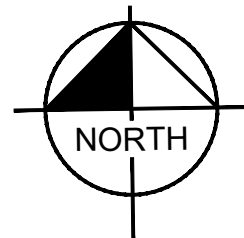
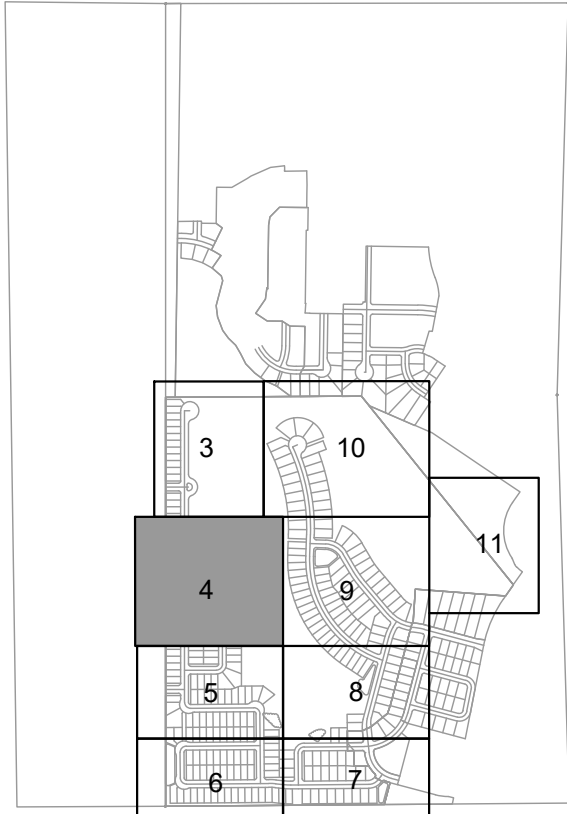
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MATCHLINE: SEE SHEET 35



MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 5 FOR CONTINUATION



OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

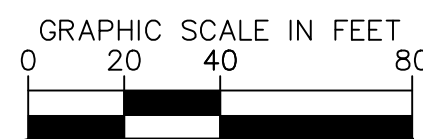
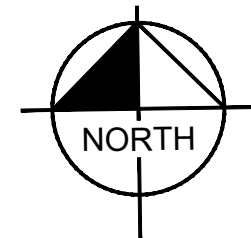
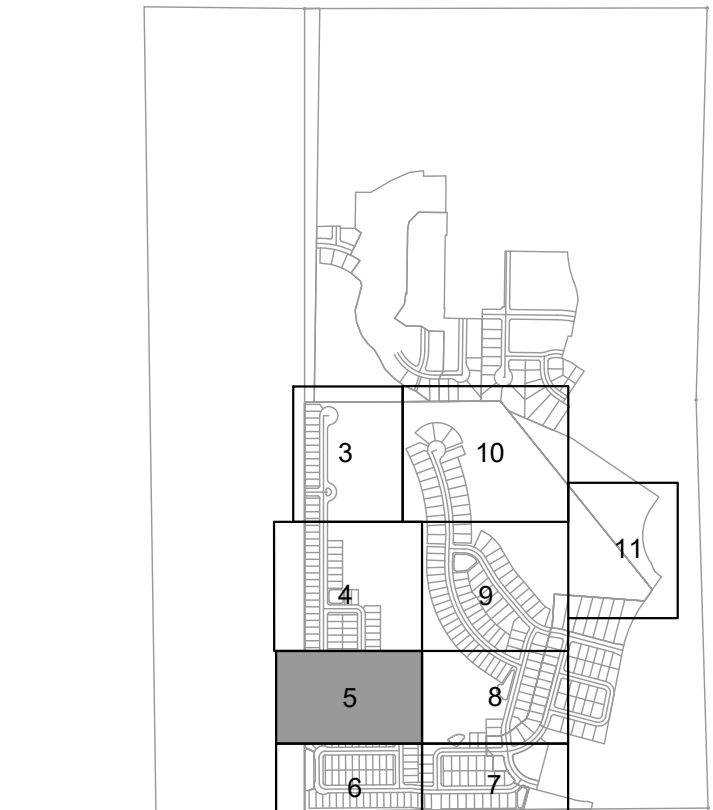
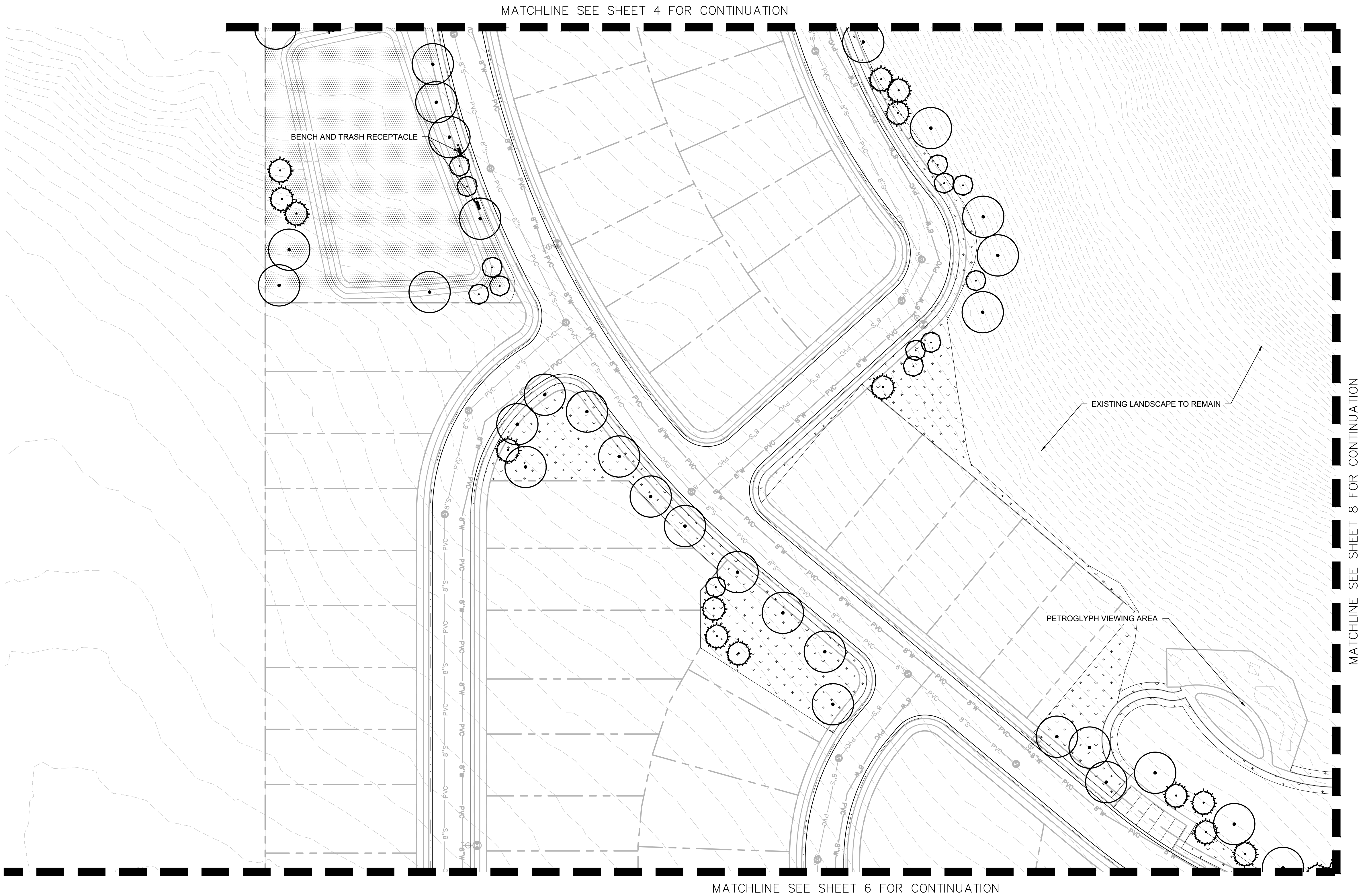


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SCALE (H): SCALE (V):	SHEET NO. 4	
DATE: August 21	21 shts of 21	
PROJECT NO. 196011002		
DWG. NAME A. PRELIMINARY PLAT2.dwg		

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OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

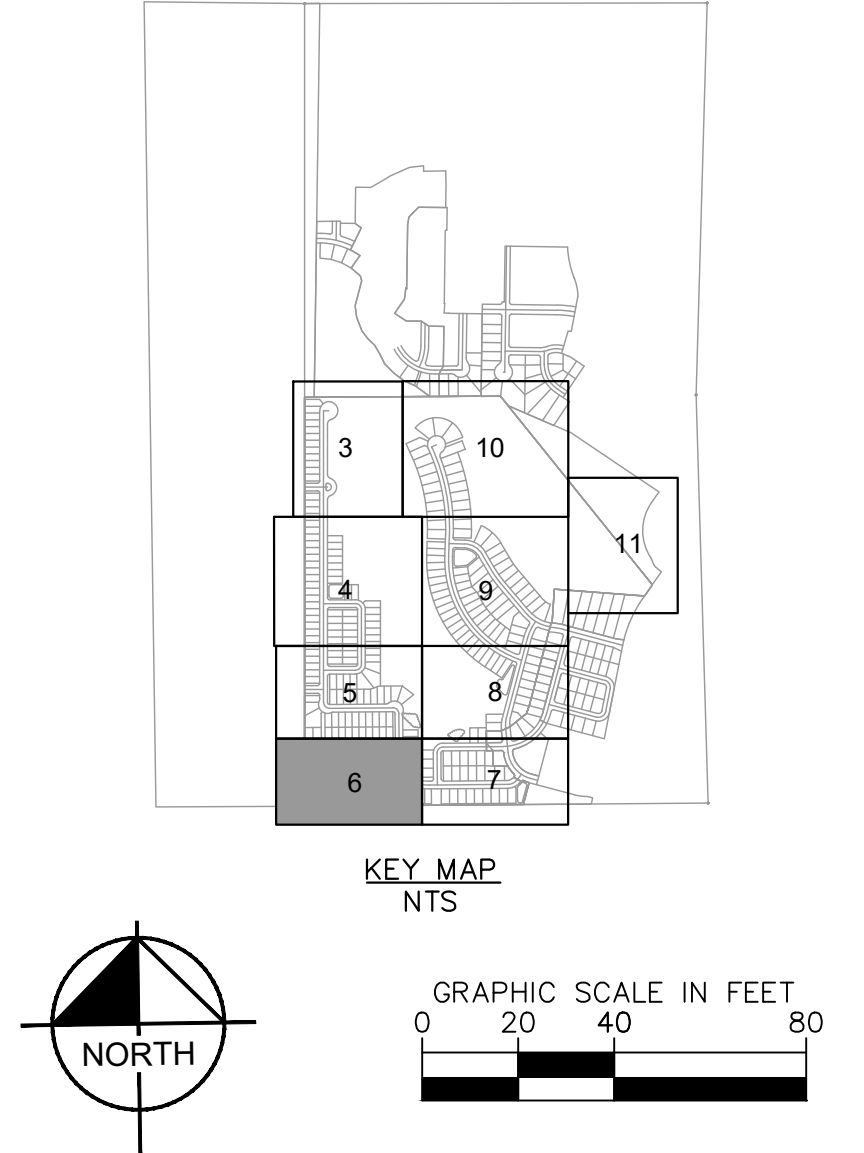
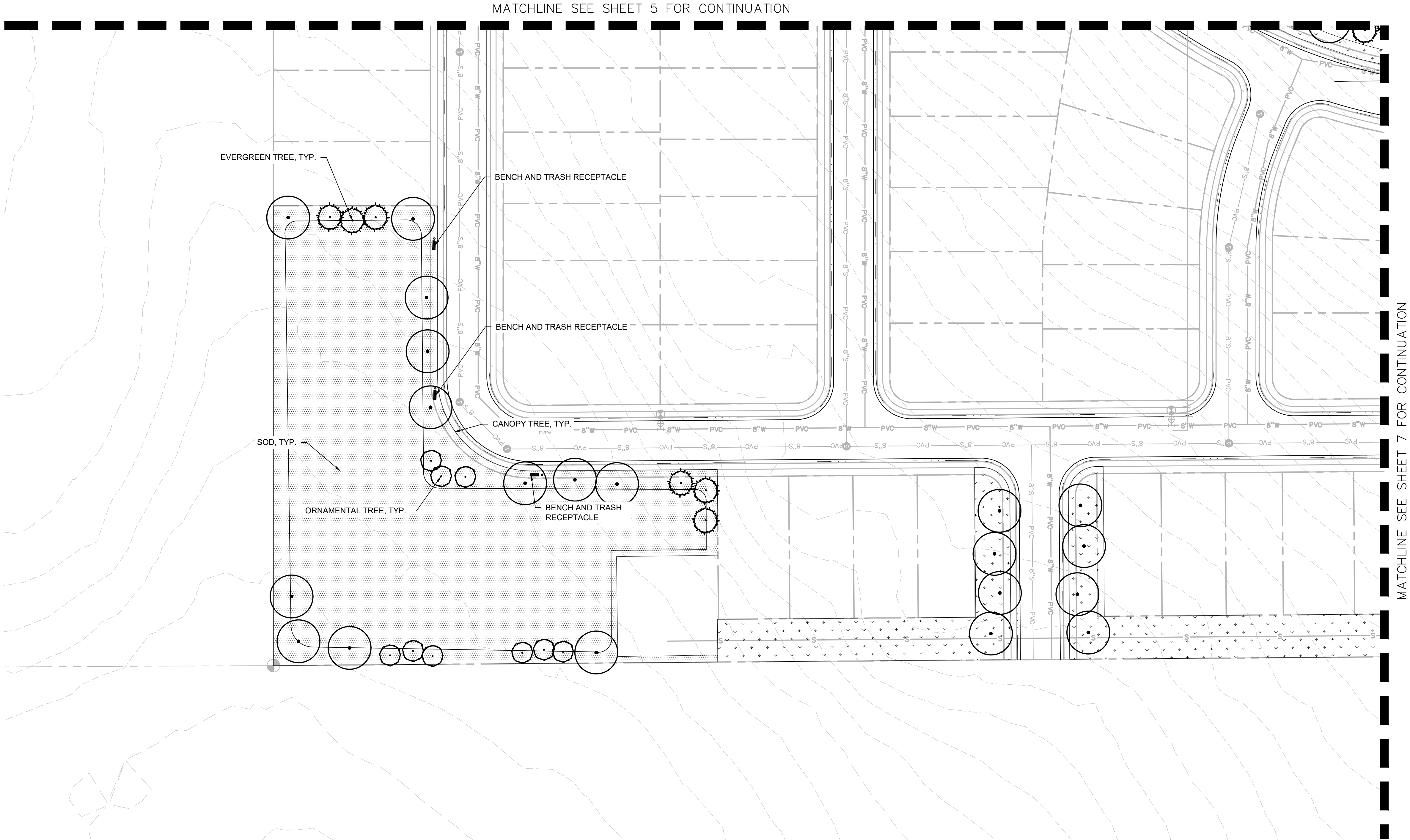
EAGLE MOUNTAIN, UTAH

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SCALE (H):	SHEET NO. 5	
SCALE (V):		
DATE: August 21	21 shts	
PROJECT NO. 196011002		
DWG. NAME A. PRELIMINARY PLAT2.dwg		

CASE NO.: TBD

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OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

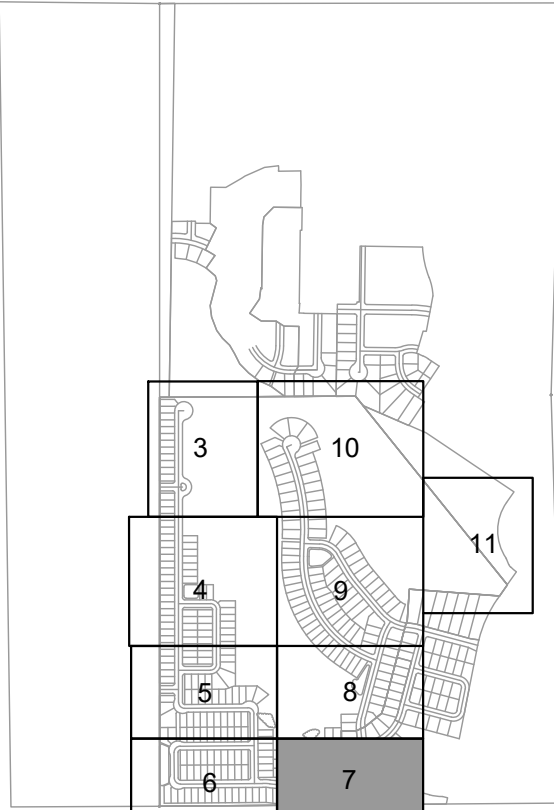
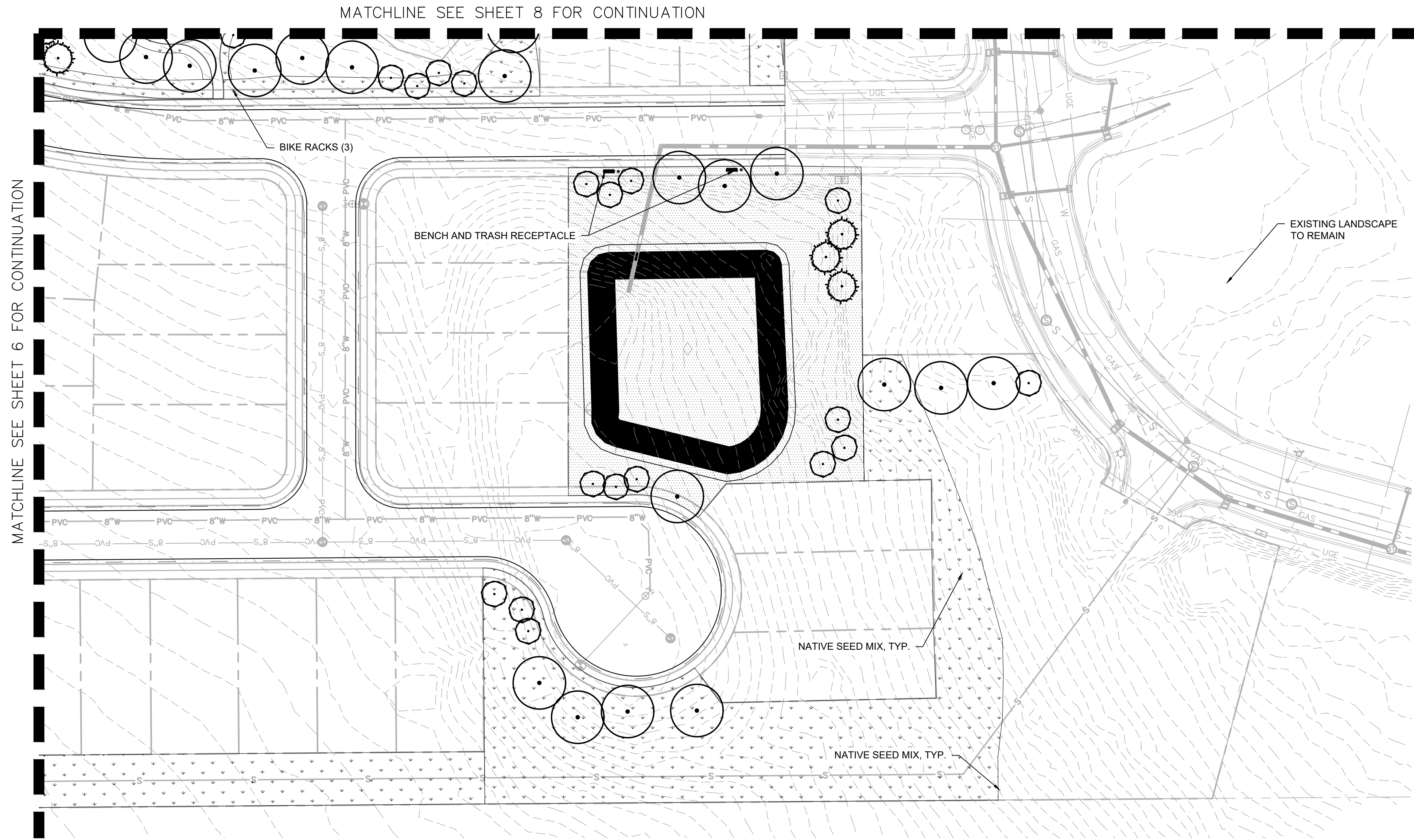
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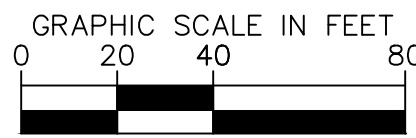
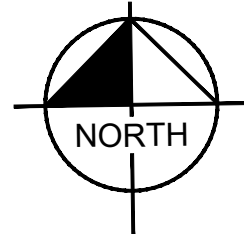
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DWG. NAME A - PRELIMINARY PLAT2.dwg		

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KEY MAP
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OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

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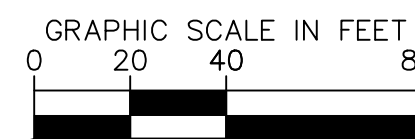
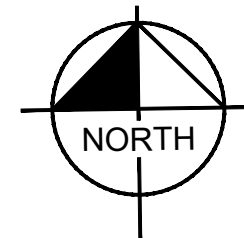
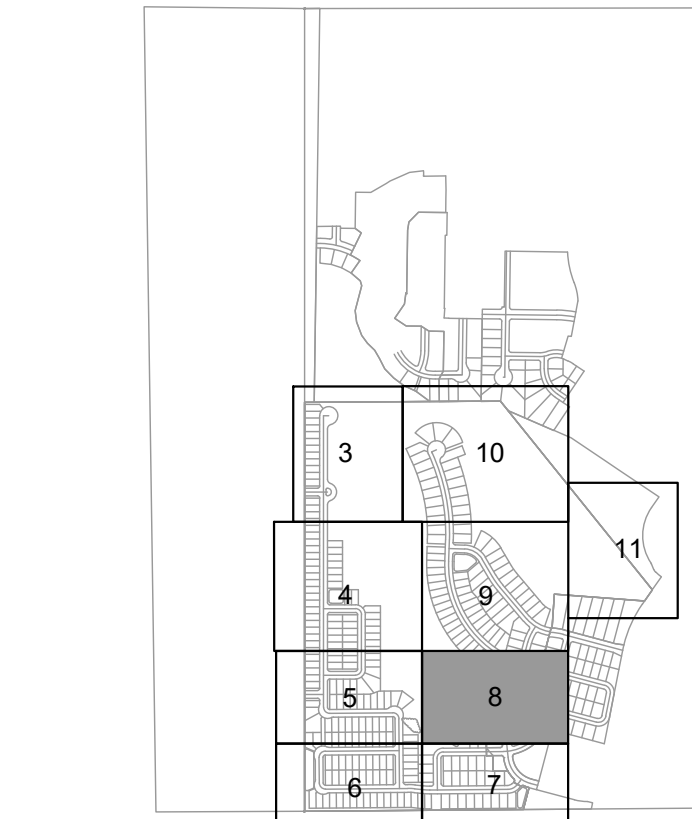
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MATCHLINE SEE SHEET 7 FOR CONTINUATION



OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

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CASE NO.: TBD

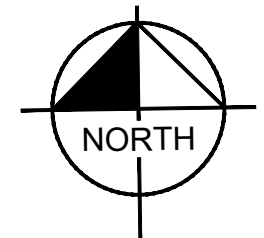
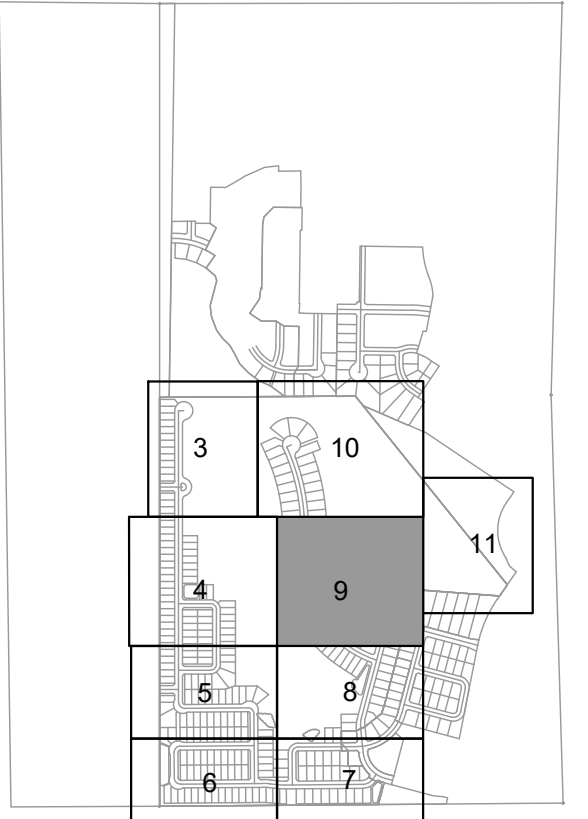
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MATCHLINE SEE SHEET 8 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION



OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

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SCALE (H):	SHEET NO. 9
SCALE (V):	

DATE:	August 21
PROJECT NO.	196011002
DWG. NAME	A_PRELIMINARY_PLAT2.dwg

21 shts

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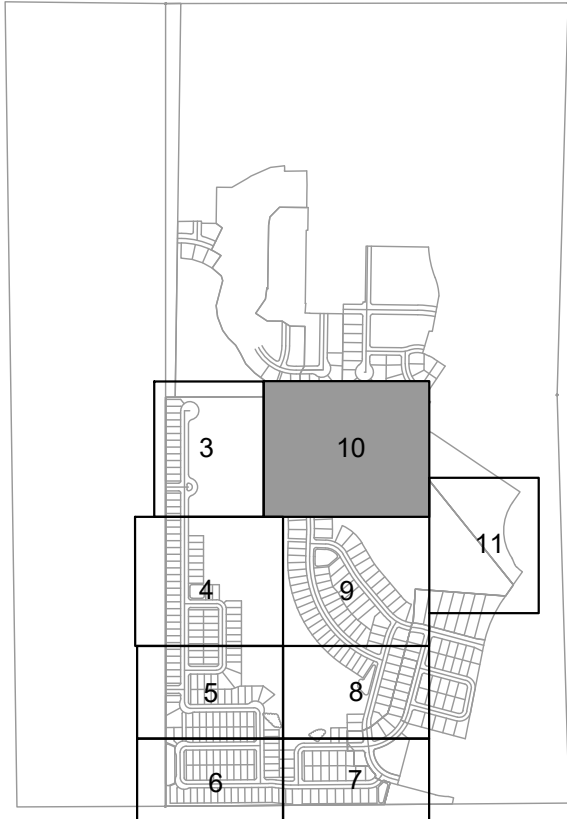
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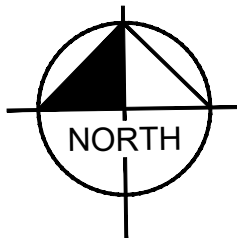


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MATCHLINE SEE SHEET 11 FOR CONTINUATION



KEY MAP
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OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

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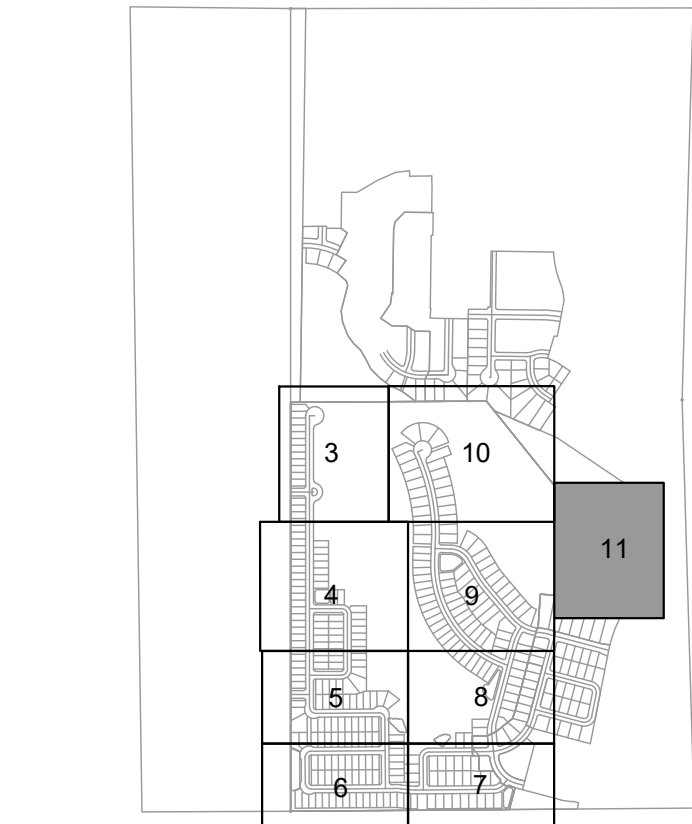
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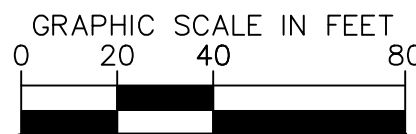
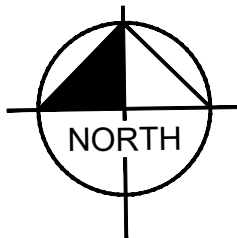
MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 10 FOR CONTINUATION

CONTRACTOR TO SEED ALL
AREAS DISTURBED DUE TO
CONSTRUCTION, TYP.



KEY MAP
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OQUIRRH MOUNTAIN RANCH
LANDSCAPE PLAN

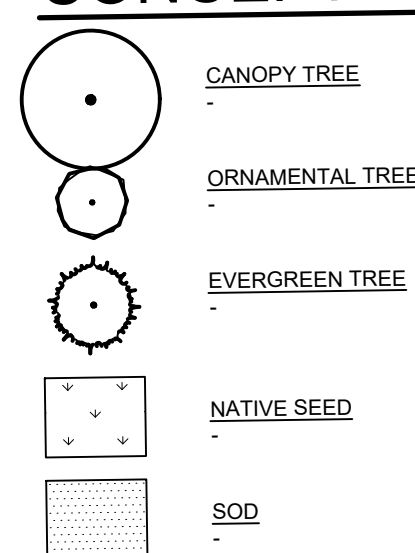
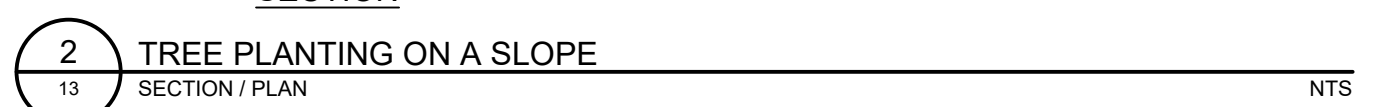
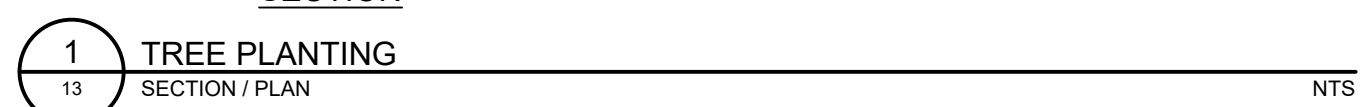
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DATE: August 21	21 shts	
PROJECT NO. 196011002		
DWG. NAME A PRELIMINARY PLAT2.dwg		

CASE NO.: TBD



Parks & Open Space Worksheet				
Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.				
Required Improved Open Space				
Residential Lots/Units 229 + 54 = 283		Required Open Space (Square Feet) 283,000		Required Open Space (Acres) 6.50 Acres
	X 1, 000 =		/ 43,560 =	

Park Fee-In-Lieu (if applicable)			Required Amenity Points		
Required Open Space (Square Feet)		Fee-In-Lieu (w/o appraised value of open space)	Required Open Space (Acres)		Required Amenity Points
0.00			6.50		650
	X \$3.75***	\$0.00		X 100	

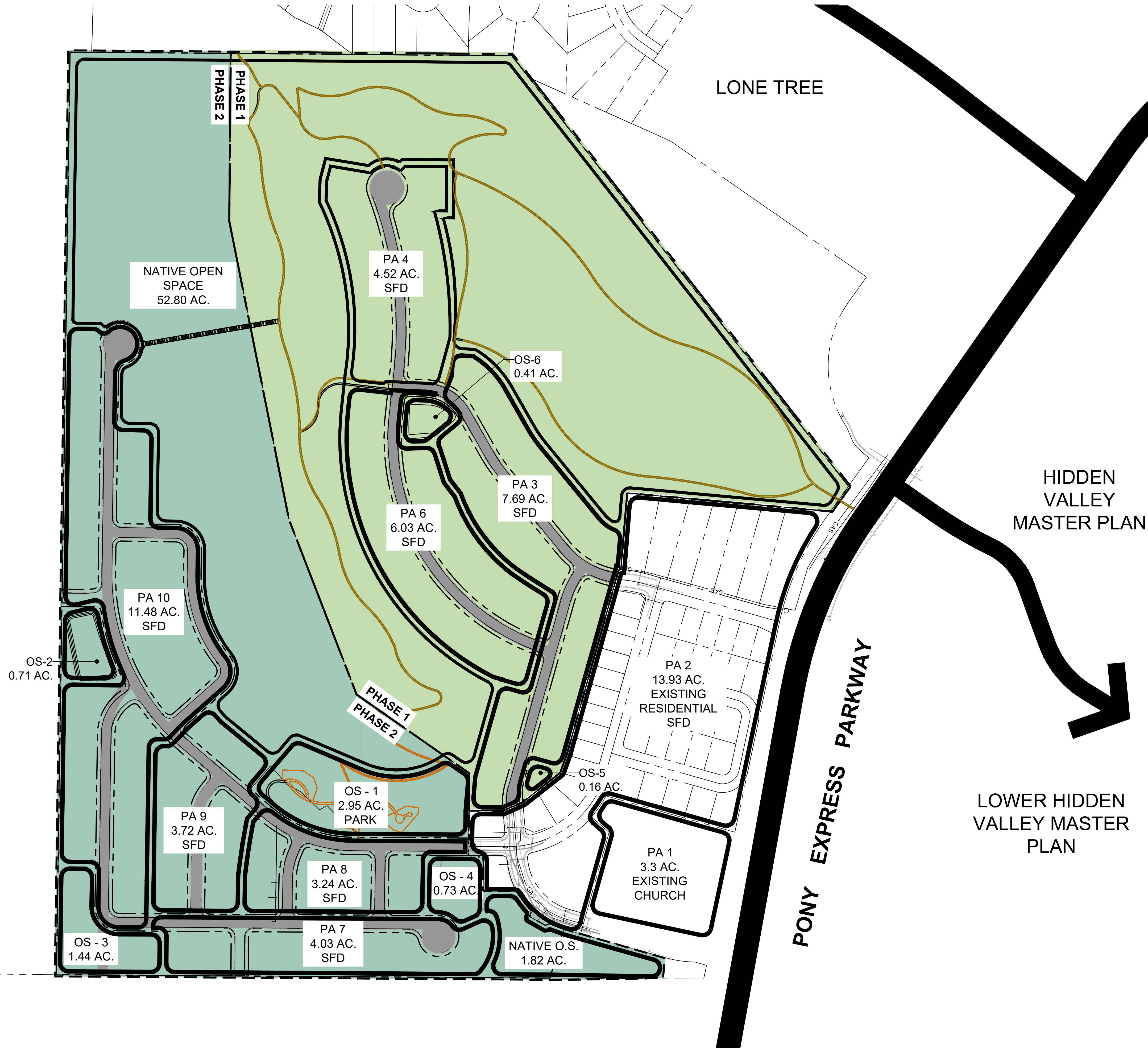
Parks & Improved Open Space Elements/Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	15	30
Bicycle Rack (4+ bikes)	2	6	12
Trees (5) (a majority must be shade trees)	2	48	96
Shade Structure	4		0
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6	10	12
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	400	16
Playground Equipment* <u>Per \$1,000</u>	2		0
Splash Pad* <u>Per \$1,000</u>	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other: Petroglyph viewing area	Varies	3	930
Other: Incline	Varies	114	114
Other: Hiking Trail	Varies	1	244
Other: Wildlife Corridor	Varies	1	945
Total			2,390

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.

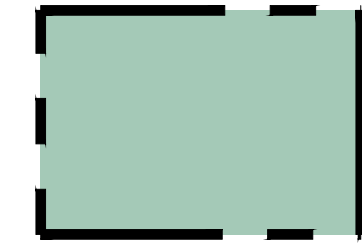
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LEGEND



PHASE 1



PHASE 2



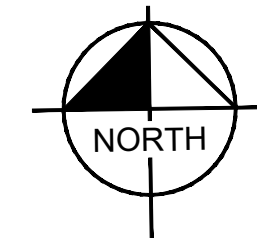
PROPOSED
TRAIL PHASE 1



PROPOSED
TRAIL PHASE 2



PROPOSED
STAIRS



GRAPHIC SCALE IN FEET
0 75 150 300



Know what's below.
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OQUIRRH MOUNTAIN RANCH PHASING PLAN

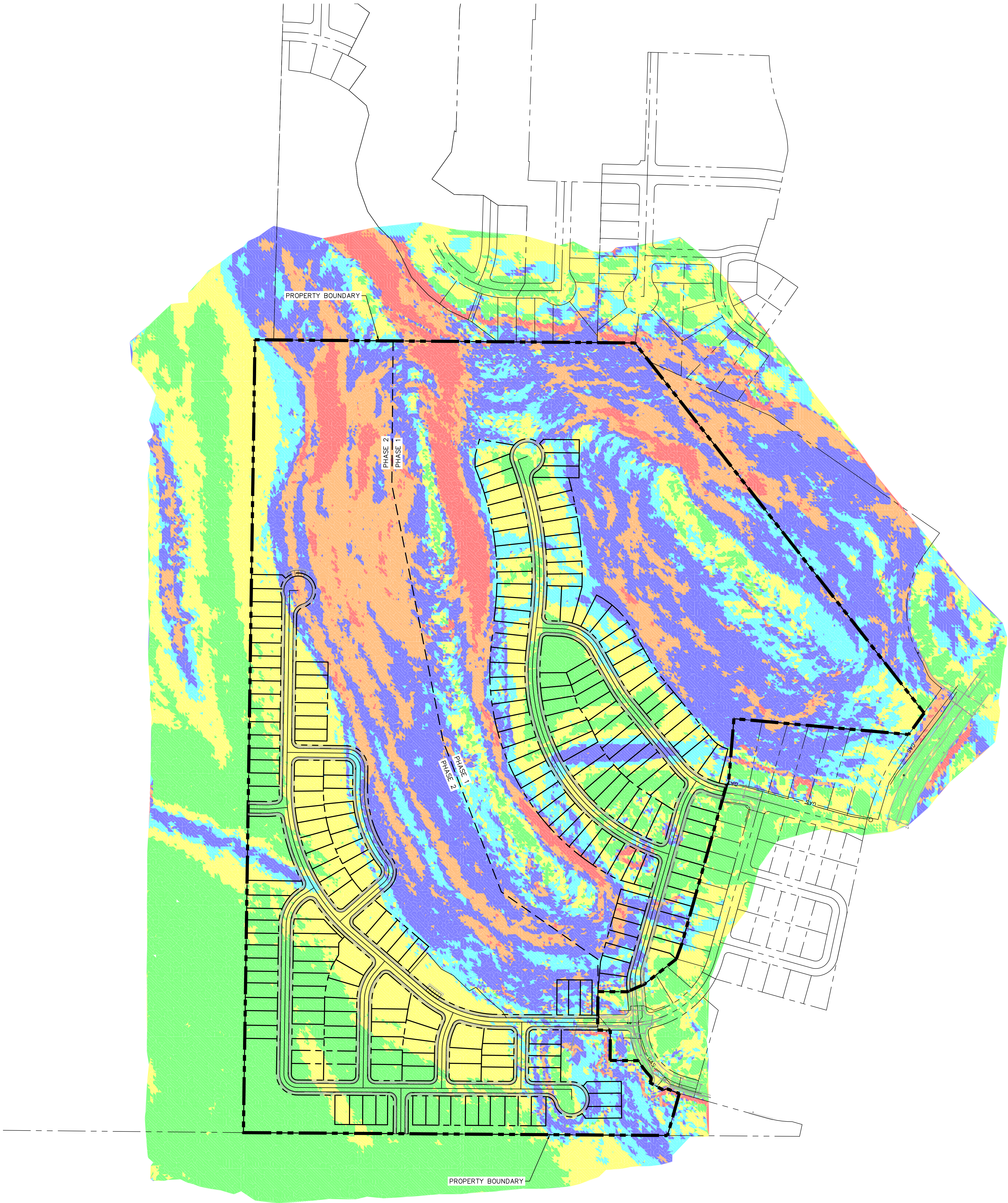
EAGLE MOUNTAIN, UTAH

Kimley»Horn

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DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 150' SCALE (V): N/A		
DATE: JULY 2021		SHEET NO.
PROJECT NO. 196011002		01
DWG. NAME PH_PRELIMINARY PLAT.dwg		01 shts

CASE NO.: TBD



LEGEND

PROPERTY BOUNDARY

PHASE LINE

0%–5%

5%–10%

10%–15%

15%–25%

25%–35%

35%+

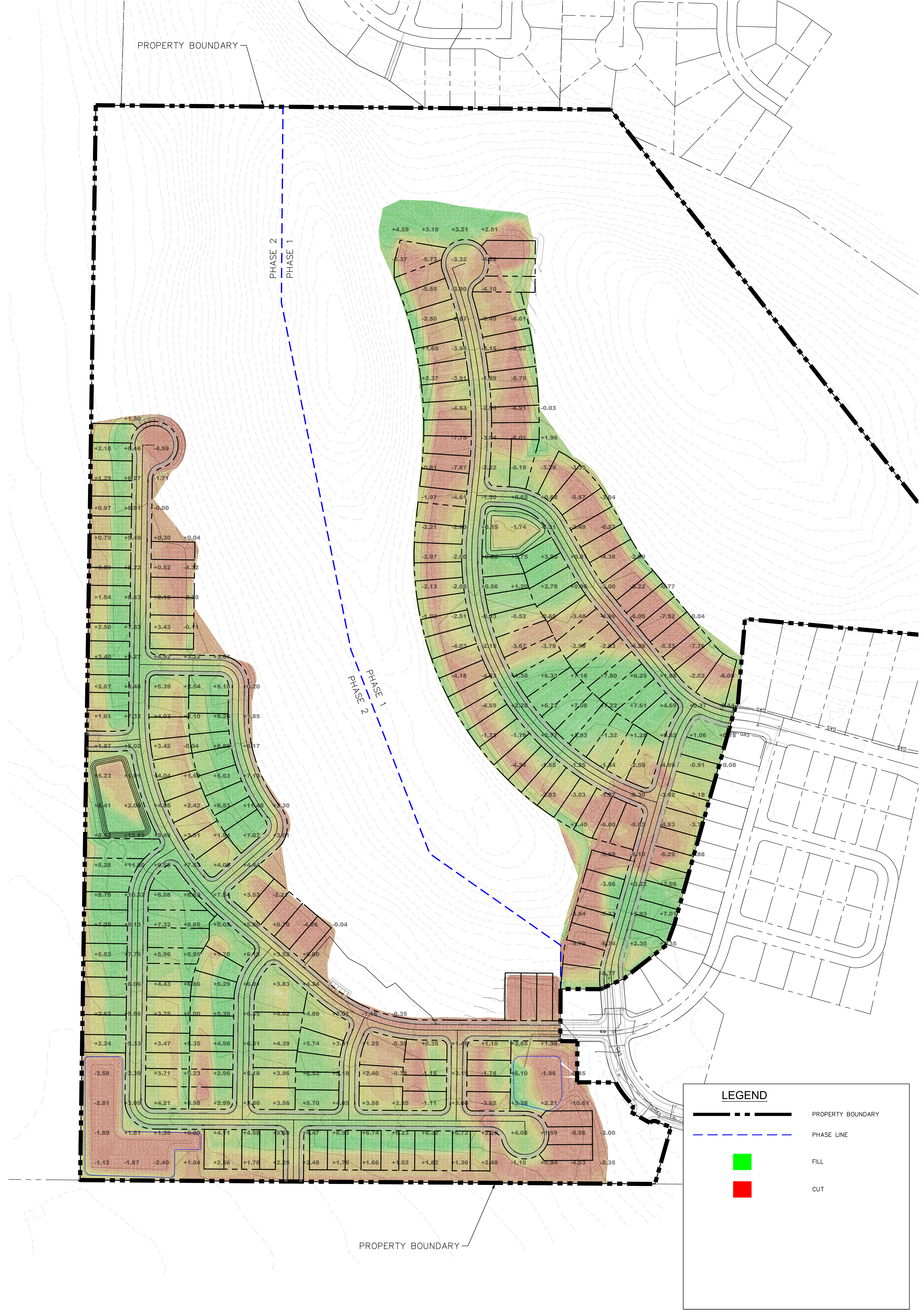
SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
TOTAL NET AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.24	
OPEN SPACE	± 50.07 ac.	49%
UNIT TYPE	UNIT COUNT	MIX
40' x 100'	61	27%
45' x 100'	109	48%
50' x 100'	59	26%
TOTAL	229	100%

OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH

SLOPE ANALYSIS

08/04/2021

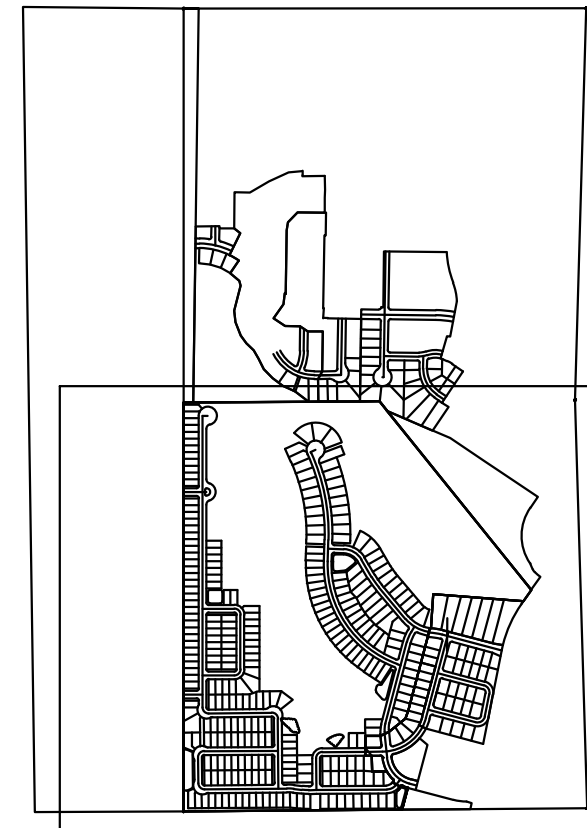


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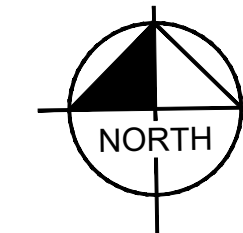


LEGEND

- PROPOSED SANITARY
SEWER FORCE MAIN

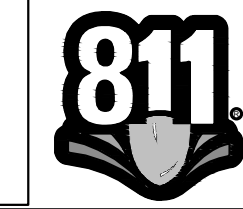


KEY MAP
NTS



GRAPHIC SCALE IN FEET

0 75 150 300

A horizontal scale bar with four segments. The first segment (0 to 75) is white. The second segment (75 to 150) is black. The third segment (150 to 225) is white. The fourth segment (225 to 300) is black. The total length represents 300 feet.

Know what's below.
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OQUIRRH MOUNTAIN RANCH CONCEPTUAL UTILITY LAYOUT

EAGLE MOUNTAIN, UTAH



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SCALE (H): 1" = 150'		
SCALE (V): N/A		
DATE: JULY 2021		SHEET NO. 01
PROJECT NO. 196011002		
DWG. NAME UT_PRELIMINARY PLAT.dwg		
		01 of 01 sheets

CASE NO.: TBD

PRELIMINARY PLAT
FOR
OQUIRRH MOUNTAIN RANCH
SUBDIVISION

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 25, TOWNSHIP
5S, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN
TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

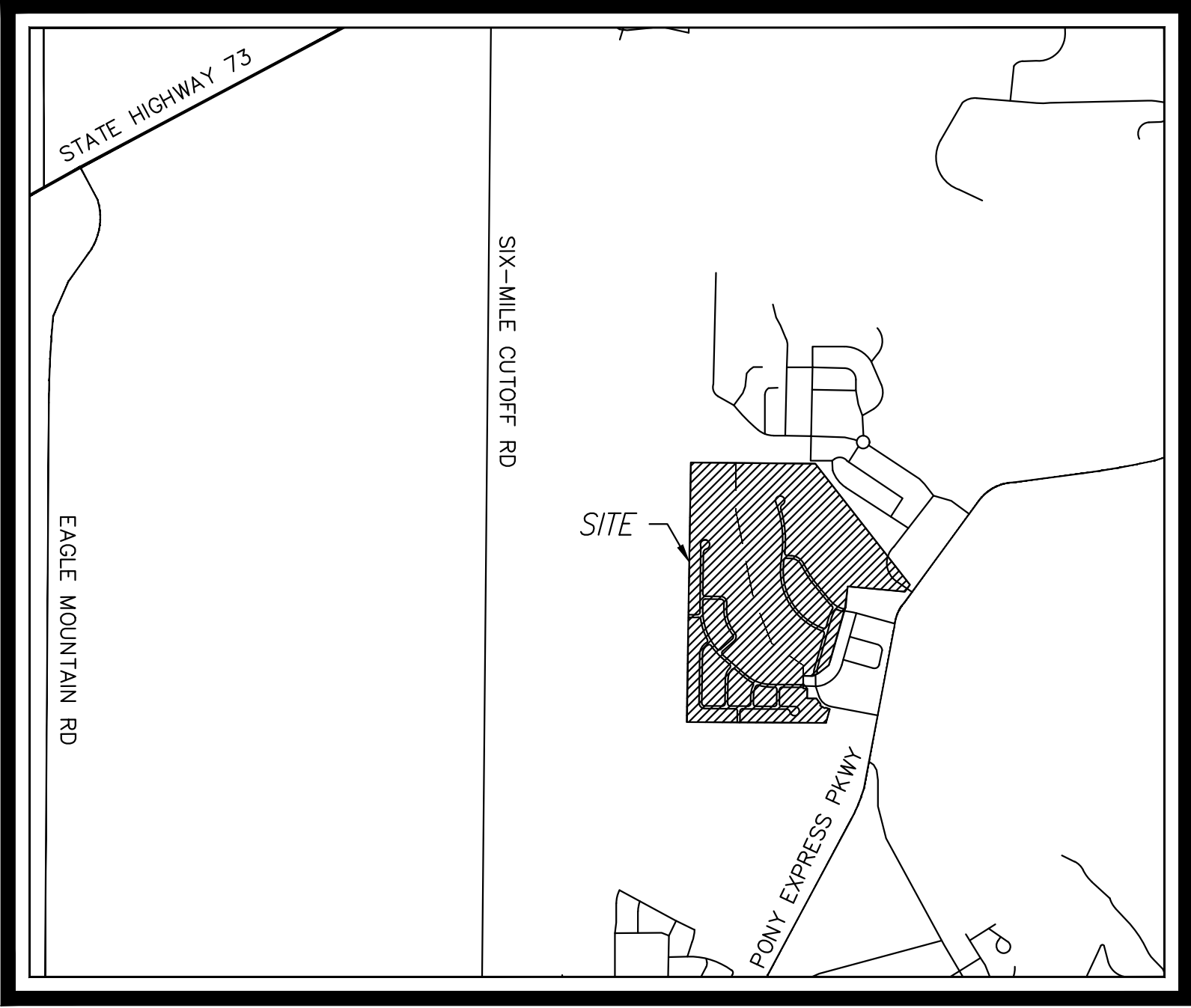
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

OWNER/DEVELOPER
LGI HOMES
3401 QUEBEC ST, SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACE HERRINGTON

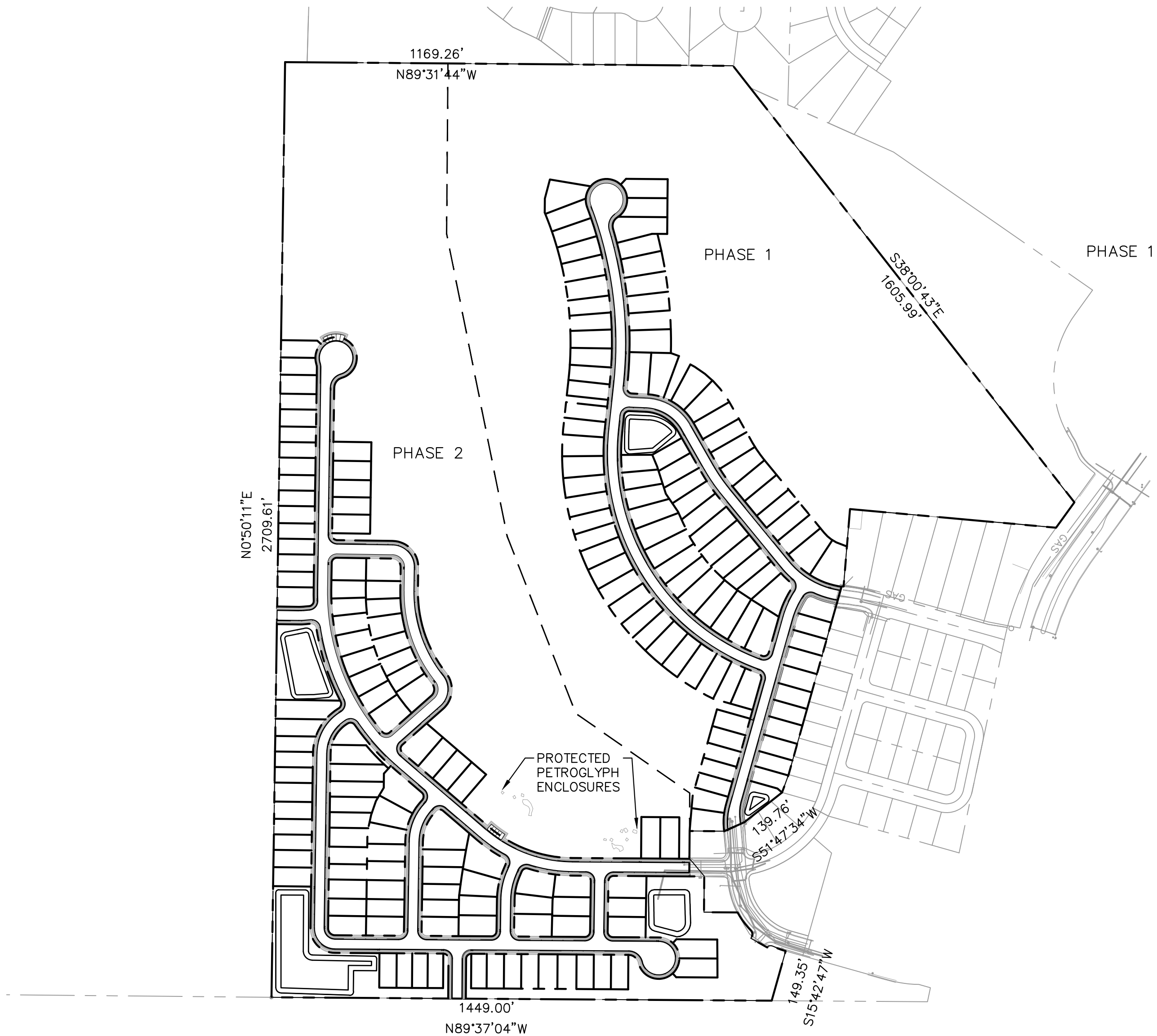
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR
FOCUS ENGINEERING
6949 S, HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
PHONE: (801) 352-0075
CONTACT: SPENCER LLEWELYN, PLS



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- PROPOSED CL
- PROPOSED SWALE
- PROPOSED SECTION LINE
- PROPERTY LINE/TRACT LINE
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT

INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF AN EAGLE MOUNTAIN CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

EAGLE MOUNTAIN CITY APPROVAL

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF XXXX ENGINEER

DATE



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OQUIRRH MOUNTAIN RANCH
COVER

EAGLE MOUNTAIN, UTAH

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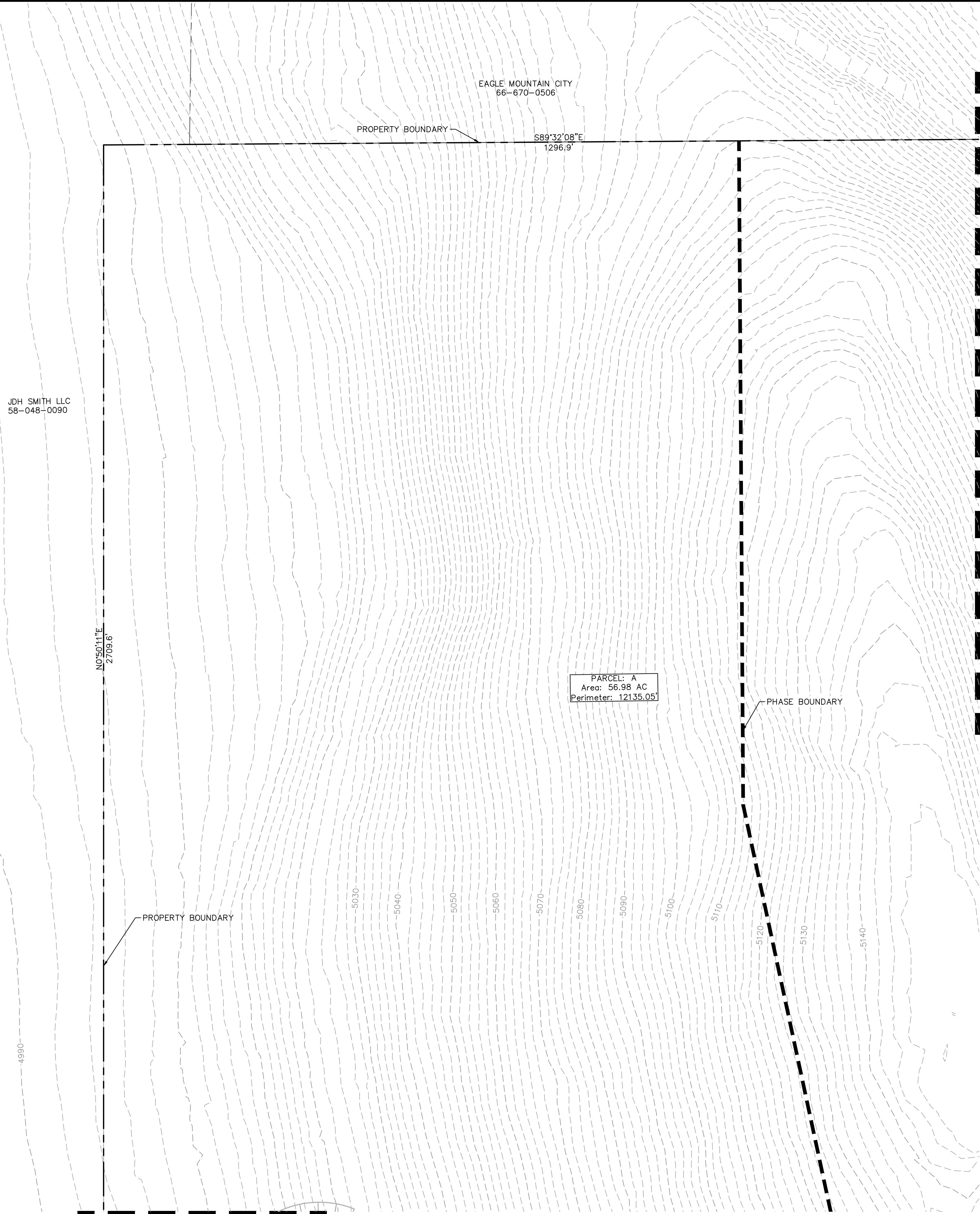
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DATE: SEPTEMBER 2021		SHEET NO. 1
PROJECT NO. 196011002		
DWG. NAME CV_PRELIMINARY PLAT.dwg		

21 sheets

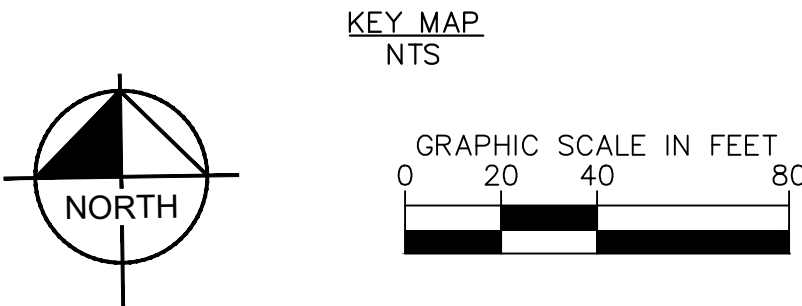
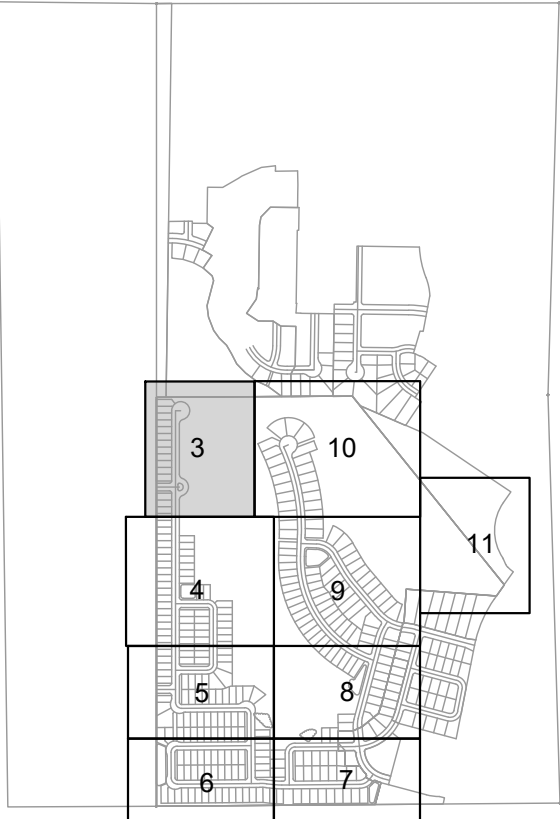
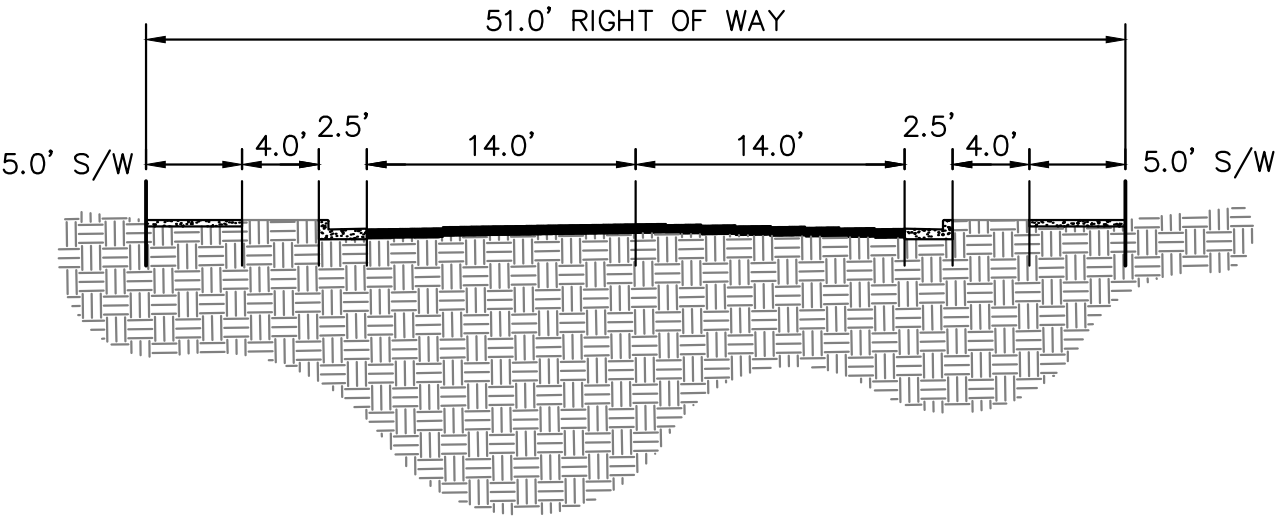
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LOCAL STREET CROSS-SECTION - 51' ROW





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PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 40' SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET NO. 3
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		

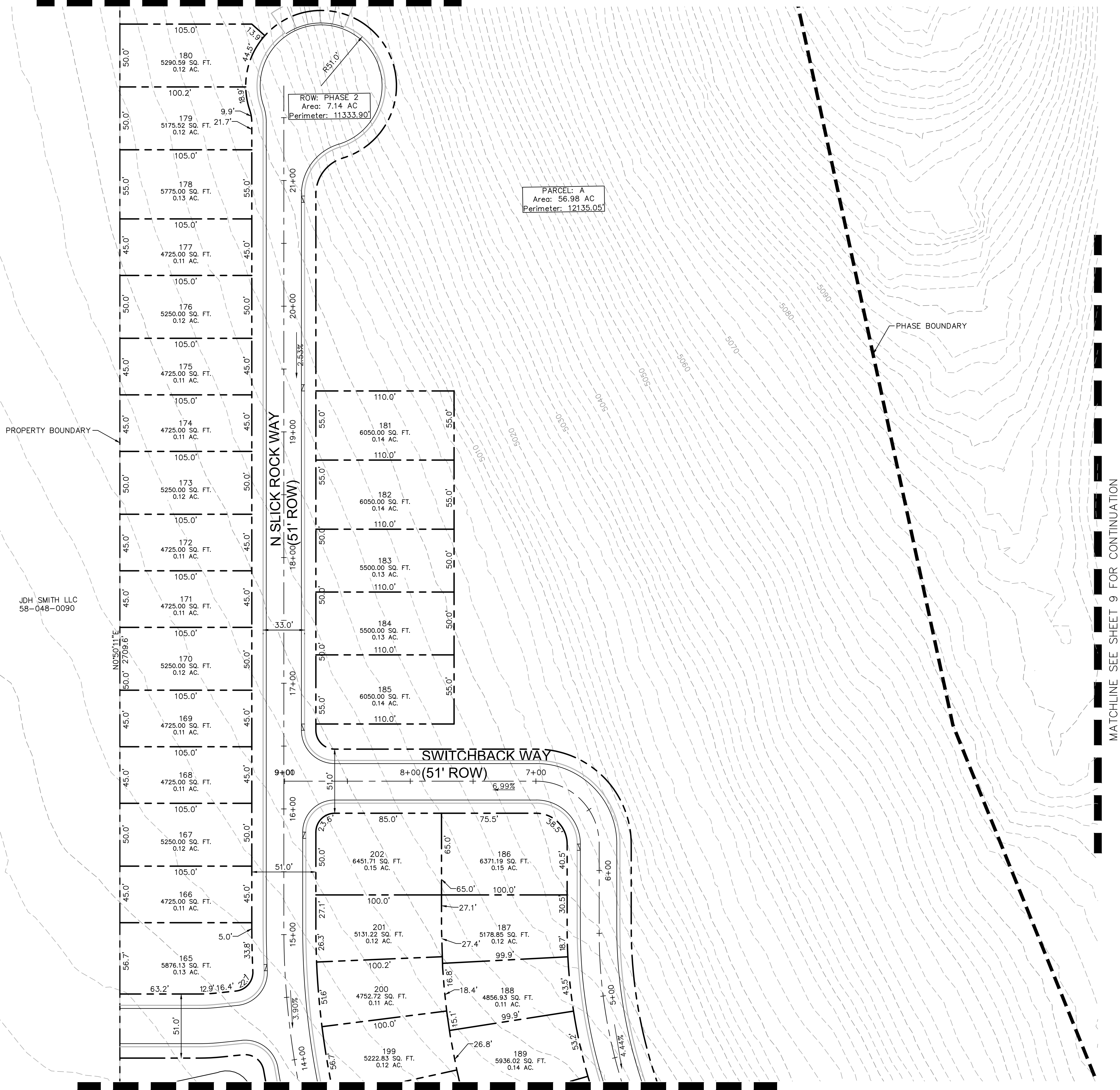
of 21 shts

CASE NO.: TBD

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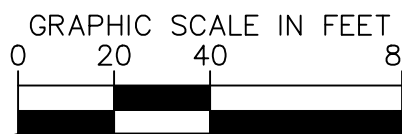
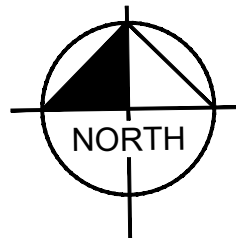
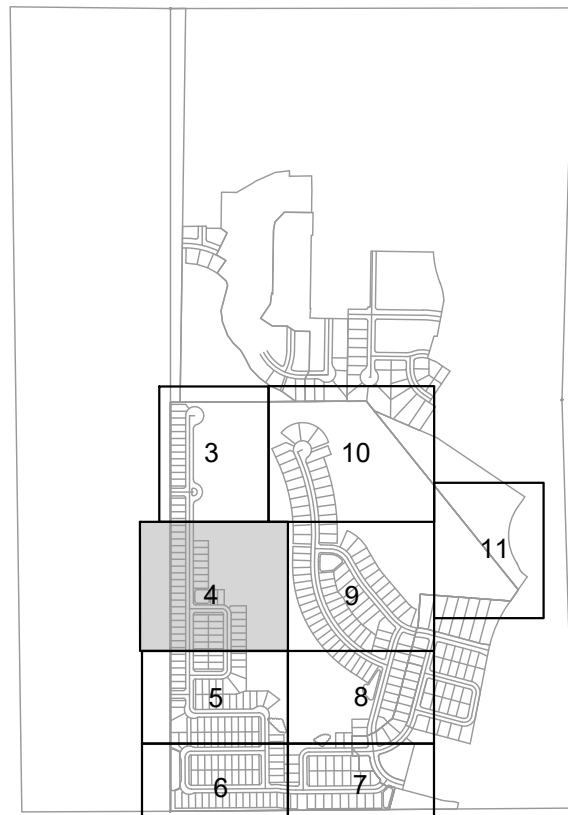
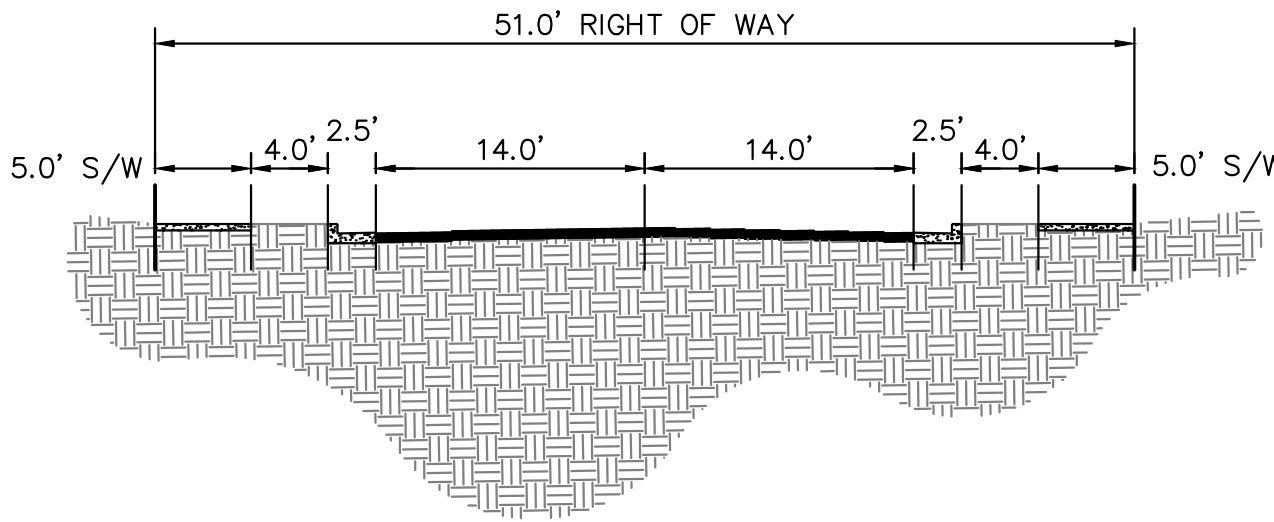
JDH SMITH LLC
58-048-0090

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MATCHLINE SEE SHEET 5 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



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DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC

SCALE (H):	SHEET NO. 4
SCALE (V):	
DATE: SEPTEMBER 2021	

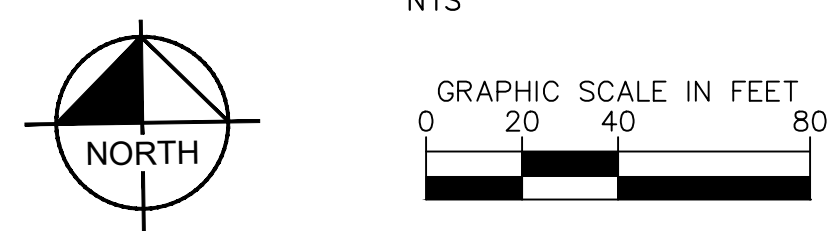
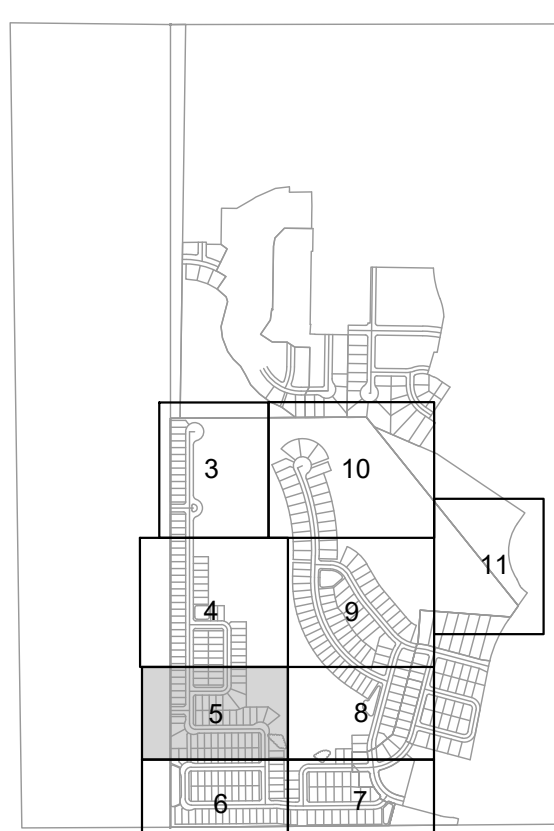
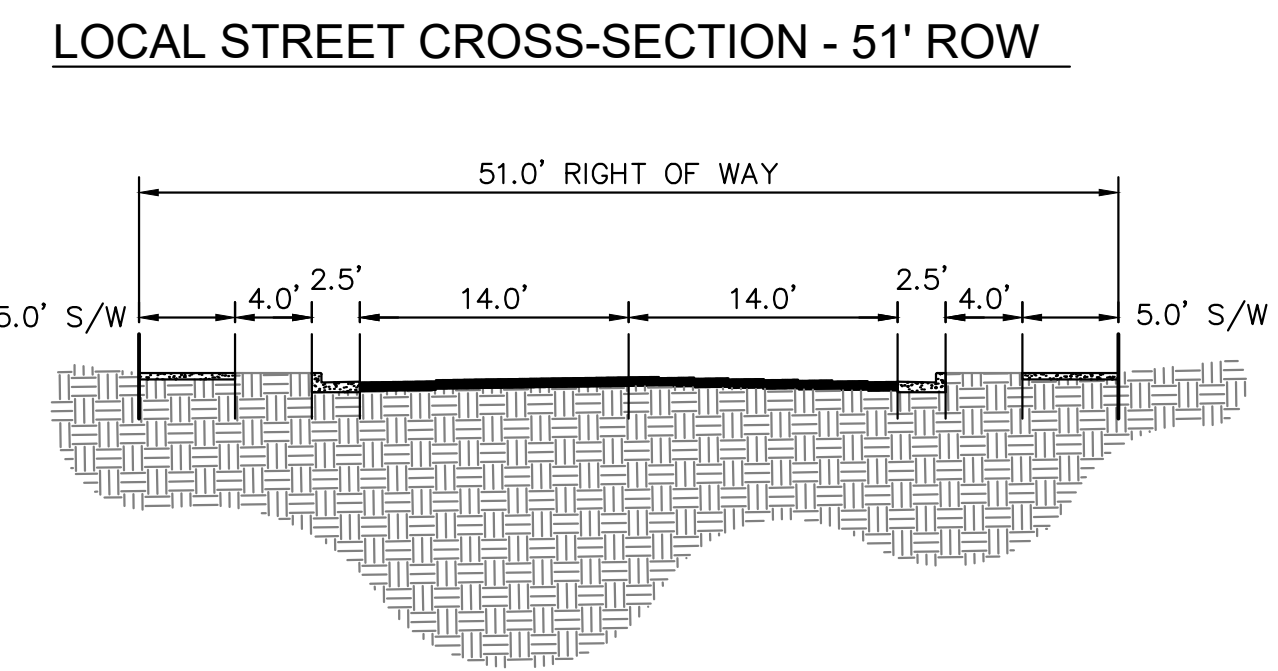
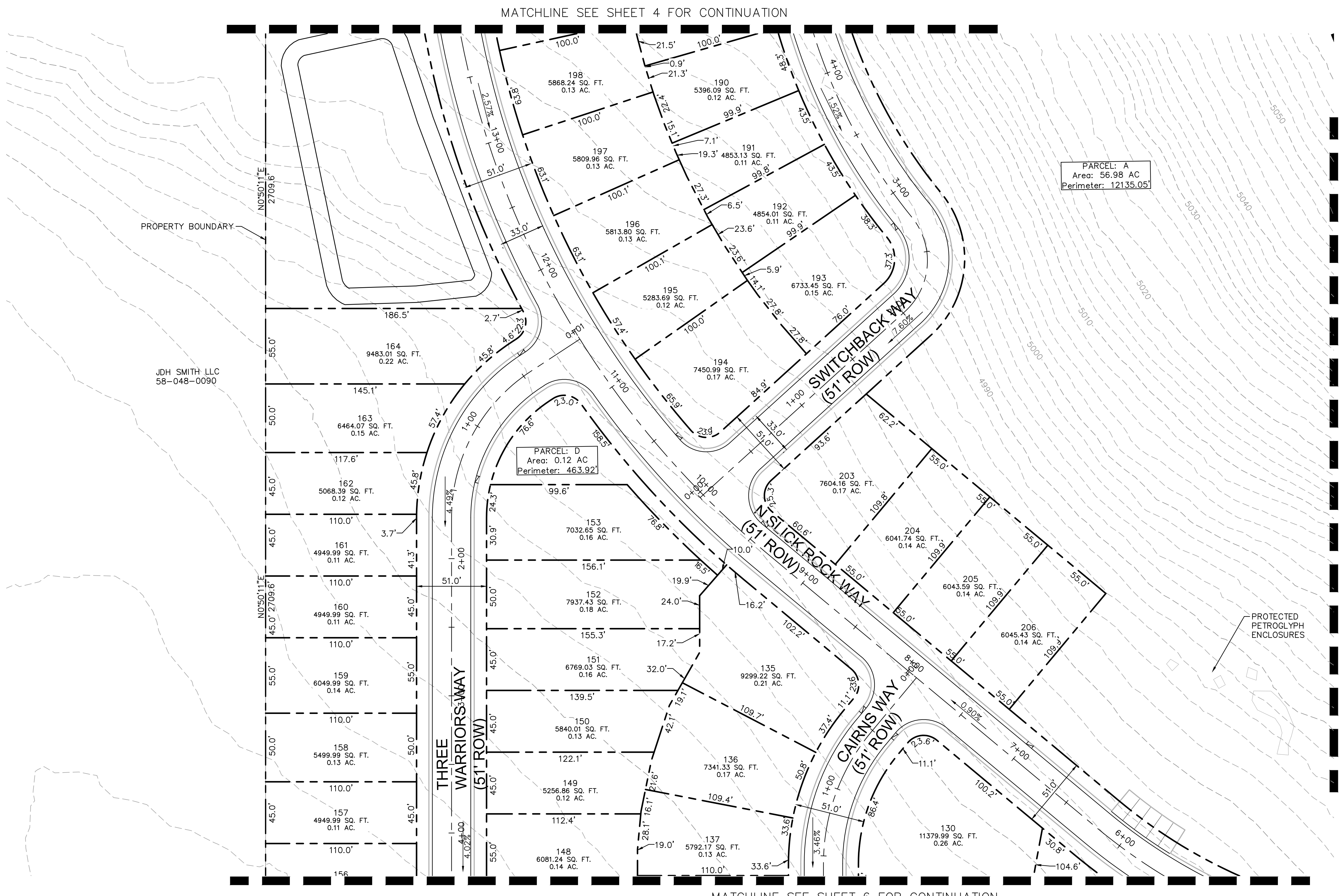
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DWG. NAME
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PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

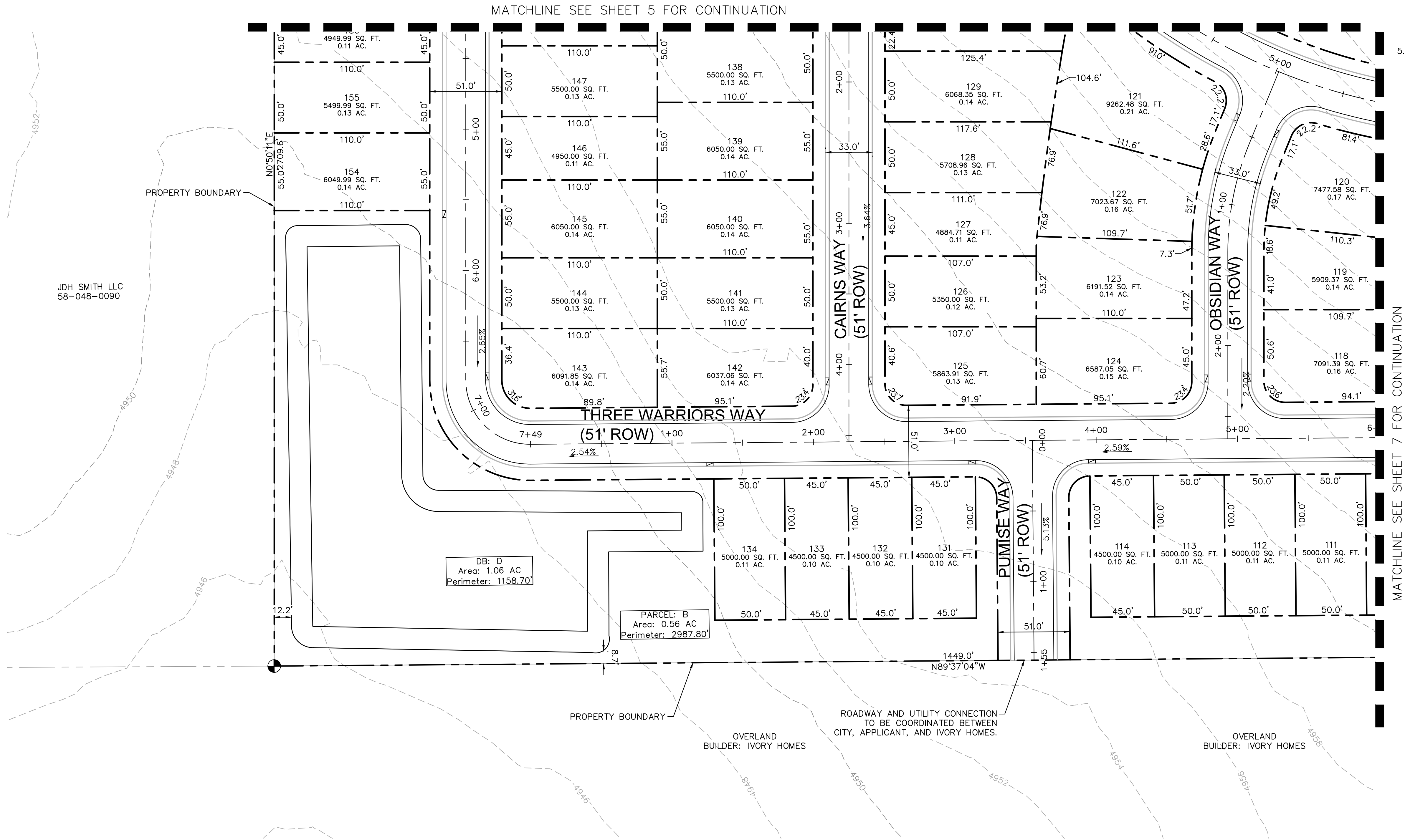
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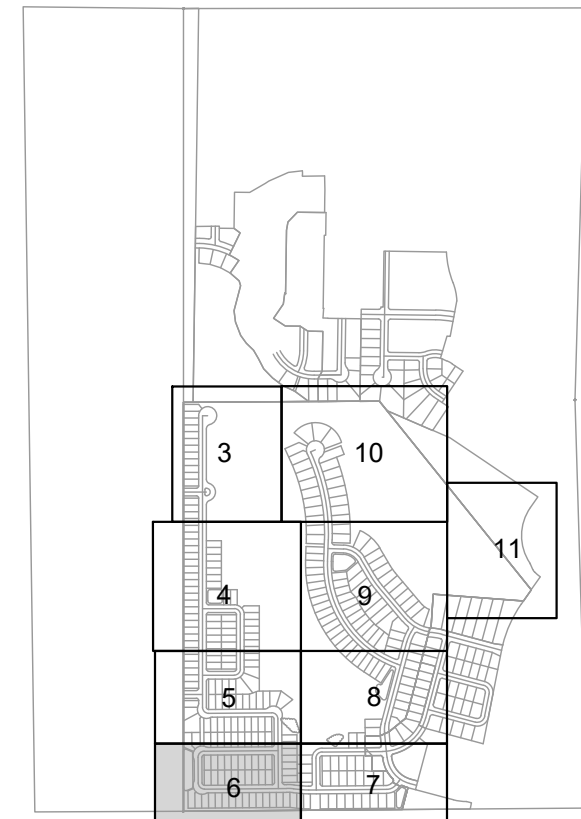
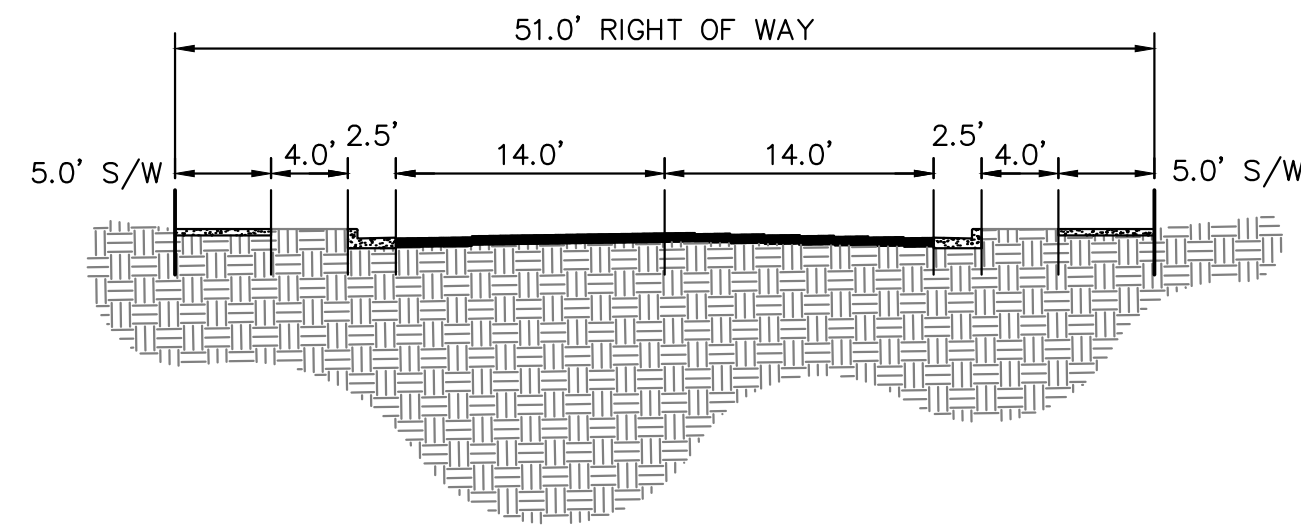
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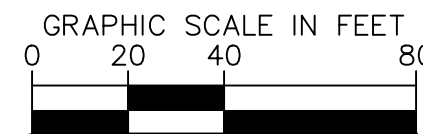
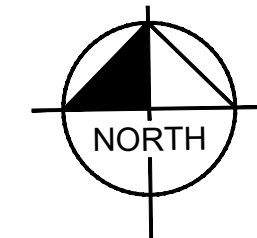
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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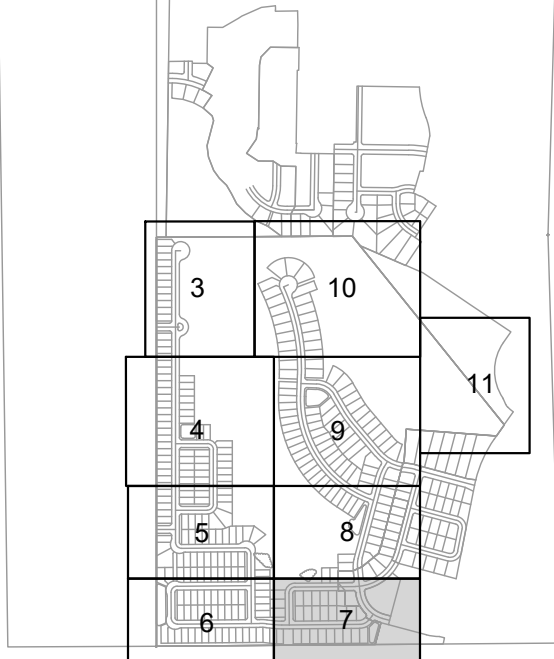
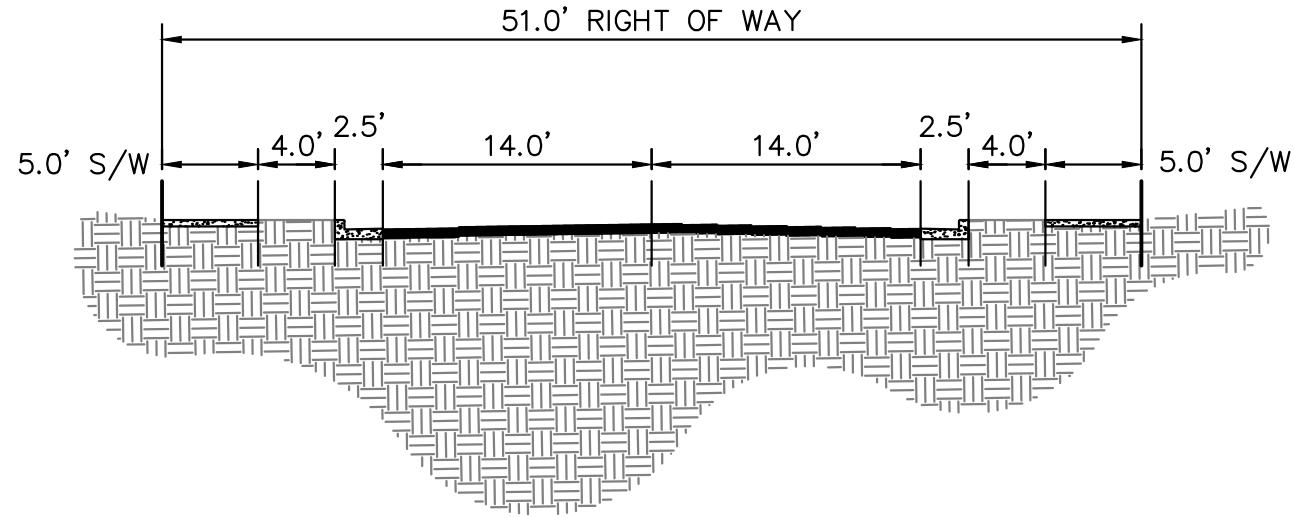
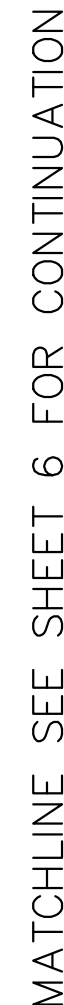
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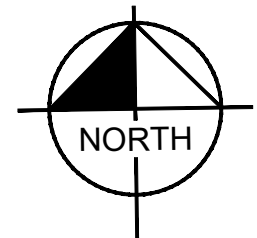
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CASE NO.: TBD



KEY MAP
NTS



GRAPHIC SCALE IN FEET

0 20 40 80



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PRELIMINARY PLAT

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SCALE (H): _____
SCALE (V): _____

DATE:	SHEET NO.
SEPTEMBER 2021	
PROJECT NO.	7

PROJECT NO.	196011002
DWG. NAME	

PRELIMINARY PLAT.dwg of 21 shts

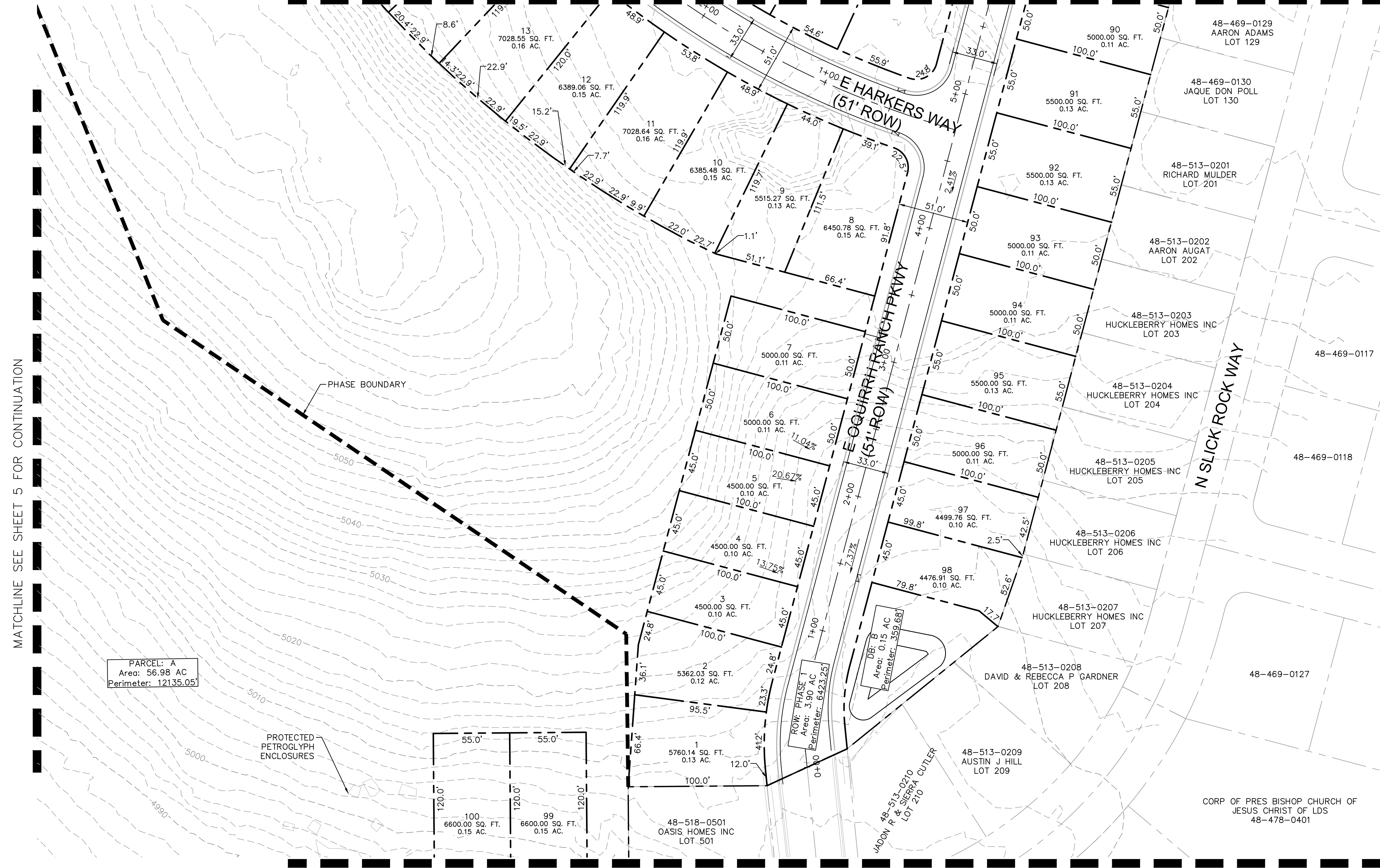
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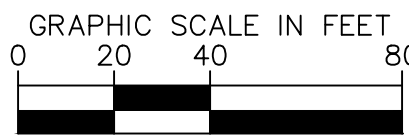
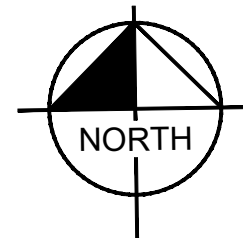
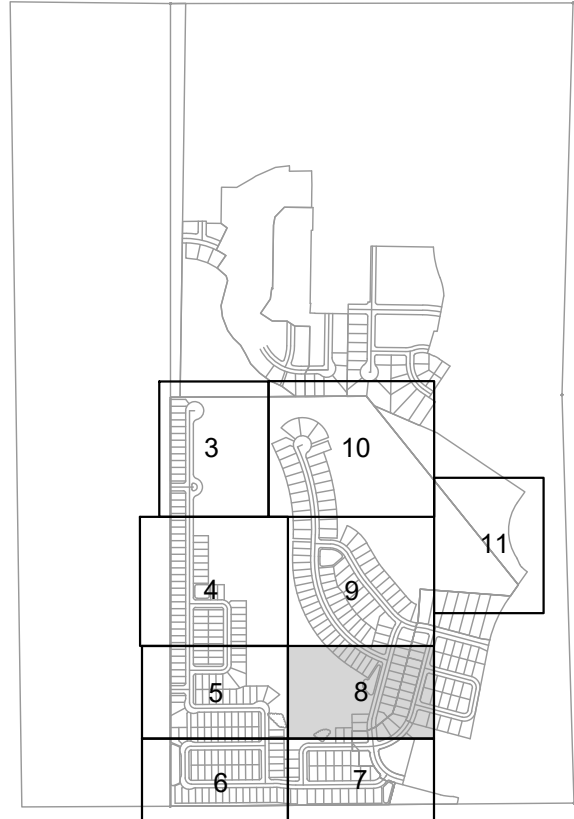
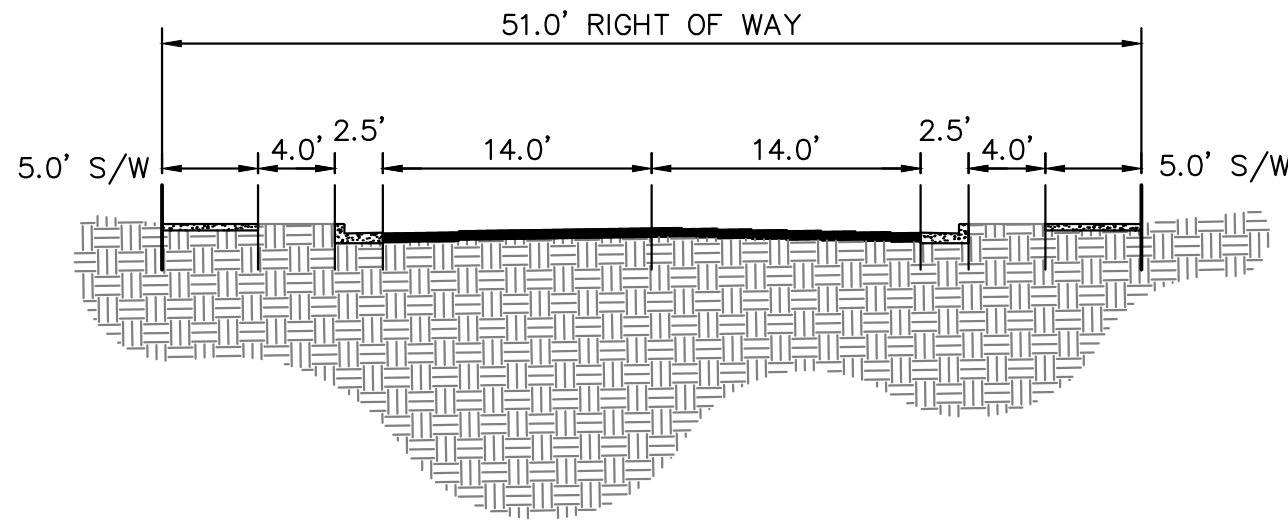
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MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 7 FOR CONTINUATION



LOCAL STREET CROSS-SECTION - 51' ROW



OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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SEPTEMBER 2021	
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DWG. NAME
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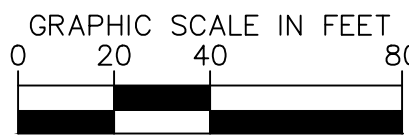
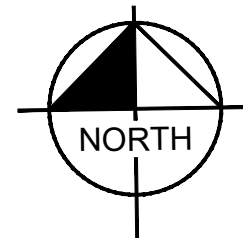
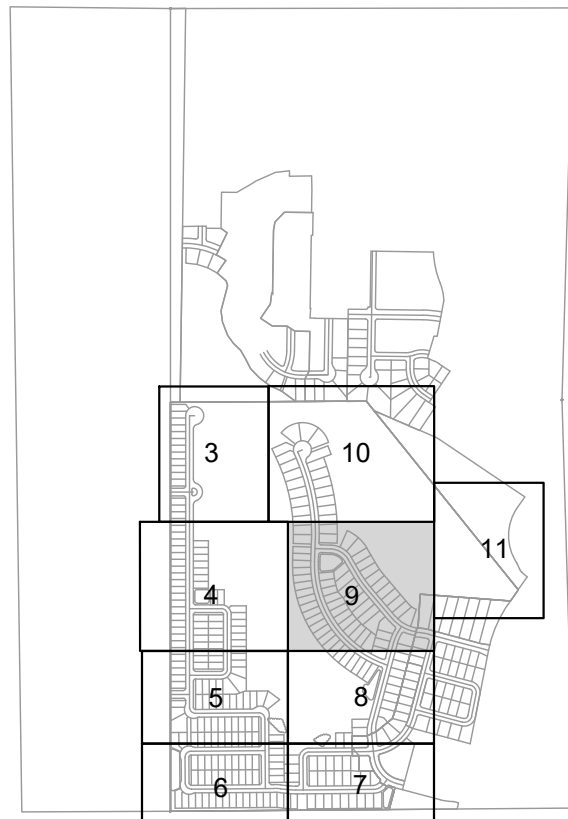
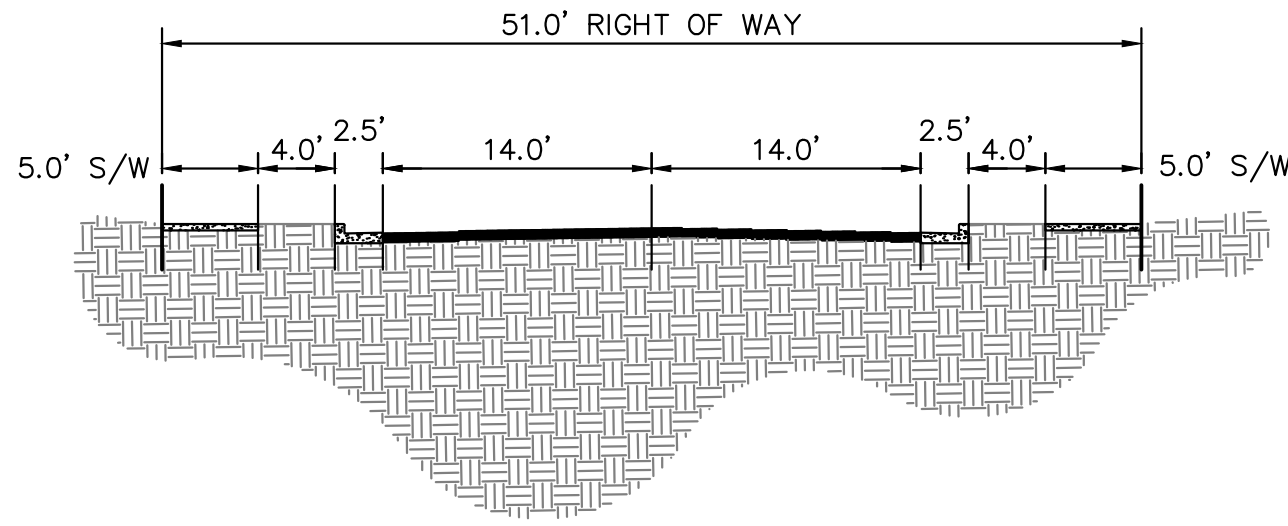
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MATCHLINE SEE SHEET 11 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW





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OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

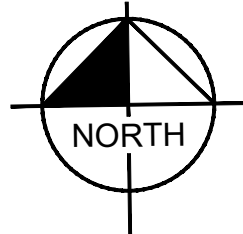
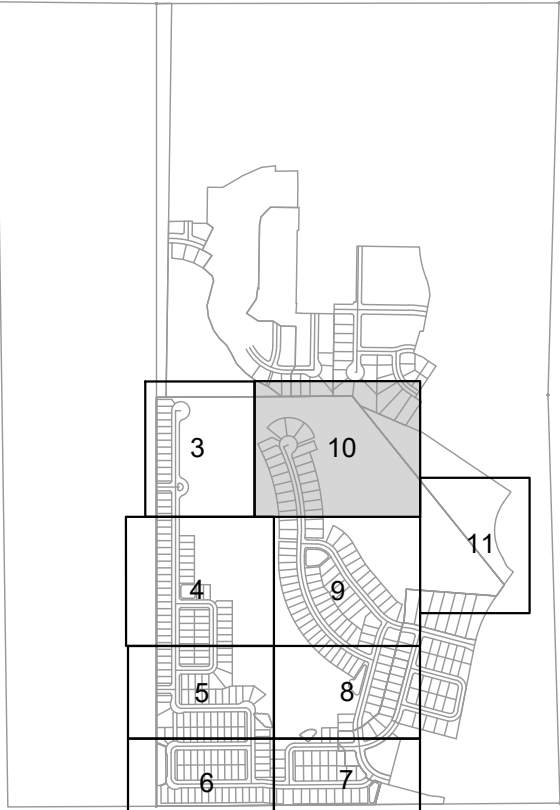
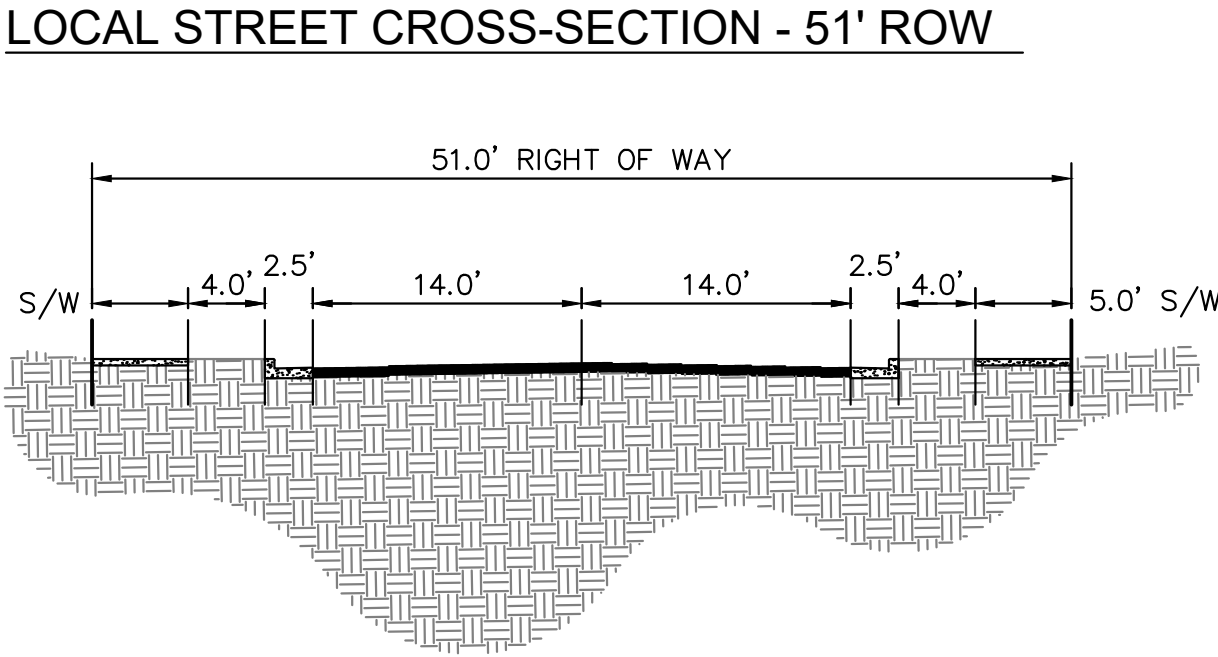
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DENVER, CO 80237 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC
SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		
PROJECT NO. 196011002		
DWG. NAME PRELIMINARY PLAT.dwg		
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of 21 sheets

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CASE NO.: TBD





OQUIRRH
MOUNTAIN
RANCH OF UTAH



811

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MATCHLINE SEE SHEET 11 FOR CONTINUATION

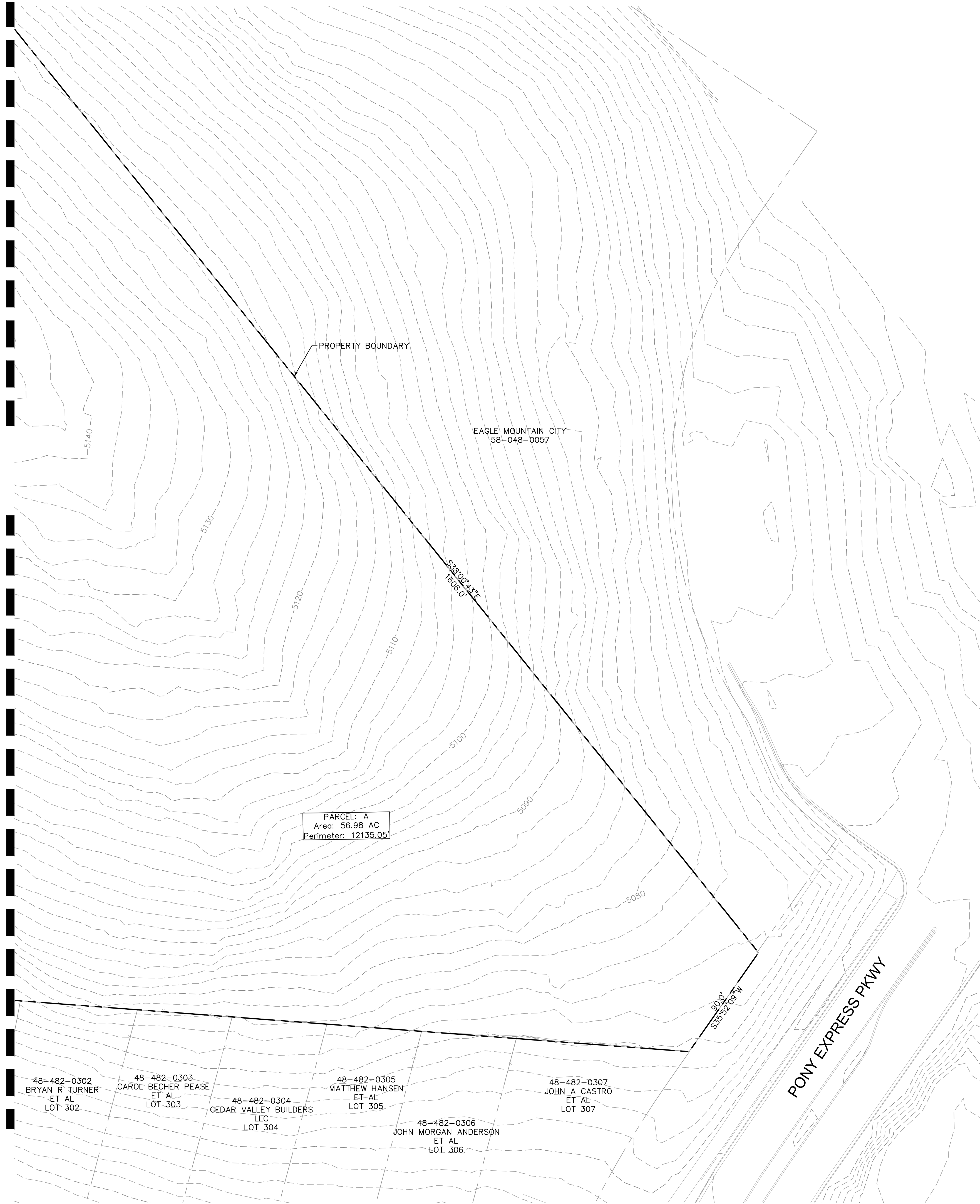
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SHEET NO.
10
of 21 shts

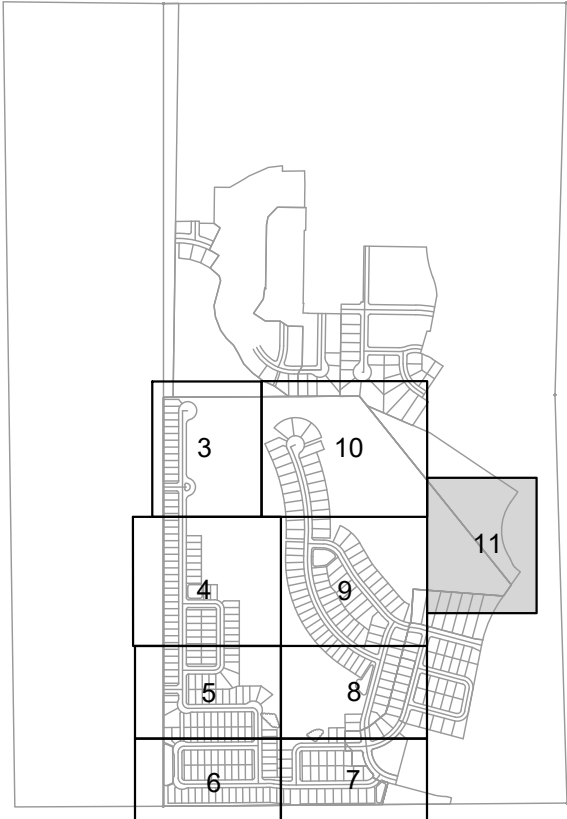
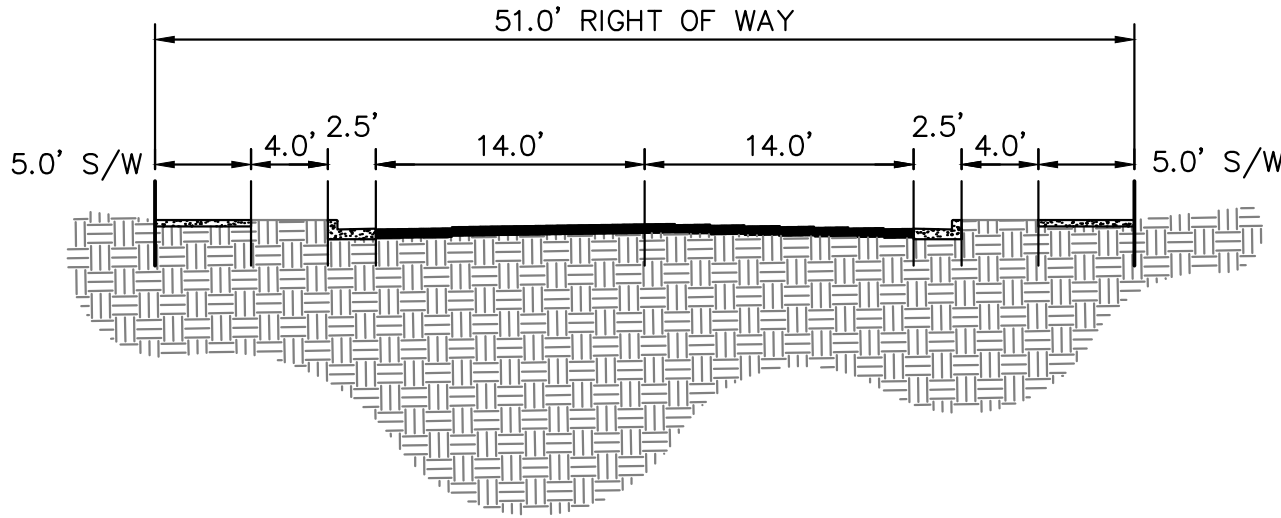
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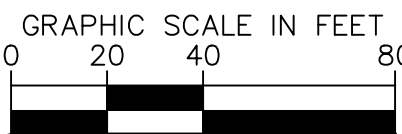
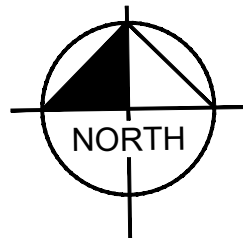
MATCHLINE SEE SHEET 10 FOR CONTINUATION



LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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DESIGNED KHTEAM DRAWN KHTEAM CHECKED TLC

SCALE (H):
SCALE (V):

DATE:
PROJECT NO.

SEPTEMBER 2021
196011002

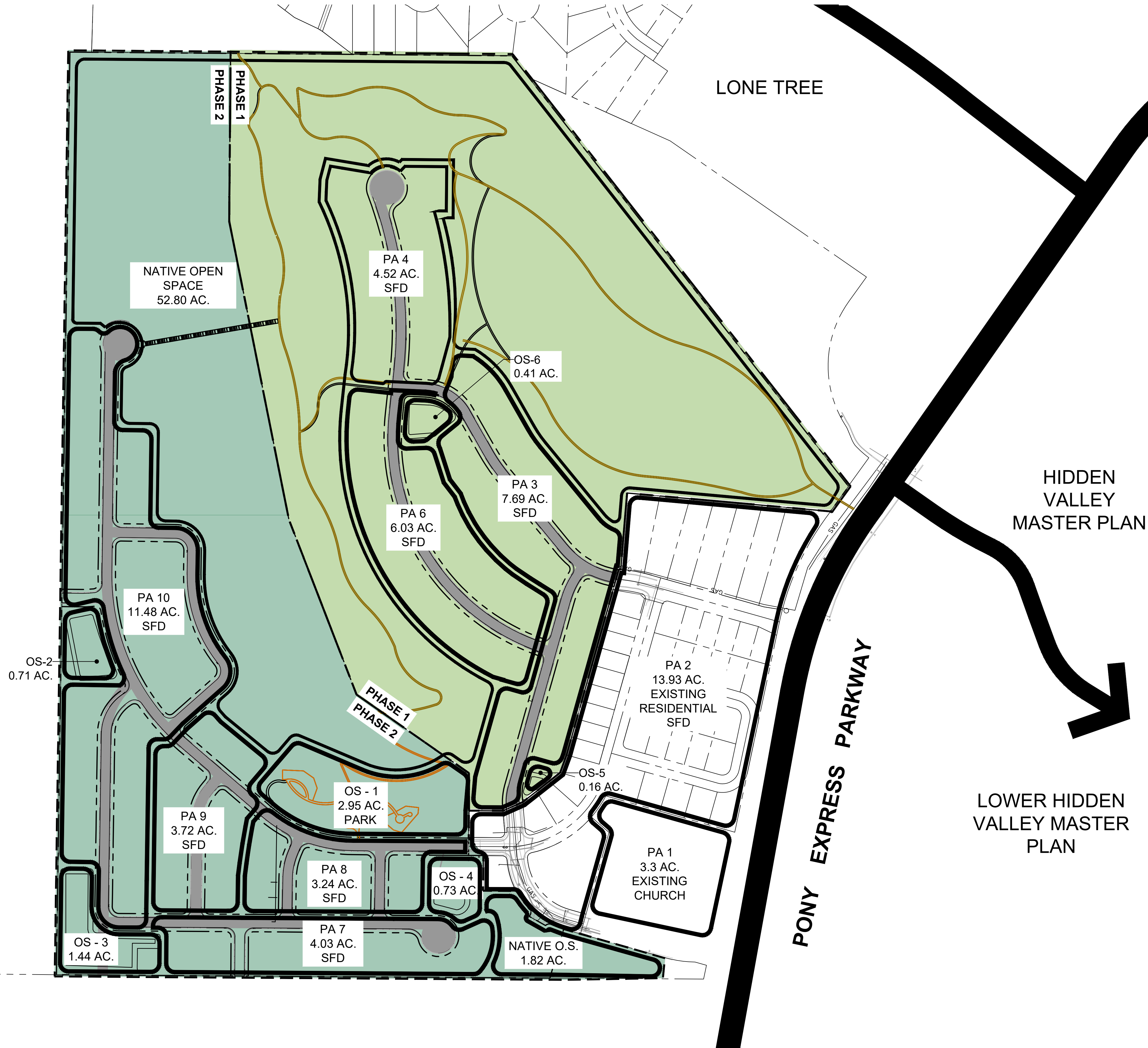
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PRELIMINARY PLAT.dwg

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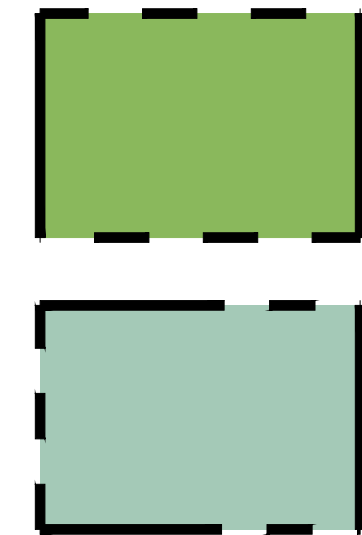
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LEGEND



PHASE 1

PHASE 2



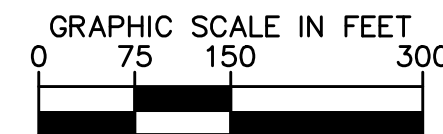
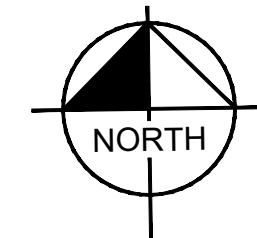
PROPOSED TRAIL PHASE 1



PROPOSED TRAIL PHASE 2



PROPOSED STAIRS



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OQUIRRH MOUNTAIN RANCH PHASING PLAN

EAGLE MOUNTAIN, UTAH

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DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): 1" = 150' SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET N 01
PROJECT NO. 196011002		
DWG. NAME PH_PRELIMINARY PLAT.dwg		

CASE NO.: TBD



CONNECT TO EXISTING TRAIL SYSTEM

EXISTING LANDSCAPE TO REMAIN

CONTRACTOR TO SEED ALL AREAS ADJACENT TO TRAIL DISTURBED DUE TO CONSTRUCTION, TYP.

EVERGREEN TREE, TYP.

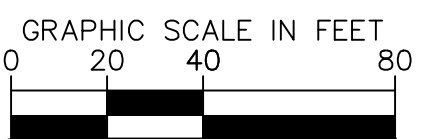
MATCHLINE SEE SHEET 4 FOR CONTINUATION

EVERGREEN TREE, TYP.

CONTRACTOR TO SEED ALL AREAS
ADJACENT TO TRAIL DISTURBED
DUE TO CONSTRUCTION, TYP.

EXISTING LANDSCAPE TO REMAIN

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SCALE (H): 1" = 40' XREF
SCALE (V): N/A
DATE: | S

SEPTEMBER 2021

PROJECT NO.

196011
DWS NAME

DWG. NAME
PRELIMINARY PLATS

SHEET NO.

3

21. $\frac{1}{2}$

CASE NO.: TBD

MATCHLINE, SEE SHEET 35

BENCH AND TRASH RECEPTACLE

— INCLINE

- BIKE RACKS (3)
- NATIVE SEED MIX, TYP.

CANOPY TREE, TYP.

ORNAMENTAL TREE, TYP.

- NATIVE SEED MIX, TYP.

CONTRACTOR TO SEED ALL AREAS
ADJACENT TO TRAIL DISTURBED
DUE TO CONSTRUCTION, TYP.

PETROGLYPH VIEWING AREA

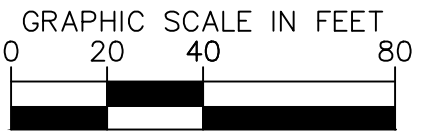
— EXISTING LANDSCAPE TO REMAIN

NATIVE SEED MIX, TYP

CANOPY TREE, TYP.
ORNAMENTAL TREE, TYP

MATCHLINE SEE SHEET 5 FOR CONTINUATION

MATCHLINE SEE SHEET 9 FOR CONTINUATION



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SCALE (V):
DATE:
SEPTEMBER 2021

PROJECT NO.

1960110

DWG. NAME

SHEET NO.

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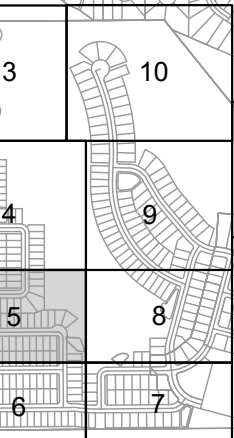
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CASE NO.: TBD

III



MATCHLINE SEE SHEET 6 FOR CONTINUATION



Year	Percentage (%)
1997	75
1998	73
1999	78
2000	75
2001	80
2002	78
2003	82
2004	80

GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 20, 40, and 80 feet. The segment between 0 and 20 is divided into four equal parts by three vertical lines. The segment between 20 and 40 is a single solid black rectangle. The segment between 40 and 80 is divided into four equal parts by three vertical lines.

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OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

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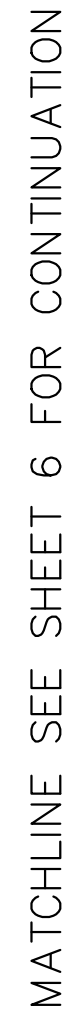
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DESIGNED	DRAWN	CHECKED
KHTEAM	KHTEAM	TLC
SCALE (H):		
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DATE:		SHEET NO.
SEPTEMBER 2021		
PROJECT NO.		
196011002		
DWG. NAME		21
A. PRELIMINARY PLAT2.dwg		

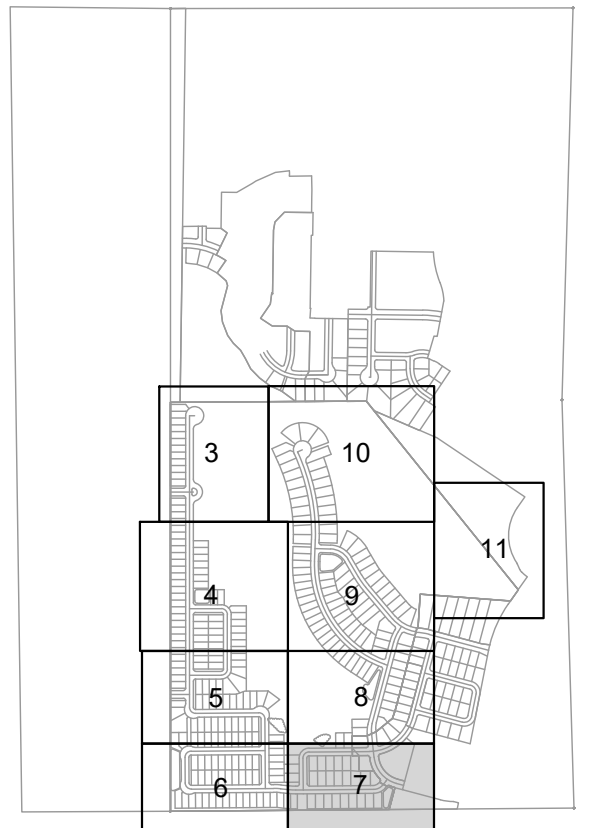
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CASE NO. : TPD

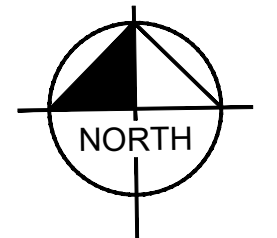
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MATCHLINE SEE SHEET 8 FOR CONTINUATION



KEY MAP
NTS



GRAPHIC SCALE IN FEET



A horizontal scale bar with vertical tick marks at 0, 20, 40, and 80 feet. The segments between 0-20, 20-40, and 40-80 are white. The segments between 0-10, 10-20, 30-40, and 60-70 are black, creating a checkerboard pattern.



Now what's **below**.
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OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

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SCALE (H): SCALE (V): DATE:		
SEPTEMBER 2021		SHEET NO. 7
PROJECT NO. 196011002		
DWG. NAME		
PRELIMINARY PLAT2.dwg		
		21 sheets

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PRELIMINARY PLAT2.dwg

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CASE NO.: TBD

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MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 5 FOR CONTINUATION

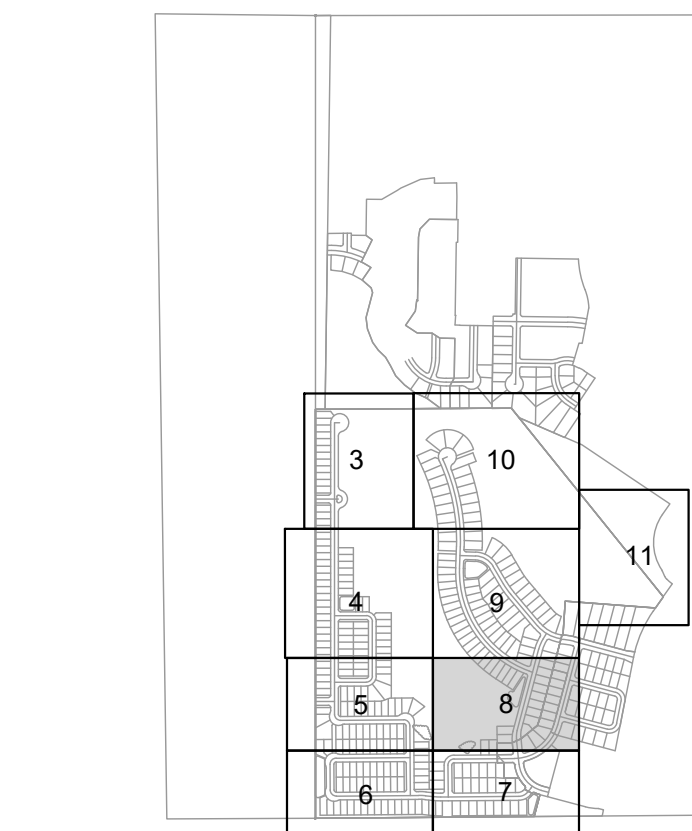
EXISTING LANDSCAPE TO REMAIN

PETROGLYPH VIEWING AREA

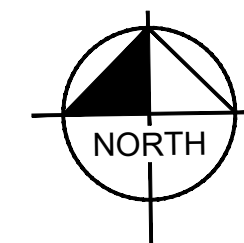
SHADE STRUCTURE
4 PICNIC TABLES

- BENCH AND TRASH RECEPTACLE

- BENCH AND TRASH RECEPTACLE



KEY MAP
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments, with each segment representing 10 feet.



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OQUIRRH MOUNTAIN RANCH LANDSCAPE PLAN

EAGLE MOUNTAIN, UTAH

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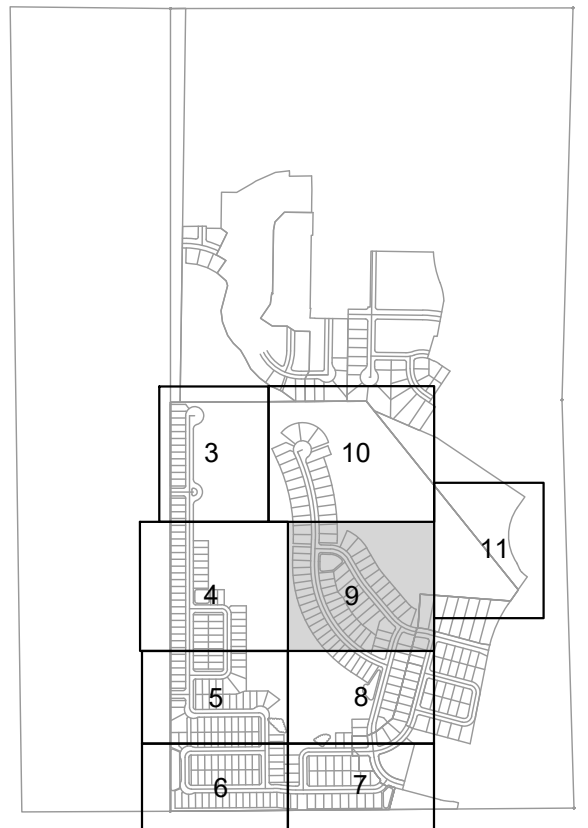
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SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		SHEET N°
PROJECT NO. 196011002		8
DWG. NAME		21

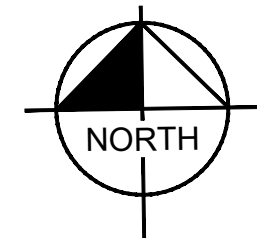
CASE NO.: TBD

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION



KEY MAP
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments. The first 20-foot segment is black, the next 20-foot segment is white, the next 20-foot segment is black, and the final 20-foot segment is white.



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SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		SHEET NO. 9
PROJECT NO. 196011002		
DWG. NAME LA_PRELIMINARY PLAT2.dwg		
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CASE NO.: TBD

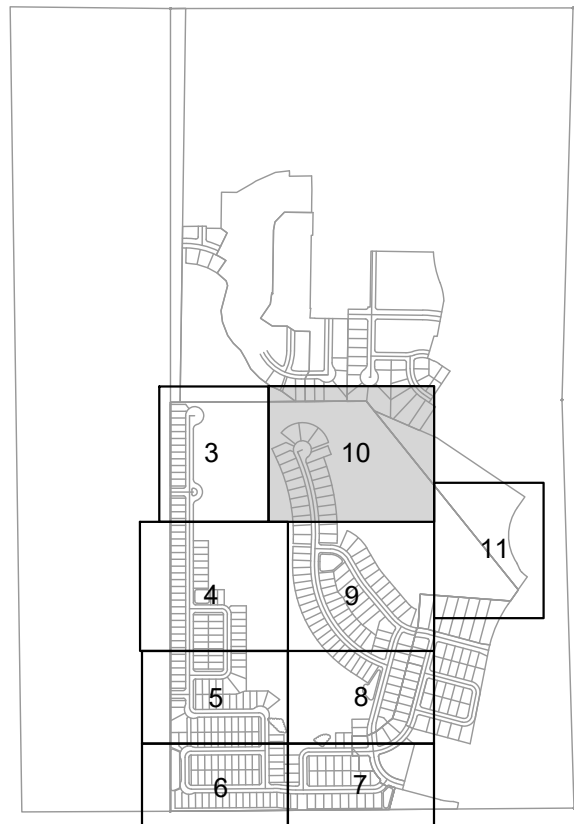
Case 1:20-cv-00001-Quinn Document 1-1 Filed 07/20/20 Page 1 of 1

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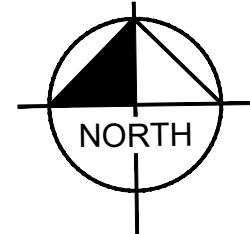
MATCHLINE SEE SHEET 3 FOR CONTINUATION



MATCHLINE SEE SHEET 11 FOR CONTINUATION



KEY MAP
NTS



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LANDSCAPE PLAN

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SCALE (H):
SCALE (V):

DATE:
SEPTEMBER 2021

PROJECT NO.
196011002

DWG. NAME
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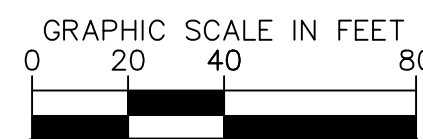
SHEET NO.
10

21 shts

CASE NO.: TBD

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CONTRACTOR TO SEED ALL AREAS DISTURBED DUE TO CONSTRUCTION, TYP.



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CASE NO.: TBD

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVEALING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTED AREAS WITHIN THE DRIPLINE AND SPILLAGE OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS. AN ADDITIONAL 10% PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

<u>MATERIAL</u>	<u>SAMPLE SIZE</u>
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRUNK OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REVIEW OF THE PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE, AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("CLIMBED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDING NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL, AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 - a. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - b. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT LIFE. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - c. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTIRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL, OF SUFFICIENT SIZE TO ENCOMPASS THE FIBER ROOTS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOSS AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. ALL WASTE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, FIBER OPTIC AND TELLERIAL S. SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE IF LIMEROCK OR OTHER HARD SUBSTRATE IS FOUND. ALL PLANTING AREAS IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AVAILABLE STANDARD FOR TREES STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOSS OF PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELED IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH FLOW. FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 10 FEET BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TOP OF THE ROOT BALL SHALL BE SET 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PROPER RESULTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
18. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PROPER RESULTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MIXTURE TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATE ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS FROM TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION: IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK; IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT WEED CONTROL AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. ALL AREAS THAT ARE TO BE SODED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOIL CUTTER TO A DEPTH OF 10 INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 3. PREPARE LODGE DOOR FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROUGHLY.
 4. SODDING
 - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SODD SOODED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATE TO BUILDINGS, A 2 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIAGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IF FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 6. LAWN MAINTENANCE
 - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION EQUIPMENT TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- EDGING
- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOODED AREAS AND PLANTING BEDS.
- CLEANUP
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL EXCESS EQUIPMENT, MATERIALS, AND DEBRIS FROM THE PROJECT AREA. THE PROJECT AREA SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT M

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL IN

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRAN

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING GROUND) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.



Know what's **below**.
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OQUIRRH MOUNTAIN RANCH LANDSCAPE NOTES

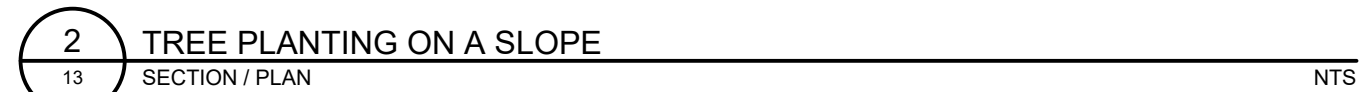
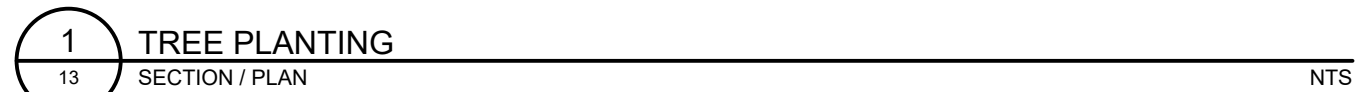
EAGLE MOUNTAIN, UTAH

Kimley»»Horn

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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): SCALE (V):		
DATE: SEPTEMBER 2021		SHEET NO. 12
PROJECT NO. 196011002		
DWG. NAME A PRELIMINARY PLAT2.dwg		
		21 sheets

CASE NO.: TBD



	<u>CANOPY TREE</u>	120
	<u>ORNAMENTAL TREE</u>	77
	<u>EVERGREEN TREE</u>	43
	<u>NATIVE SEED</u>	90,251 SF
	<u>SOD</u>	19,414 SF

PARKS & IMPROVED OPEN SPACE ELEMENTS/AMENITIES CALCULATION CHART

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space				
Residential Lots/Units 206 + 54 = 260		Required Open Space (Square Feet)		Required Open Space (Acres)
	X 1,000 =	260,000	/ 43,560 =	5.97 Acres

Park Fee-In-Lieu (if applicable)			Required Amenity Points		
Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00	Required Open Space (Acres) 5.97		Required Amenity Points 597
	X \$3.75***			X 100	

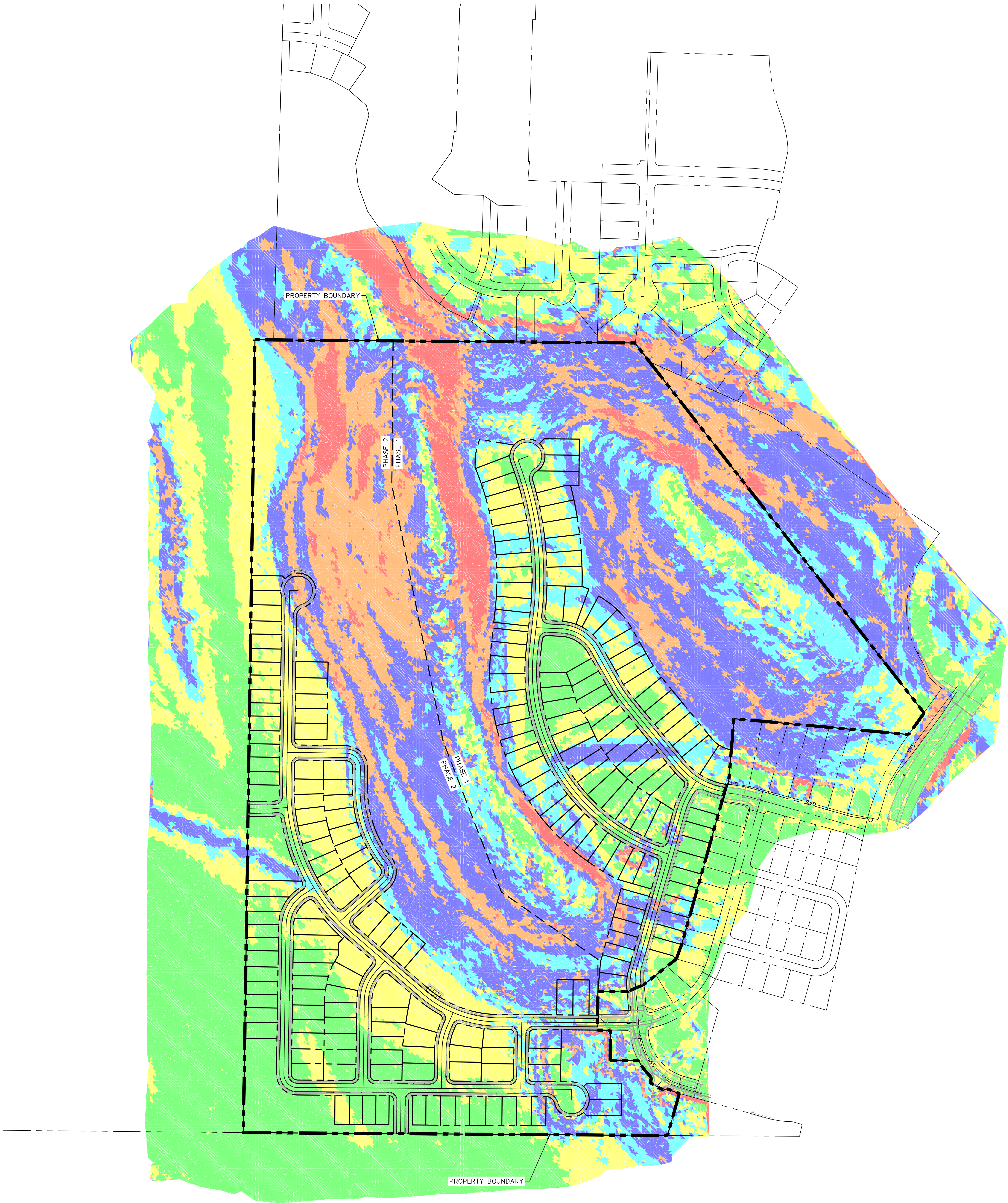
Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	15	30
Bicycle Rack (4+ bikes)	2	6	12
Trees (5) (a majority must be shade trees)	2	43	86
Shade Structure	4		0
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6	10	12
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 SF)	4	400	16
Playground Equipment* <u>Per \$1,000</u>	2		0
Splash Pad* <u>Per \$1,000</u>	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		0
Other: Petroglyph viewing area	Varies	3	930
Other: Incline	Varies	114	67
Other: Hiking Trail	Varies	1	122
Other: Wildlife Corridor	Varies	1	945
Total			2,220

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.



LEGEND

PROPERTY BOUNDARY

PHASE LINE

0%–5%

5%–10%

10%–15%

15%–25%

25%–35%

35%+

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 102.11 ac.	
TOTAL NET AREA	± 102.11 ac.	
DENSITY (du./ac.)	2.02	
OPEN SPACE	± 62.39 ac.	61%
UNIT TYPE	UNIT COUNT	MIX
45' x 100'	62	30%
50' x 100'	79	38%
55' x 100'	65	32%
TOTAL	206	100%

OQUIRRH MOUNTAIN

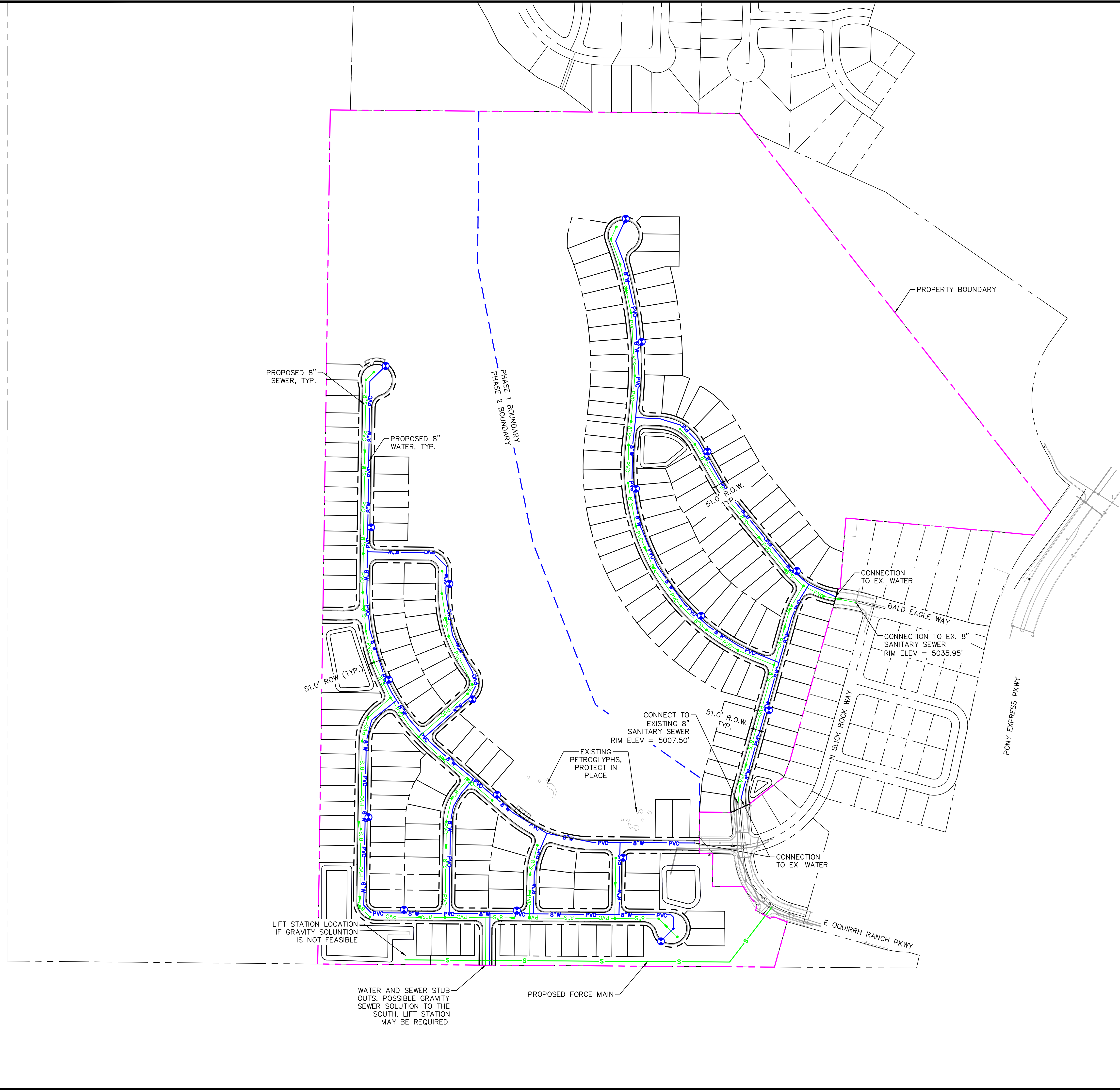
EAGLE MOUNTAIN, UTAH

SLOPE ANALYSIS

09/07/2021

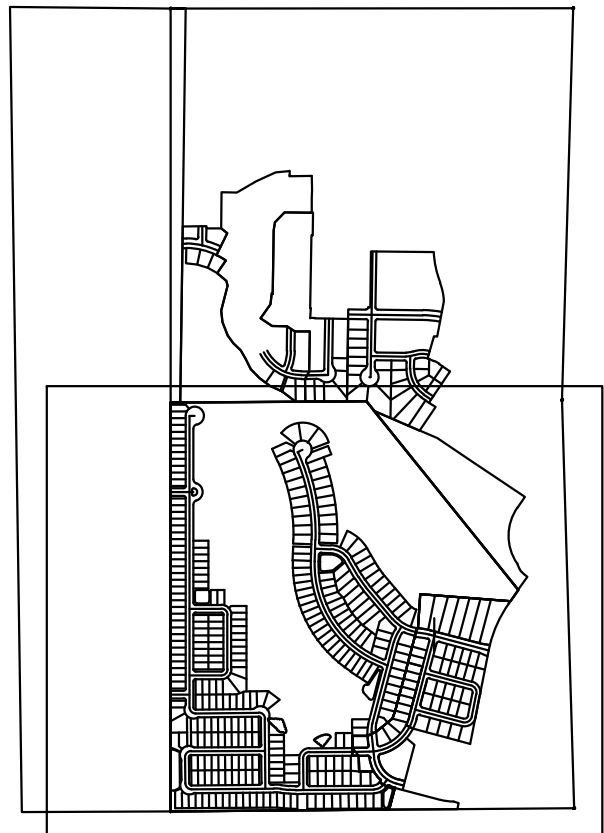


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XREFS: K:_DEN_Civil\196011002_Oquirrh Mt. Ranch\CADD\PlanSheets\Pre-Plot\UT_PRELIMINARY PLAT.dwg Sep 07, 2021 TreyFarrell
OF AND WERE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

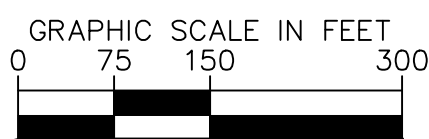
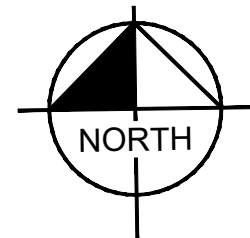


LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- PROPERTY BOUNDARY
- PHASE BOUNDARY
- PROPOSED SANITARY SEWER FORCE MAIN



KEY MAP
NTS



Know what's below.
Call before you dig.

OQUIRRH MOUNTAIN RANCH
CONCEPTUAL UTILITY LAYOUT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

DESIGNED KHTEAM DRAWN KHTEAM CHECKED TLC

SCALE (H): 1" = 150'
SCALE (V): N/A

DATE: SEPTEMBER 2021

PROJECT NO. 196011002

DWG. NAME UT_PRELIMINARY PLAT.dwg

SHEET NO. 01

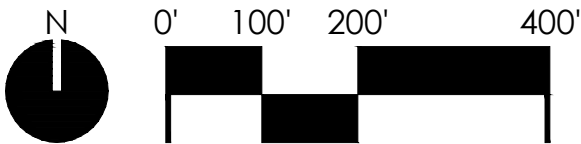
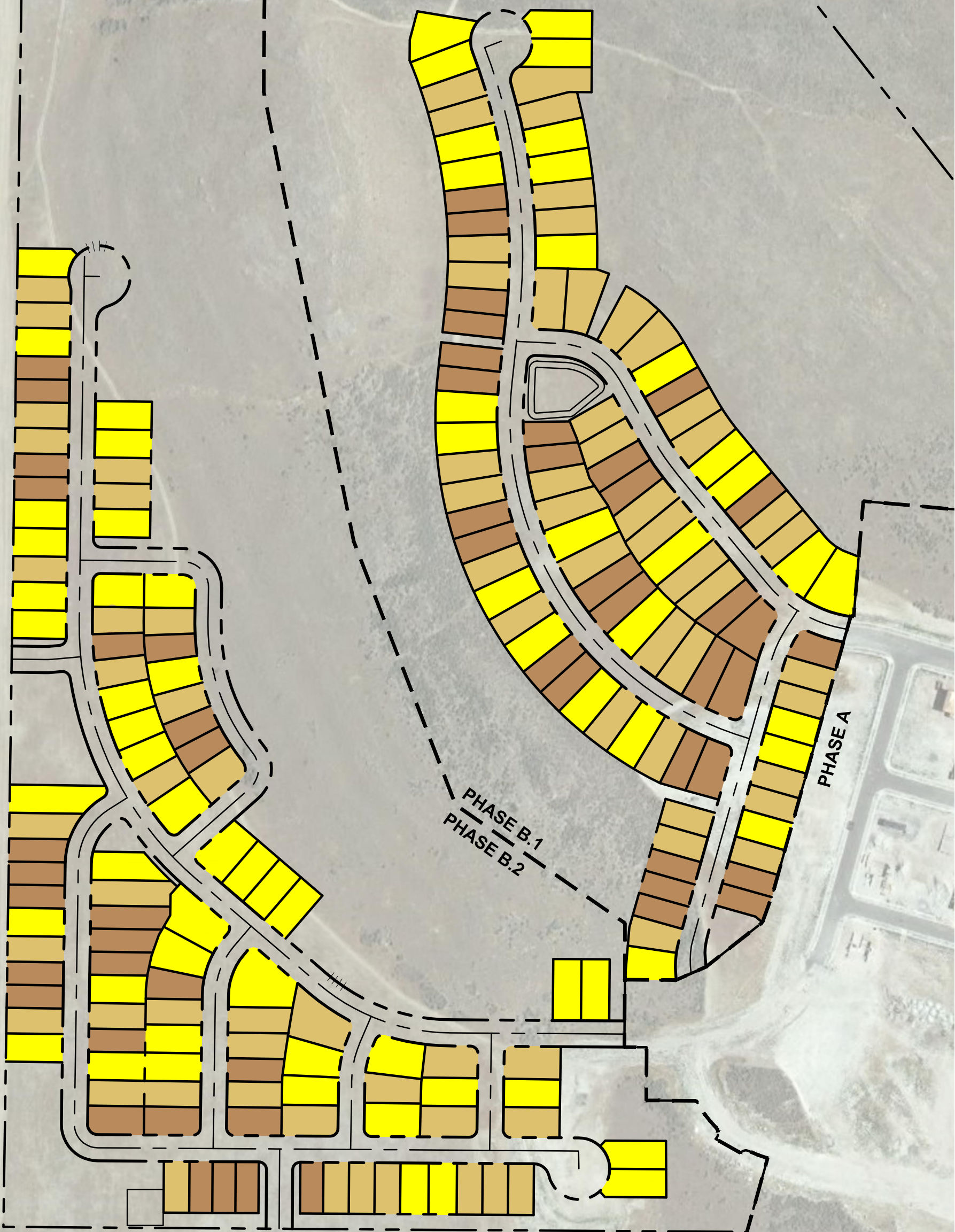
01

01

CASE NO.: TBD

SITE PLAN SUMMARY		
LAND USE	SFD	
TOTAL GROSS AREA	± 120.40 ac.	
DENSITY (du./ac.)	1.71	
UNIT TYPE	UNIT COUNT	MIX
45' x 100'	58	28%
50' x 100'	80	39%
55' x 100'	68	33%
TOTAL	206	100%

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING, AND CITY APPROVALS. ACREAGE IS ESTIMATED.



area which is approved by the City in this Agreement.

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

1 Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Eagle Mountain Municipal Code (the “City Code”).

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

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

Total Land Area:	120.4 acres
Total Buildable Acres:	104.2 acres
Maximum Residential Units:	346 units
Improved Open Space:	Not less than 5.5 acres fully improved; 14.2 acres partially improved (with trails, petroglyph park, Frisbee golf, and some improved areas; 32.4 acres improved with trails and viewing towers.

The overall density of the Project may not exceed the lesser of an average of 5.3 residential units per buildable residential acre or a total of 346 residential units (the “Maximum Density”). In addition, the Property is divided into twelve planning areas (the “Planning Areas”) which permit a maximum number of units per acre within each Planning Area. The location of each of Planning Area is depicted on Exhibit “B.” The development of each Planning Area must contain improvements to meet the City’s current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Planning Area, or such other requirements as adopted by the City in the future. The City shall not issue any final subdivision plat until Developer has demonstrated how it will meet the City’s Tier II, Tier III, or Tier IV requirements for that particular Planning Area. The size and densities of the Planning Areas are as follows:

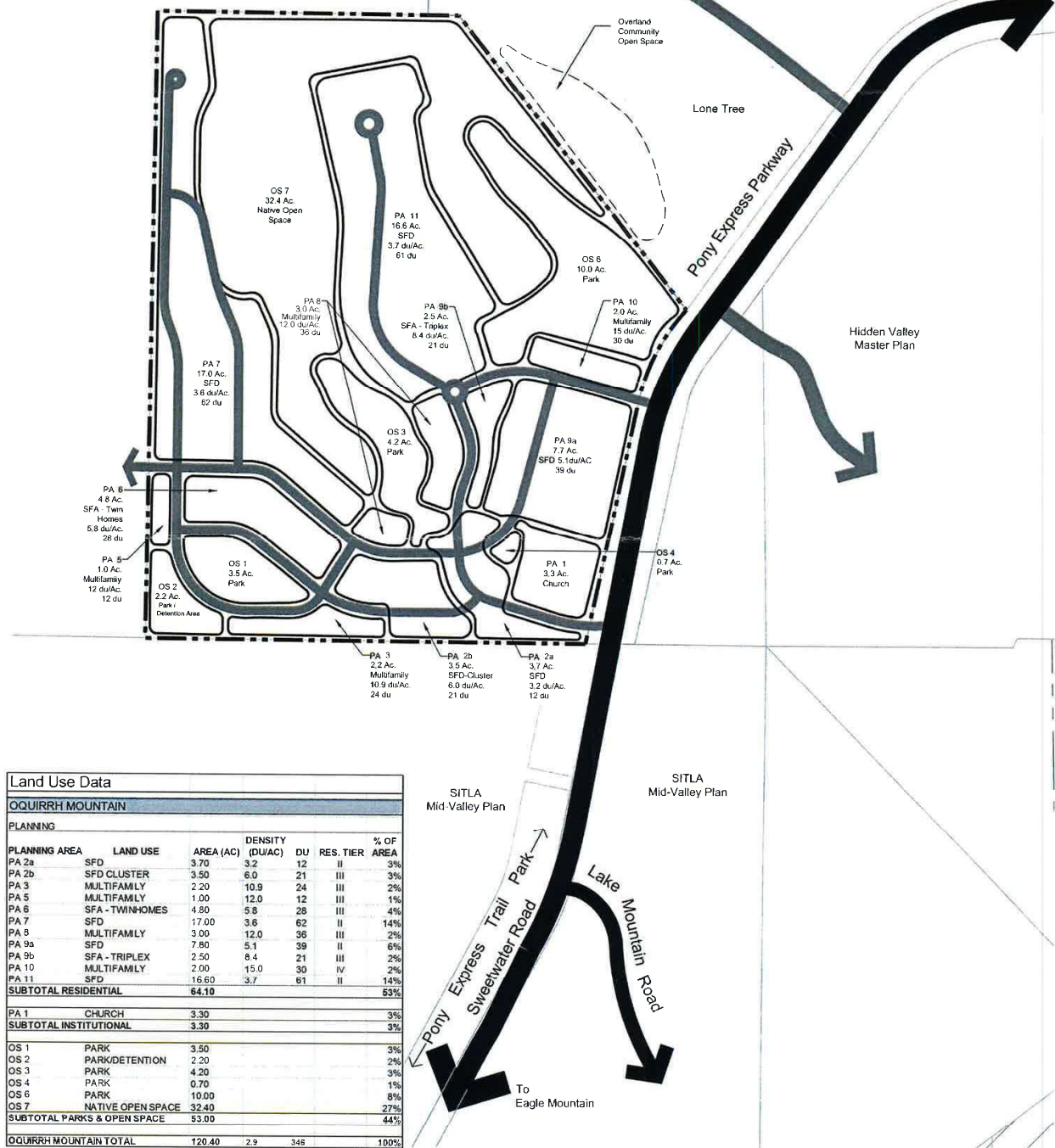
Planning Area	Proposed Land Use	Area (Acres)	Development Units	Maximum Density Units / Acre	Res. Tier
PA-1	Church Site	3.3	0	0	-
PA-2a	Single-Family Detached	3.7	12	3.2	II

PA-2b	Single-Family Detached Cluster	3.5	21	6.0	III
PA-3	Multifamily	2.2	24	10.9	III
PA-5	Multifamily	1.0	12	12.0	III
PA-6	Multifamily – Twinhomes	4.8	28	5.8	III
PA-7	Single-Family Detached	17.0	62	3.6	II
PA-8	Multifamily	3.0	36	12.0	III
P-9a	Single-Family Detached	7.8	39	5.1	II
PA-9b	Single-Family Attached - Triplex	2.5	21	8.4	III
PA-10	Multifamily	2.0	30	15	IV
PA-11	Single-Family Detached	16.6	61	3.7	II
Totals		67.4	346	5.39	

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

2.3 Proposed Land Uses. The Proposed Land Uses set forth above and included in Conceptual Site Plan, Exhibit "C," are conceptual and do not dictate the final type or layout of buildings within the Project. Nevertheless, it is the expectation of the City and the Developer that the end product will resemble the type of buildings set forth above.

2.4 Development Requirements. Unless the City Code is amended to require other improvements, Developer shall construct improvements to meet the City's Tier II, Tier III,



Land Use Data						
OQUIRRH MOUNTAIN						
PLANNING						
PLANNING AREA	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES. TIER	% OF AREA
PA 2a	SFD	3.70	3.2	12	II	3%
PA 2b	SFD CLUSTER	3.50	6.0	21	III	3%
PA 3	MULTIFAMILY	2.20	10.9	24	III	2%
PA 5	MULTIFAMILY	1.00	12.0	12	III	1%
PA 6	SFA - TWINHOMES	4.80	5.8	28	III	4%
PA 7	SFD	17.00	3.6	62	II	14%
PA 8	MULTIFAMILY	3.00	12.0	36	III	2%
PA 9a	SFD	7.80	5.1	39	II	6%
PA 9b	SFA - TRIPLEX	2.50	8.4	21	III	2%
PA 10	MULTIFAMILY	2.00	15.0	30	IV	2%
PA 11	SFD	15.60	3.7	61	II	14%
SUBTOTAL RESIDENTIAL		64.10				53%
PA 1	CHURCH	3.30				3%
SUBTOTAL INSTITUTIONAL		3.30				3%
OS 1	PARK	3.50				3%
OS 2	PARK/DETENTION	2.20				2%
OS 3	PARK	4.20				3%
OS 4	PARK	0.70				1%
OS 6	PARK	10.00				8%
OS 7	NATIVE OPEN SPACE	32.40				27%
SUBTOTAL PARKS & OPEN SPACE		53.00				44%
OQUIRRH MOUNTAIN TOTAL		120.40	2.9	345		100%

Oquirrh Mountain Master Development Plan

Scale: 1" = 100'
February 28th, 2014



SAGE
COMMUNITIES

Map 4: Overall Development
Land Use (Community Use Planning) Project Planning
100% Schematic Design
100% Preliminary Engineering
100% Final Engineering

OMR Existing Development

Development Pod	Vested Units	Build Units	Difference
PA 10	30	7	23
9a	39	37	2
2a	12	10	2
Total	81	54	27

Vested Development Standards (Tier II - Tier IV)							
Tier	Setbacks				Frontage	Minimum Lot Size	Average Lot Size
	Front Yard	Rear Yard	Side Yard	Corner			
Tier II	15' /22'***	20'	5' & 10'	15'	55' (& 60' for 20% of the project)	n/a	n/a
Tier III (Single Family)	15' / 22'***	20'	5' & 10'	15'	55' (& 60' for 20% of the project)	n/a	n/a
Distance Between Multifamily Housing					n/a	n/a	n/a
Tier III (Multifamily)	20' (Council may approve a standard that differs)				n/a	n/a	n/a
Tier IV	20' (Council may approve a standard that differs)				n/a	n/a	n/a
*** If accessed from the front, garage shall have a setback of 22'							



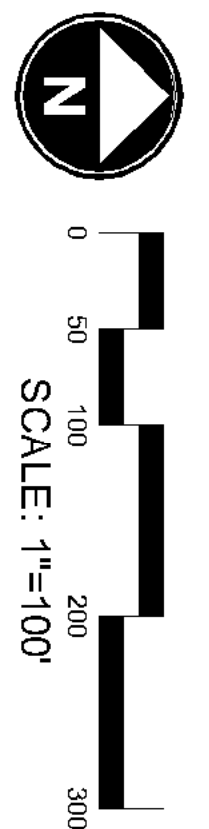
PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE. THIS A PRELIMINARY PLAN INTENDING TO SHOW DEVELOPED SITES OF THE PROJECT. DESIGN HAS NOT BEEN FINALIZED AND CHANGES TO LOT SIZES, LOT LAYOUT, STREET LAYOUT, PARK/TRAIL LOCATIONS ETC. MAY BE PROPOSED AT PRELIMINARY PLAT.

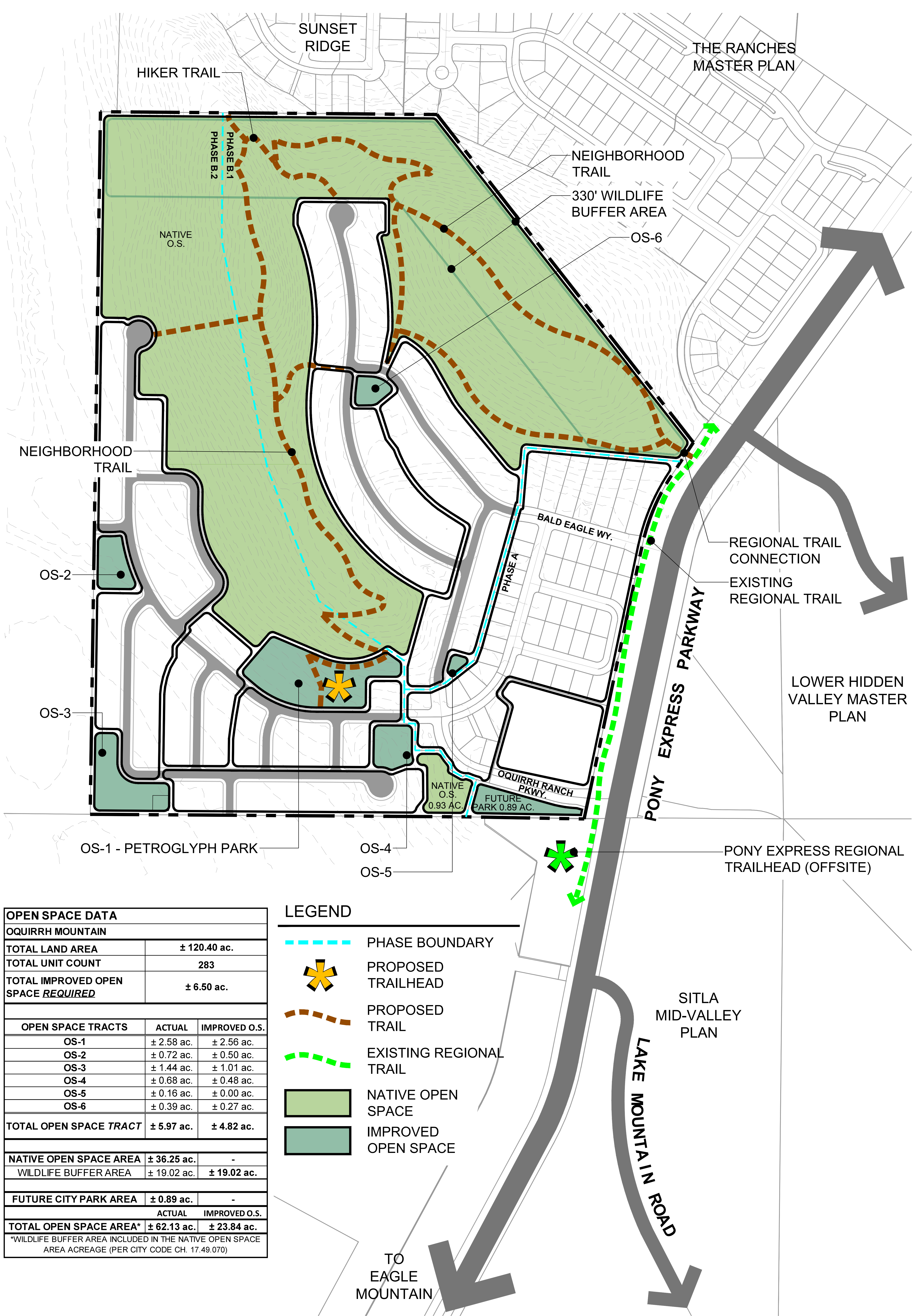
PRODUCT	TYPE	UNIT COUNT
HOMESTEADS	LARGE	23
ESTATE	LARGE	65
COLLECTION 60	MEDIUM	100
COLLECTION 68	MEDIUM	96
COTTAGE	SMALL	86
COTTAGE (ALLEY LOAD)	SMALL	61
GARDENS	ACTIVE ADULT	39
TOWNHOMES	MULTI-FAMILY	222
TOTAL		692

OVERLAND - VILLAGE 2

MASTER PLAN

MAP DATE: OCTOBER 8, 2020





OPEN SPACE DATA		
OQUIRRH MOUNTAIN		
TOTAL LAND AREA	± 120.40 ac.	
TOTAL UNIT COUNT	283	
TOTAL IMPROVED OPEN SPACE <u>REQUIRED</u>	± 6.50 ac.	
OPEN SPACE TRACTS	ACTUAL	IMPROVED O.S.
OS-1	± 2.58 ac.	± 2.56 ac.
OS-2	± 0.72 ac.	± 0.50 ac.
OS-3	± 1.44 ac.	± 1.01 ac.
OS-4	± 0.68 ac.	± 0.48 ac.
OS-5	± 0.16 ac.	± 0.00 ac.
OS-6	± 0.39 ac.	± 0.27 ac.
TOTAL OPEN SPACE TRACT	± 5.97 ac.	± 4.82 ac.
NATIVE OPEN SPACE AREA	± 36.25 ac.	-
WILDLIFE BUFFER AREA	± 19.02 ac.	± 19.02 ac.
FUTURE CITY PARK AREA	± 0.89 ac.	-
	ACTUAL	IMPROVED O.S.
TOTAL OPEN SPACE AREA*	± 62.13 ac.	± 23.84 ac.
*WILDLIFE BUFFER AREA INCLUDED IN THE NATIVE OPEN SPACE AREA ACREAGE (PER CITY CODE CH. 17.49.070)		

LEGEND

PHASE BOUNDARY

PROPOSED TRAILHEAD

PROPOSED TRAIL

EXISTING REGIONAL TRAIL

NATIVE OPEN SPACE

IMPROVED OPEN SPACE

OQUIRRH MOUNTAIN

EAGLE MOUNTAIN, UTAH

CONCEPTUAL OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN AMENDMENT

N

SCALE: APPROX.
0' 75' 150' 300'

DRAWN BY: BR

DATE: 08/05/21





Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space

Residential Lots/Units 229 + 54 = 283		Required Open Space (Square Feet) 283,000		Required Open Space (Acres) 6.50 Acres
	X 1,000 =		/ 43,560 =	

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet) 0.00		Fee-in-Lieu (w/o appraised value of open space) \$0.00
	X \$3.75***	

Required Amenity Points

Required Open Space (Acres) 6.50		Required Amenity Points 650
	X 100	

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	15	30
Bicycle Rack (4+ bikes)	2	6	12
Trees (5) (a majority must be shade trees)	2	48	96
Shade Structure	4	1	4
Drinking Fountain	5		0
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6		0
Parking** (5 Stalls)	6	10	12
Swings (4+ Swings)	7		0
Concrete Basketball Court (1/2 Court)	20		0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	400 SF	16
Playground Equipment* <u>Per \$1,000</u>	2		0
Splash Pad* <u>Per \$1,000</u>	2		0
Pickleball court (per court)	40		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100		0
Restroom (600+ sq ft)	100		0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other: Petroglyph viewing area ****	Varies	3	930
Other: Incline ****	Varies	1	114
Other: Hiking Trail ****	Varies	1	244
Other: Wildlife Corridor ****	Varies	1	945
Total			2,403

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only.

** No more than 33% of the required amenity points may be met by a combination of trails and parking. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

*** Plus the appraised value of the required open space being applied towards the fee-in-lieu.

**** Reference the Amenity Point Justification Narrative for details.

To: Taylor Jensen
City of Eagle Mountain – Planning Manager

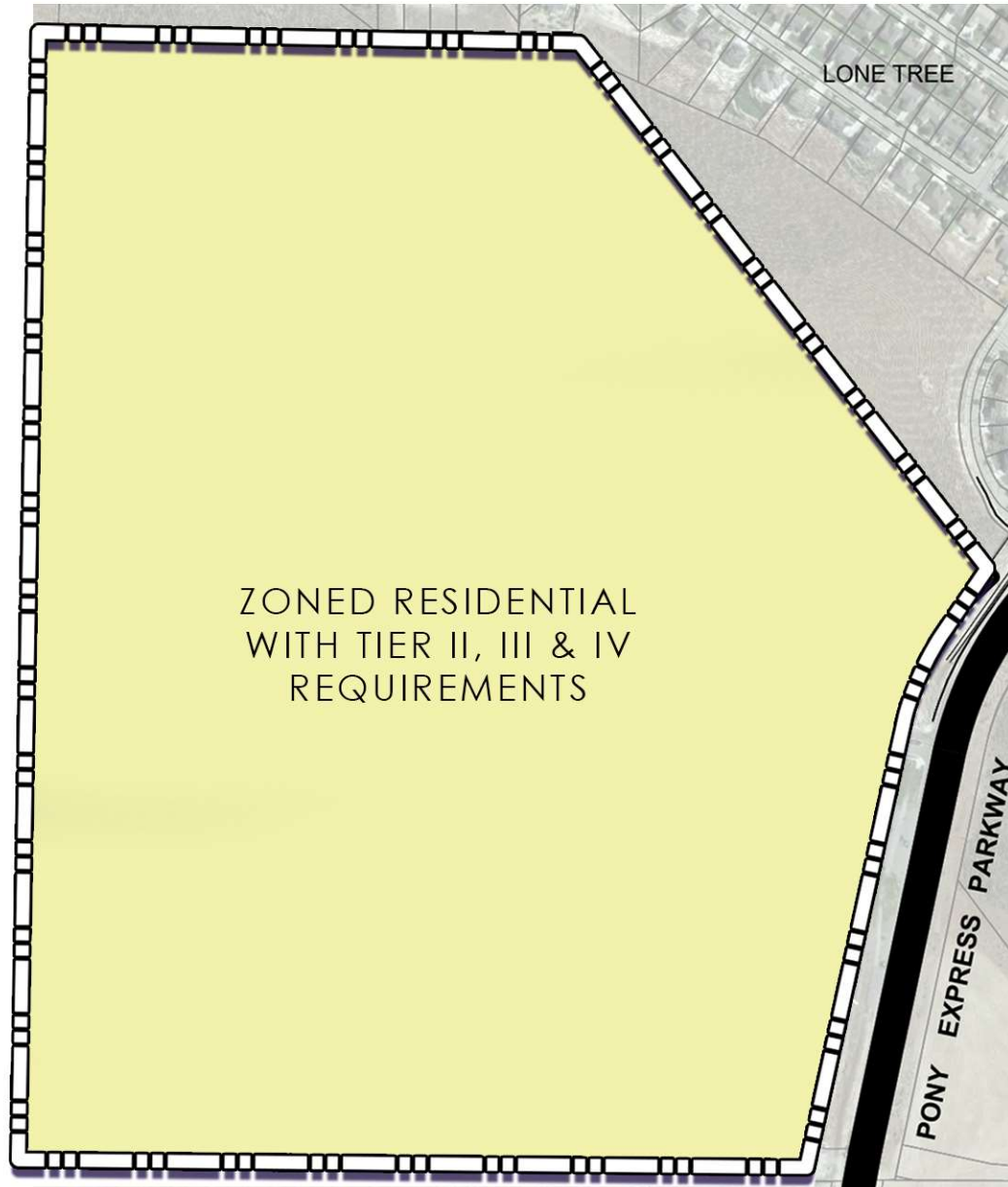
From: Tamara Connolly, PE
Kimley-Horn and Associates, Inc.

Date: July 2021

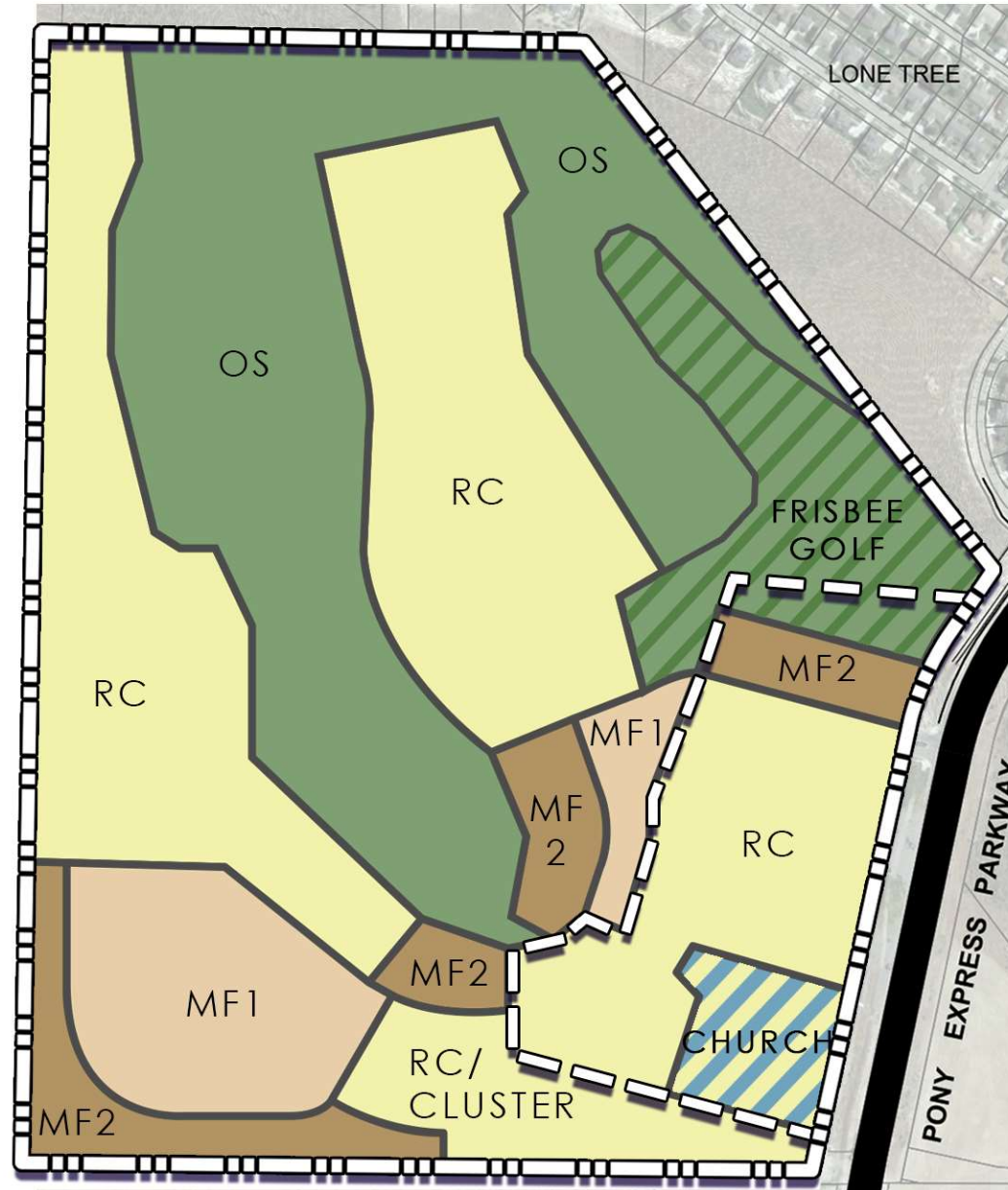
Subject: **Oquirrh Mountain Ranch – Non-Standard Amenity Point Justification**

1. **Petroglyph Viewing Area.** 40 points were assigned to the three petroglyph areas. Additional coordination between the applicant and the City will be required to determine the educational signage to be installed at each area. Additionally, nine premium lots were removed from this area to accommodate protecting the petroglyphs in place, LGI Homes estimates the loss of these nine premium lots to be approximately \$405,000. Per the direction of City staff, we will assign a point for every \$500 of estimated loss which is 810 points. Combining the totals of the estimated loss with the improvements made to the viewing areas, we are assigning 930 total points for the Petroglyph section.
2. **Mountain Incline.** We have assigned a point for every vertical foot of gain. 5025 to 5139 is an elevation gain of 114 feet.
3. **Hiking Trail.** We have assigned 244 points to the hiking trails throughout the open space. We arrived at this number by taking half the points traditionally assigned to an asphalt trail (6 points per 100 linear feet). There is roughly 8,100 linear feet of proposed hiking trail on the site.
4. **Wildlife Corridor.** 4 lots and 5 lots were removed from the Phase 1 & 2 cul-de-sac's, respectively. This request was to account for the 330' wildlife corridor on the northern portion of the site. LGI Homes has estimated the loss of these 9 premium lots to be in the ballpark of \$472,500. Per the direction of City staff, we will assign a point for every \$500 of estimated loss which is 945 points.

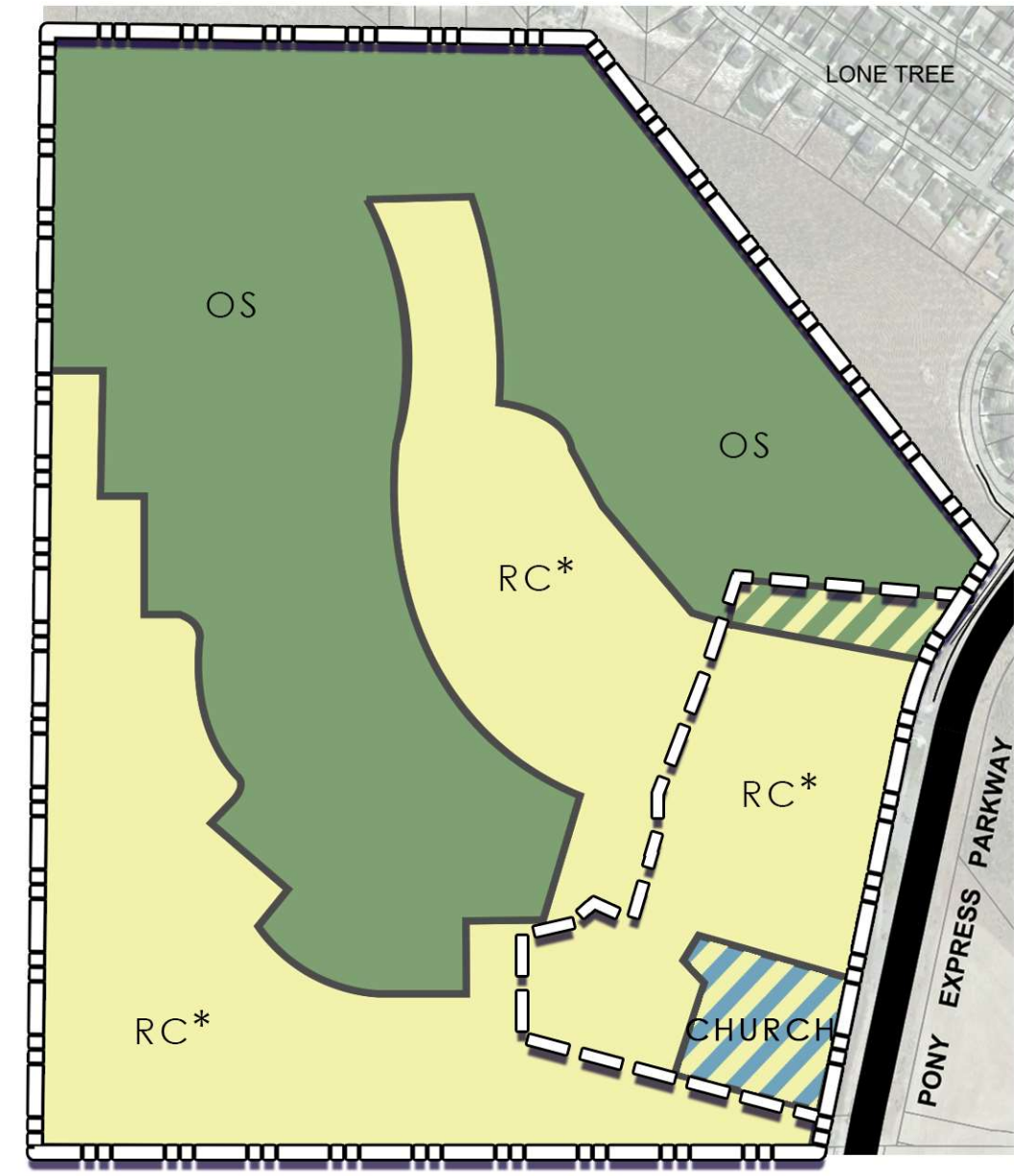
APPROVED MDA (5.3 DU/AC)



APPROVED PLAN (5.3 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



PROPOSED PLAN (2.35 DU/AC) CLOSEST EQUIVALENT ZONING TO DATE



LEGEND



* WITH AMENDED DEV. STANDARDS
(MIN. LOT SIZE: 4,000 S.F., AVG. 5,442 S.F.)
MINIMUM LOT FRONTAGE: 40'
SETBACKS: FRONT: 15', SIDE: 5',
FRONT GARAGE: 22', REAR: 15')



OQUIRRH MOUNTAIN
EAGLE MOUNTAIN, UT

ZONING COMPARISON EXHIBIT

08.05.2021 | SCALE: NTS



Kimley»Horn

	RC Development Standards	Proposed Modified RC Development Standards	Vested Single Family (Tier II) Development Standards
Minimum Lot Size	4,500 s.f.	4,000 s.f.	n/a
Average Lot Size	6,000 s.f.	5,442 s.f.	n/a
Minimum Frontage	58'	40'	55' (20% of development at 60') 20' on a cul-de-sac or circle
Front Setback	15'	15'	15'
Driveway Setback	22'	22'	22'
Rear Setback	20'	15'	15'
Side Setbacks	8' & 10' on Garage Side	5'	5' & 10' (10' on garage side)
Corner Setbacks	15'		15'

RC Zone Development Standards			
	RC Development Standards	Proposed Modified RC Development Standards	Difference
Minimum Lot Size	4,500 s.f.	4,000 s.f.	500 s.f.
Average Lot Size	6,000 s.f.	5,442 s.f.	558 s.f.
Minimum Frontage	58'	40'	18'
Front Setback	15'	15'	0
Driveway Setback	22'	22'	0
Rear Setback	20'	15'	5'
Side Setbacks	8' & 10' on Garage Side	5'	3' & 5'
Corner Setbacks	15'		

Oquirrh Mountain Ranch Vestings										
	Units Approved / Proposed	SFD	MF Units	MF % of total Project	Residential Acreage	Open Space Acreage	Chuch Acreage	Gross DU/AC	DU per buildable acreage	Total Acreage
Original Approval	417	108	309	74%	65.9	54.5	0	3.46	6.33	120.4
2016 Amendment	346	195	151	44%	64.1	53	3.3	2.87	5.40	120.4
Current Proposal	283	283	0	0%	54.97	62.13	3.3	2.35	5.15	120.4



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	MOTION - Oquirrh Mountain Ranch Preliminary Plat and Site Plan.		
ITEM TYPE:	Master Site Plan & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	LGI Homes		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Relevant information is in the Staff Report (Item 12 A)

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending Eagle Mountain Municipal Code Section 17.25.030 Land Use Table.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Assistant City Administrator /
Community Development
Director

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.70 Accessory Apartments and 17.25.030 Land Use Table.

BACKGROUND:

Staff has been working to clear up inconsistencies and make improvements to Title 17 of the Eagle Mountain Municipal Code and to ensure compliance with State Code. The proposed amendments include changes to EMMC Chapters 17.70 Accessory Apartments and 17.25.030 Land Use Table.

ITEMS FOR CONSIDERATION:

ACCESSORY DWELLING UNITS (ADUs)

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

Use Table:

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

Additionally, we have had a couple of applications for detached ADUs recently on large lots (1/2 - 1 acre) with an ADU size of approximately 1,200 square feet. The units still only contain 2 bedrooms, but due to the design of the building (over a detached garage), the unit is larger than the proposed 1,000 sq ft maximum. The purpose of the 1,000 square foot limit was to ensure affordability, but the detached units are still limited by the footprint of the primary dwelling and limited to a maximum of two bedrooms. The Council can decide if the maximum size can be increased, remain the same, or be removed altogether.

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

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

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

1. EMMC 17.70.030(4) "an accessory dwelling unit in a

basement must have a separate exterior entrance on either the side or rear of the building."

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

The proposed code has been modified to include items 1 & 3. Item 4 is not necessary (state code only regulates internal ADUs and doesn't restrict cities from regulating the size of detached ADUs), and we will find and change the references as noted in item 2.

ATTACHMENTS:

[ORD--EMMC 17.70 Accessory Dwelling Units and 17.25.030 Land Use Table](#)

[EMMC 17.70 Accessory Dwelling Units - Proposed](#)

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

[Draft Code Changes_PC Condition 10-21](#)

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REPEALING THE EAGLE MOUNTAIN MUNICIPAL CODE, CHAPTER 17.70 ACCESSORY APARTMENTS AND REPLACING IT WITH CHAPTER 17.70 ACCESSORY DWELLING UNITS, AND AMENDING SECTION 17.25.030 LAND USE TABLE

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to repeal Eagle Mountain Municipal Code, Chapter 17.70 Accessory Apartments and replace it with Chapter 17.70 Accessory Dwelling Units, and amend Section 17.25.030 Land Use Table as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, repealing Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending Section 17.25.030 Land Use Table.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 19th day of October, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

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

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 19th day of October, 2021.

Those voting aye:

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

Those voting nay:

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

Those excused:

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

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

Posted on _____ by _____ .

Exhibit A

Chapter 17.70

ACCESSORY DWELLING UNITS

Sections:

17.70.010 Definition.

17.70.020 Purpose and intent.

17.70.030 Accessory dwelling unit standards.

17.70.040 Accessory dwelling unit permit.

17.70.050 Noncompliance.

17.70.010 Definition.

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

17.70.020 Purpose and Intent.

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

17.70.030 Accessory Dwelling Unit Standards.

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

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

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

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

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

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

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

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

c. ADU – Detached.

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

ii. Size. A detached accessory apartment must be a minimum of three hundred (300) square feet and may not be larger than 50% of the primary home's footprint (including garage), up to a maximum of 1,000 square feet. Detached accessory dwelling units may not have more than two (2) bedrooms.

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

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

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

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

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

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

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

17.70.040 Accessory dwelling unit permit.

Any person owning an existing accessory dwelling unit that has not been permitted by the City, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the Planning Division of the City's Community Development Department. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary building permits and pay all applicable fees prior to constructing the accessory apartment, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted and approved by the City.

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

1. Notarized Letter. A notarized letter of application (sworn before a notary public) shall be provided by the owners stating that such owners will occupy the dwelling, except for bona fide temporary absences.

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

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

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

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

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

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

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

17.70.050 Noncompliance.

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

17.25.030 Land use table.

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

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

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

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

Blank = Prohibited

Land Use Table
Residential Land Uses

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

Land Use Table
Residential Land Uses

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

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

Chapter 17.10

DEFINITIONS

17.10.030 Definitions.

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

Chapter 17.20

AGRICULTURE ZONE

17.20.050 Conditional uses.

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

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

Chapter 17.95

CONDITIONAL USES

17.95.110 Expiration of permits.

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

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

Chapter 17.25

RESIDENTIAL ZONES

17.25.040 Residential development standards.

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

17.05.200 Tables.

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

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

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

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel 59:045:0065 and a Portion of Parcel 59:045:0064 to the Public Facilities Zone.		
ITEM TYPE:	Rezone		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE	ACREAGE 1.25	COMMUNITY South Town

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel 59:045:0065 and a Portion of Parcel 59:045:0064 to the Public Facilities Zone.

BACKGROUND:

Fire Station 251 is currently located near City Hall in an aging facility. This proposal would allow for the construction of a new facility and would shift operations to this new location.

The Future Land Use Plan (FLUP) designates this property as Community Commercial. We believe the Public Facilities (PF) Zone is appropriate within this designation.

ITEMS FOR CONSIDERATION:

The following criteria (found in 17.90.060) shall be considered when making a recommendation for rezone applications:

- Compliance with the General Plan (17.90.060 A). The request to add the PF zone is compliant with the General Plan which designates the area for Community Commercial. The adjacent parcels are designated Community Commercial and Neighborhood Residential 2 in the FLUP, thus the applicant

complies with this provision.

- Compatibility Determination (17.90.060 B). The proposed rezone allows for public facilities which are appropriate adjacent to both Residential and Commercial developments, therefore it is the opinion of staff that the proposal is compatible with neighboring properties and complies with this provision.
- City Services (17.90.060 C). The proposed use is not anticipated to overburden City Services.
- Traffic Generation (17.90.060 D). The use is not anticipated to generate significant traffic, thus it complies with this provision.
- Property Values (17.90.060 E). The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision.

REQUIRED FINDINGS:

Rezoning is a legislative decision and is considered valid if reasonably debatable and not illegal. Criteria for approval are found in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission voted (5-0) to recommend approval of the rezoning as presented with no conditions.

ATTACHMENTS:

[ORD--Fire Station 251 Rezone](#)

[EXHIBIT--Fire Station 251 Rezone](#)

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A REZONE TO THE PUBLIC FACILITIES ZONE FOR FIRE STATION 251

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone the Fire Station 251 parcel to Public Facilities, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the rezone of the Fire Station 251 parcel, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 19th day of October, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

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

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 19th day of October, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

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

Posted on _____ by _____ .

Exhibit A





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Fourth Amendment to the Spring Run Master Development Plan.		
ITEM TYPE:	Amended Master Development Plan		
FISCAL IMPACT:			
APPLICANT:	Jim Allred & Ralph Johnson		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Spring Run MDA/MDP	ACREAGE 68.55	COMMUNITY Ranches Gateway

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Proposal

The Spring Run Phase D Preliminary Plat was approved on February 6th 2018, it was approved with 178 Single Family Lots.

This proposal only changes plats 5,6 and 7 within Phase D, and is for 68 dwelling units. Plats 1,2,3 and 4 were approved for 114 units, meaning with this change the total would be for 182 units, increasing the number of units in Phase D of Spring Run by 4.

The proposed change is driven by a staff request to move the road stub to the east to provide better access to the neighboring property, and also makes changes to the Spring Run ring road, breaking it up to better move traffic to SR-73 without winding through residential neighborhoods.

This reason for this proposed change is directly related to a City request to reroute the road system in Spring Run to provide better access to the parcel located to the east of Area 1 and West of Area 3. giving any potential development there direct access to State Road 73 via the collector roadway within Spring Run

The proposal would change the Spring Run Master Development Plan by realigning the collector road which is currently a ring road, having it connect to the parcel to the East and not be a full ring.

Spring Run MDA

The Spring Run MDA was approved on May 5th 2012 with approval for up to 1,016 total units, this MDA was amended on February 3rd 2015, and again on July 29th 2015, with the total unit count being reduced to 951 DU. Finally on the MDA was amended again on October 18th 2016 to allow for up to 621 units.

The current Spring Run MDA (effective October 18th 2016) divides the Spring Run project into 3 areas and 17 parcels. All residential parcels are located within area 1, with Spring Run Phase D incorporating portions of Parcels 1,2 ,5,6, and 9.

- Parcel 1 is 6.29 Acres in size and was approved for up to 23 units, with an average lot size of 10,000 SF and an overall density of 3.2 DU/AC
- Parcel 2 is 12.37 Acres in size and was approved for up to 41 units, with an average lot size of 8,00 SF and an overall density of 4.25 DU/AC
- Parcel 5 is 15.74 Acres in size and was approved for up to 66 units, with an average lot size of 10,000 SF and an overall density of 3.5 DU/AC
- Parcel 6 is 20.87 Acres in size and was approved for up to 77 units, with an average lot size of 8,000 SF and an overall density of 3.77 DU/AC
- Parcel 9 is 14.69 Acres in size and was approved for up to 61 units, with an average lot size of 6,000 SF and an overall density of 4.75 DU/AC

Thus the area included in Phase D includes 69.96 Acres and up to 268 units for an overall density of 3.83 DU/AC

The approved Spring Run Phase D Preliminary plat included approximately 68.55 acres and 178 dwelling units for an overall density of 2.60 DU/AC, this proposal would increase the number of units to 182 and increase the density to 2.72 DU/AC, which is still within compliance with the approved MDA/MDP

Plat Approvals:

Spring Run Phase D is the 4th preliminary plat within the Spring Run Development to date the following units have been recorded:

- Phase A: Preliminary Plat Approval: 71 DU on 34.23 Acres, for an overall density of 2.07 DU/AC
- Spring Run Phase A Plats 1-3 include 82 DU
- Phase B: Preliminary Plat Approval: 125 DU on 25.43 Acres for an overall density of 5.94 DU/AC
- Spring Run Phase B Plats 1-5 include: 125 DU
- Phase C Preliminary Plat Approval: 156 Townhome DU on 17.58 Acres for an overall density of 8.87 DU/AC
- Spring Run Phase C Site Plan Approval: 156 Townhomes
- Phase D Preliminary Plat Approval: 178 DU on 68.55 Acres for an overall density of 2.60 DU/AC
- Spring Run Phase D Plats 1-4 include: 114 Units
- Spring Run Preliminary Plat Total approvals: 531 DU
- Spring Run Phase A-D approved Units: 447 Units
- Spring Run A-D including proposed plat: 545 DU

ITEMS FOR CONSIDERATION:

Although this proposal is increasing the overall number of units with Spring Run Phase D, it is still within compliance with the approved MDA/MDP and comes in well below the maximum unit count and density.

Cul-de-sacs are discouraged in the connectivity code, and per 16.30.090.C.3 they are prohibited in R1, R2, R3, and RC zones unless there is clear and convincing evidence that a cul-de-sac is necessary. The proposal utilizes cul-de-sacs to remove the ring road, and also to allow the full development of parcels in phase 5, they are necessary due to topographical concerns limited access onto Spring Mountain Drive.

16.30.090.C.4.a requires hard surface pedestrian connections between cul-de-sacs. The applicant is proposing to not put pedestrian connections between the two cul-de-sacs in phase 5 due to

topographical concerns, and the short length of the block.

No additional parks or landscaping plans shall be required as the applicant is still building fewer than the maximum number of dwelling units, from which park requirements were created.

REQUIRED FINDINGS:

Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat may be found in EMMC 16.20.050 and the [Spring Run Master Development Agreement](#).

Master Development Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Master Development Plan may be found in EMMC 16.10.070 and 16.10.020.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission voted (5-0) to recommend approval to City Council as presented with no conditions.

ATTACHMENTS:

[ORD--Spring Run MDP 4th Amendment](#)

[Spring Run MDP - Proposed](#)

[Spring Run Ph. D Amended Preliminary Plat - Proposed](#)

[Currently Approved Spring Run D Preliminary Plat](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE FOURTH AMENDMENT TO THE SPRING RUN
MASTER DEVELOPMENT PLAN**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to approve the Fourth Amendment to the Spring Run Master Development Plan 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 and hearings have been completed as required by law to consider and approve the proposed Master Development Plan Amendment as set forth in Exhibit A.
2. The Fourth Amendment to the Spring Run Master Development Plan is hereby amended as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 19th day of October, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland , Mayor

ATTEST:

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

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 19th day of October, 2021.

Those voting aye:

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

Those voting nay:

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

Those excused:

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

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

Posted on _____ by _____.

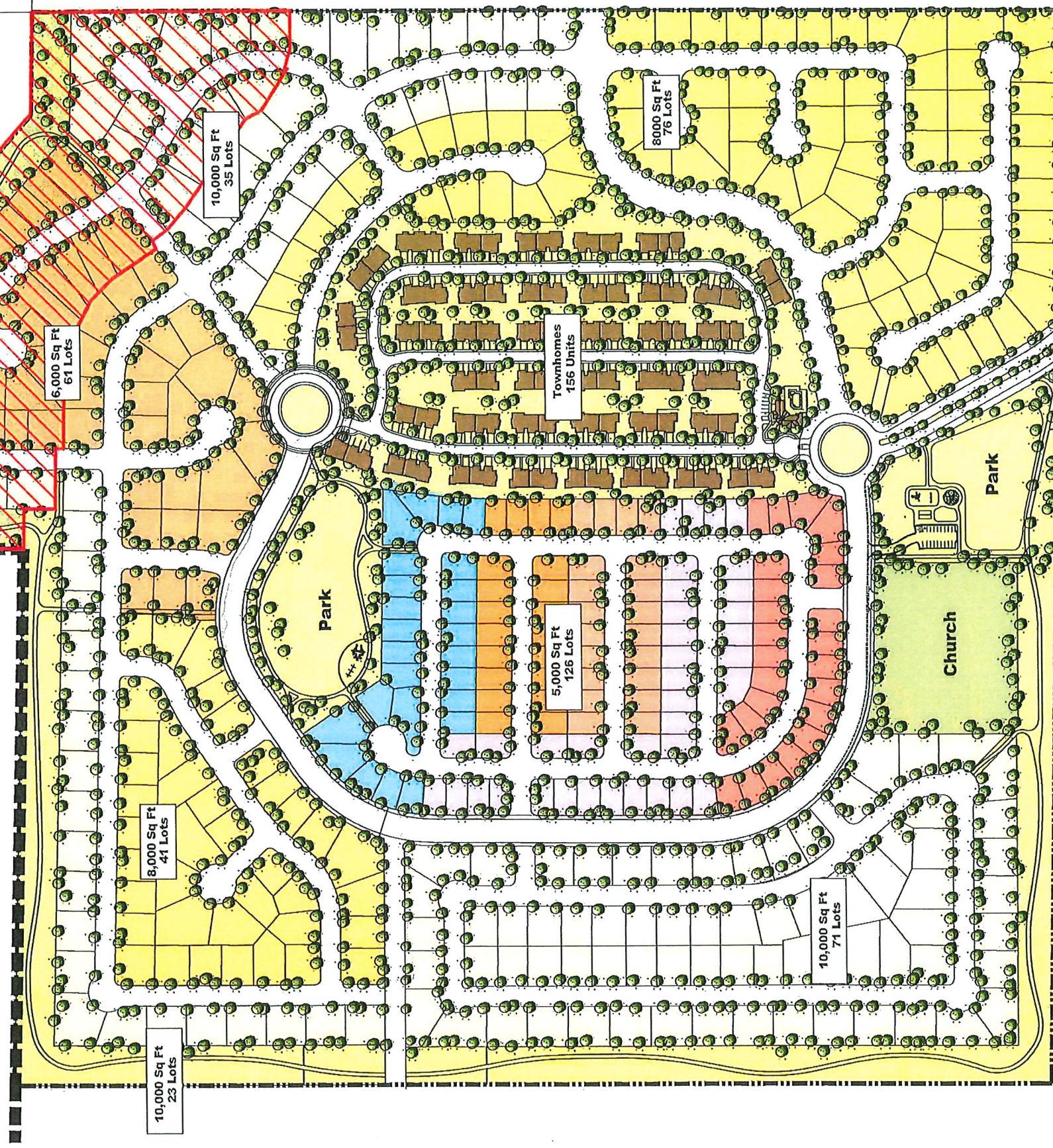
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EXHIBIT A



Spring Run

Final Phase



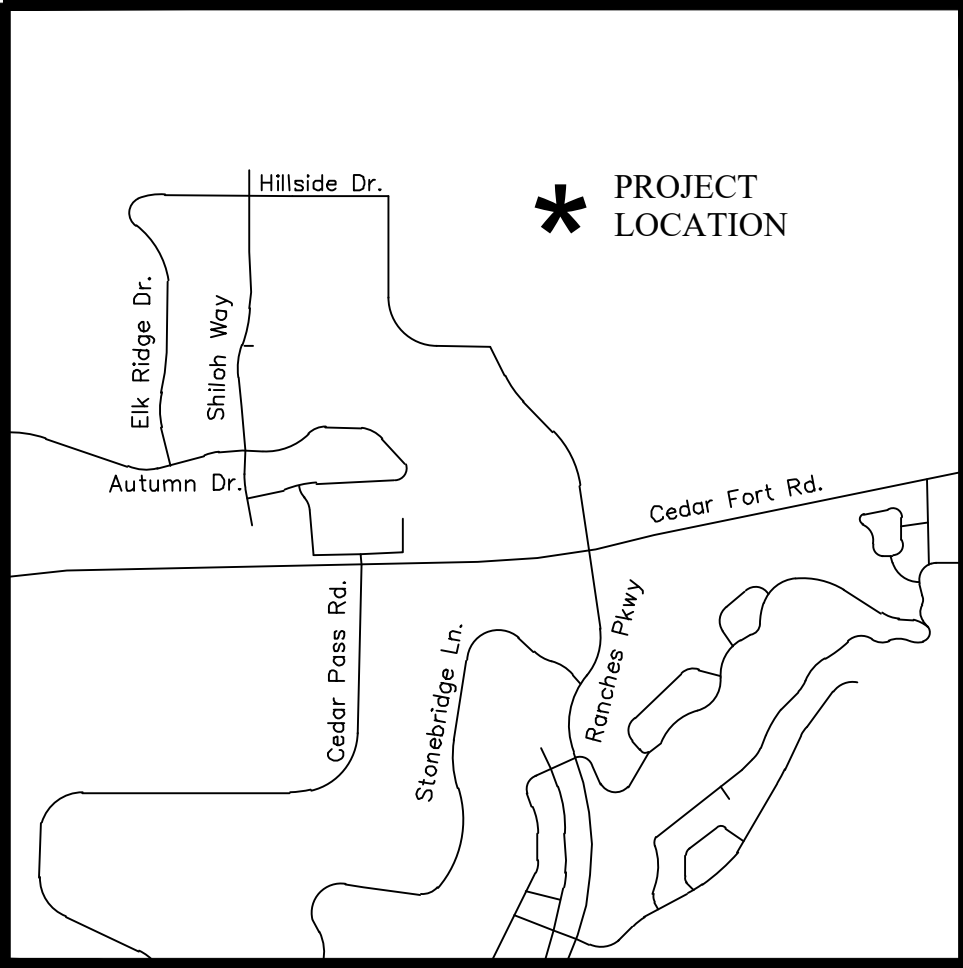
621 Total Units



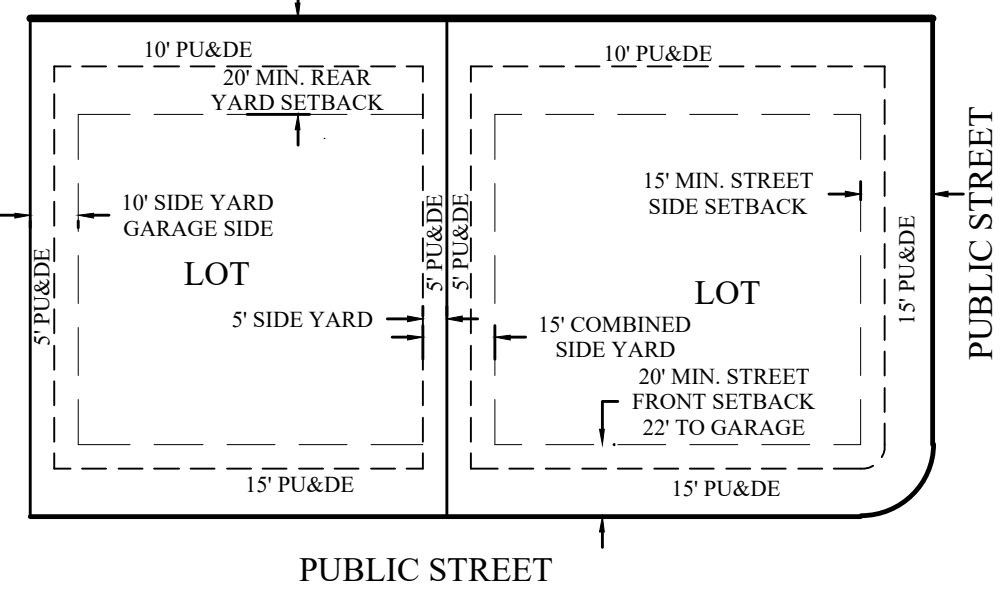
TRIUMPH
CONSTRUCTION

Oct 14, 2021





VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

1. LANDSCAPING WITHIN THE 25' SEWER AND DRAINAGE EASEMENT ON LOT 319 SHALL MAINTAIN A DEPRESSION TO ALLOW FOR STORM DRAIN RUNOFF CONVEYANCE TO SPRING MOUNTAIN DRIVE.

PRELIMINARY PLAT

SPRING RUN PHASE D

LOCATED IN THE SE¹₄ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

TOTAL ACREAGE: 66.81± ACRES
TOTAL ACREAGE IN LOTS: 38.13± ACRES
TOTAL ACREAGE IN ROW: 18.18± ACRES
TOTAL OPEN SPACE: 10.5± ACRES
IMPROVED OPEN SPACE: 0.13± ACRES
AVERAGE LOT SIZE: 0.24± ACRES
LARGEST LOT SIZE: 0.45± ACRES
SMALLEST LOT SIZE: 0.16± ACRES
OVERALL DENSITY: 2.72 LOTS/ACRE
TOTAL # OF LOTS: 182 LOTS

BOUNDARY DESCRIPTION

A portion of the NW¹₄ of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

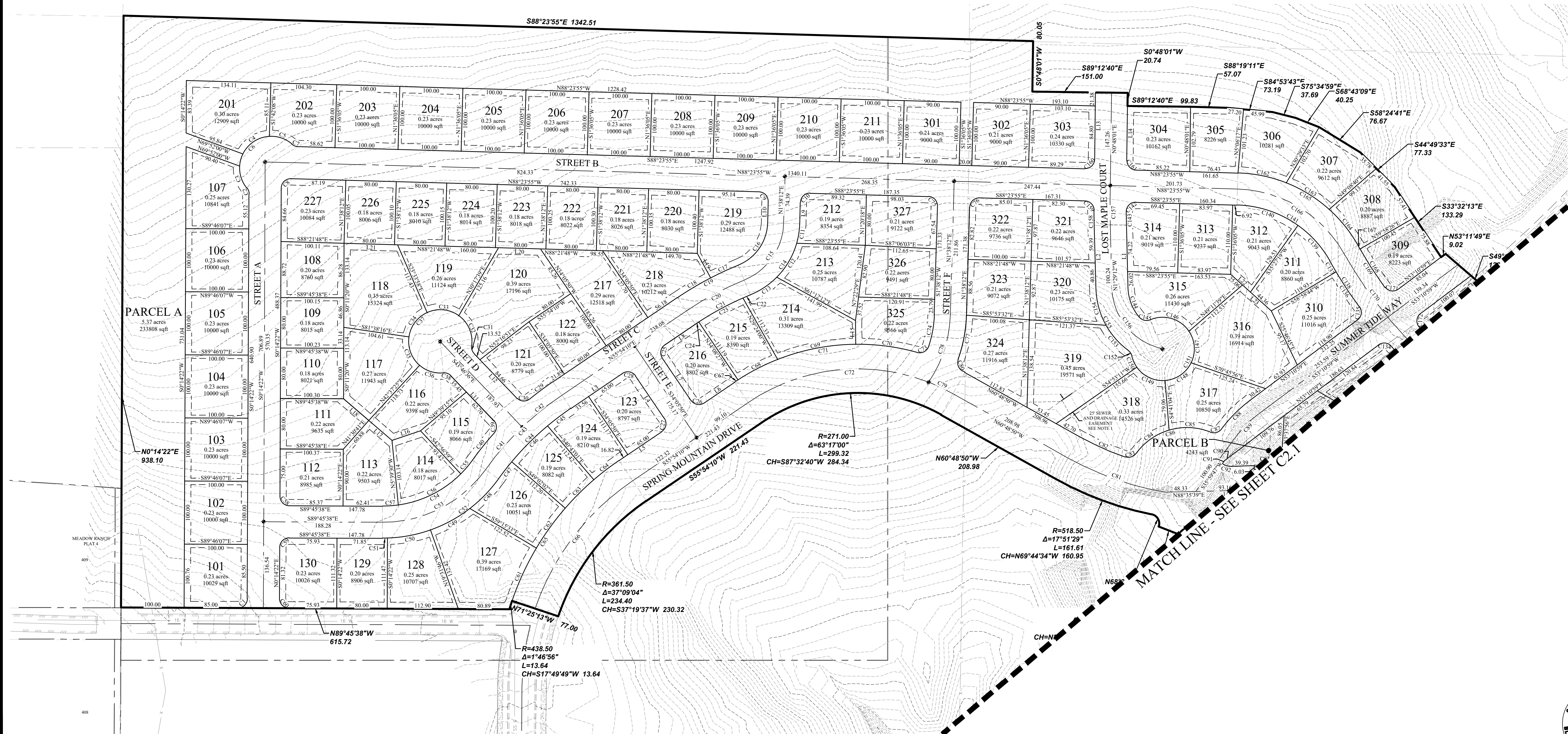
Beginning at a point on the Northerly Right-of-Way line of Hillside Drive located N00°14'22"E along the Section line 1,683.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; running thence along said Section line N00°14'22"E 938.10 feet to the Northwest Corner of said Section 17; thence along the Section line S88°23'55"E 1,342.51 feet to a 2001 BLM 1/16th Corner Monument; thence along the Section line S88°24'11"E 100.01 feet; thence S00°48'01"W 80.05 feet; thence S89°12'40"E 151.00 feet; thence S00°48'01"W 20.74 feet; thence S89°12'40"E 99.83 feet; thence S88°19'11"E 57.07 feet; thence S84°53'43"E 73.19 feet; thence S75°34'59"E 37.69 feet; thence S68°43'09"E 40.25 feet; thence S88°24'41"E 76.67 feet; thence S44°49'33"E 77.33 feet; thence S33°32'13"E 133.29 feet; thence N53°11'49"E 9.02 feet; thence S49°12'45"E 123.26 feet; thence S54°11'55"E 69.78 feet; thence S58°40'22"E 118.99 feet; thence S52°27'03"E 80.62 feet; thence S26°15'12"E 44.55 feet; thence S75°17'19"E 123.44 feet; thence S57°17'40"E 52.52 feet; thence southwesterly along the arc of a non-tangent curve to the right having a radius of 250.50 feet (radius bears: N69°35'50"W) a distance of 94.06 feet through a central angle of 21°30'53" Chord: S31°09'36"W 93.51 feet; thence S89°45'00"E 149.44 feet to the 1/4 Section line; thence along said 1/4 Section line S00°17'16"W 1,848.10 feet to the Southeast Corner of the Northwest 1/4 of said Section 17; thence along the 1/4 Section line N88°33'28"W 769.48 feet; thence northwesterly along the arc of a non-tangent curve to the right having a radius of 524.00 feet (radius bears: N46°36'19"E) a distance of 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; thence N29°26'22"W 377.13 feet; thence along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'27" Chord: N26°31'09"W 73.77 feet; thence easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°32'47" Chord: N76°10'09"E 10.21 feet; thence N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 280.13 feet through a central angle of 75°53'15" Chord: N37°56'37"E 260.10 feet; thence North 43.44 feet; thence along the arc of a curve to the right with a radius of 288.50 feet a distance of 247.77 feet through a central angle of 49°12'28" Chord: N24°36'14"E 240.23 feet; thence N40°47'32"W 156.69 feet; thence North 370.48 feet; thence S57°40'49"E 63.45 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 468.50 feet (radius bears: S57°40'49"W) a distance of 483.64 feet through a central angle of 59°08'50" Chord: N61°53'36"W 462.45 feet; thence S01°24'21"E 12.00 feet; thence S88°35'39"W 57.24 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: S67°28'21"W 10.81 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: S67°20'05"W 42.97 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: S53°42'54"W 17.04 feet; thence N68°39'30"W 35.04 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N71°48'28"W) a distance of 25.36 feet through a central angle of 96°51'50" Chord: N30°14'24"W 22.45 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 518.50 feet through a central angle of 17°51'29" Chord: N69°44'34"W 160.95 feet; thence N60°48'50"W 208.98 feet; thence along the arc of a curve to the left with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: S87°32'40"W 284.34 feet; thence S55°54'10"W 221.43 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 234.40 feet through a central angle of 37°09'04" Chord: S37°19'37"W 230.32 feet; thence N71°25'13"W 77.00 feet; thence southerly along the arc of a non-tangent curve to the left having a radius of 438.50 feet (radius bears: S71°16'43"E) a distance of 13.64 feet through a central angle of 01°46'56" Chord: S17°49'49"W 13.64 feet; thence N89°45'38"W 615.72 feet to the point of beginning.

Contains: 66.81 acres±/-



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY PLAT

REVISION BLOCK		DESCRIPTION	
#	DATE		
1			
2			
3			
4			
5			
6			

PRELIMINARY PLAT

Scale: 1"=80'
Date: 08/17/21
Sheet: 17-277

Drawn: GB
Job #: 17-277

C2



PRELIMINARY PLAT

SPRING RUN PHASE D

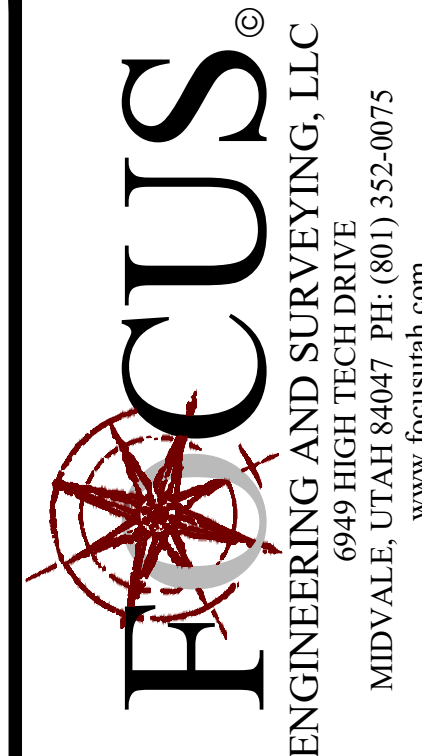
LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE



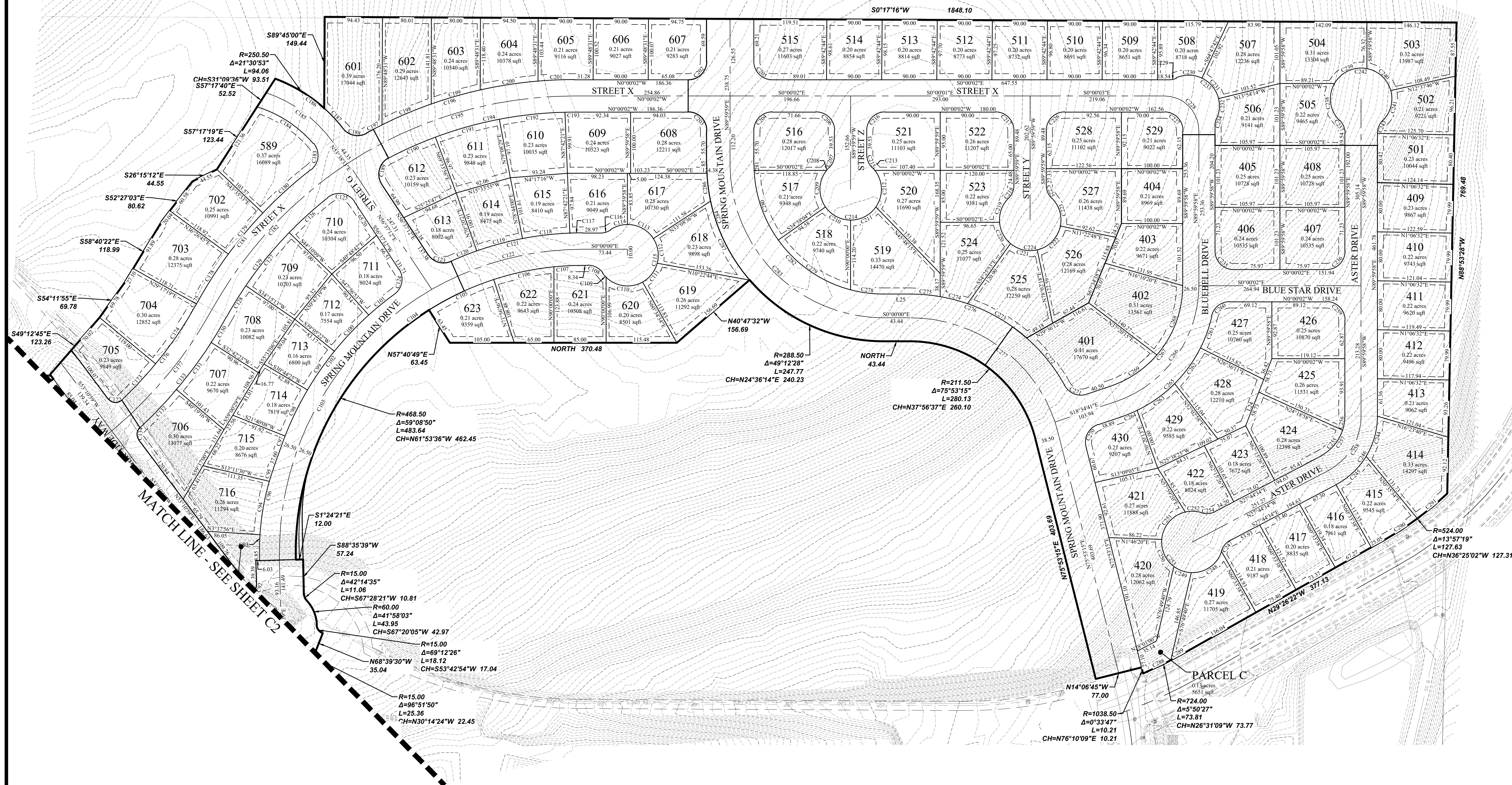
(IN FEET)
1 inch = 80 ft.



SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY PLAT



REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
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PRELIMINARY
PLAT

Scale: 1"=80'
Date: 08/17/21
Job #: 17-277

Sheet: C2.1



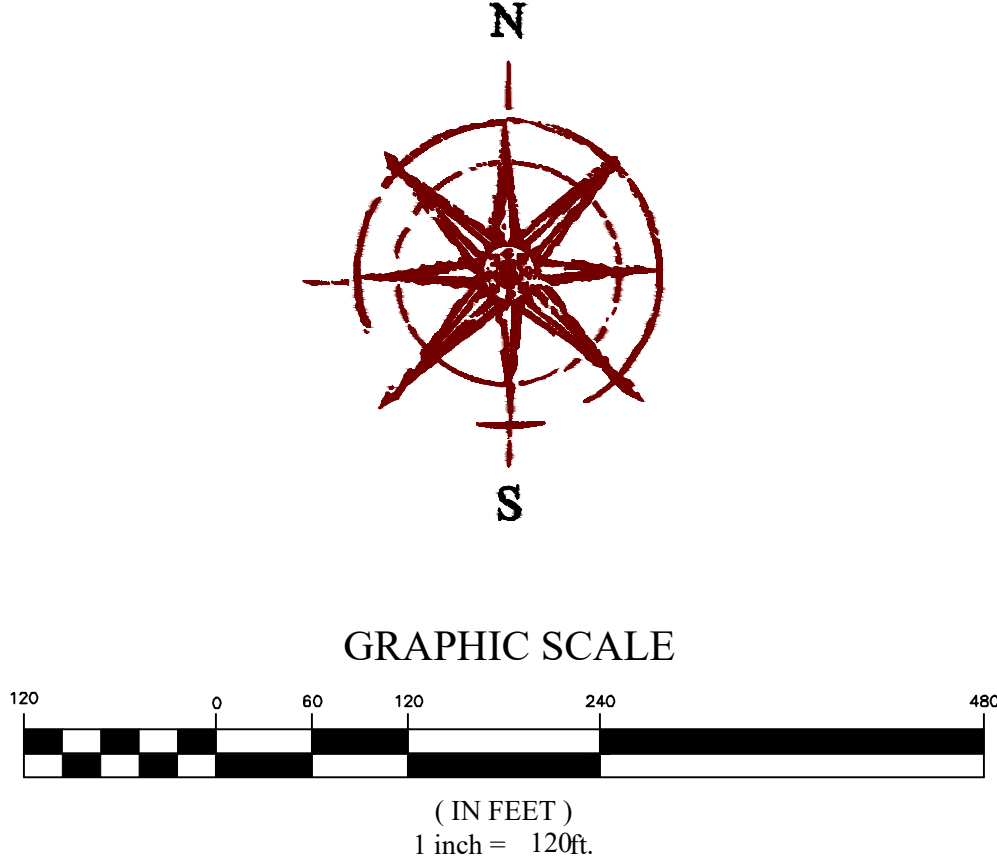
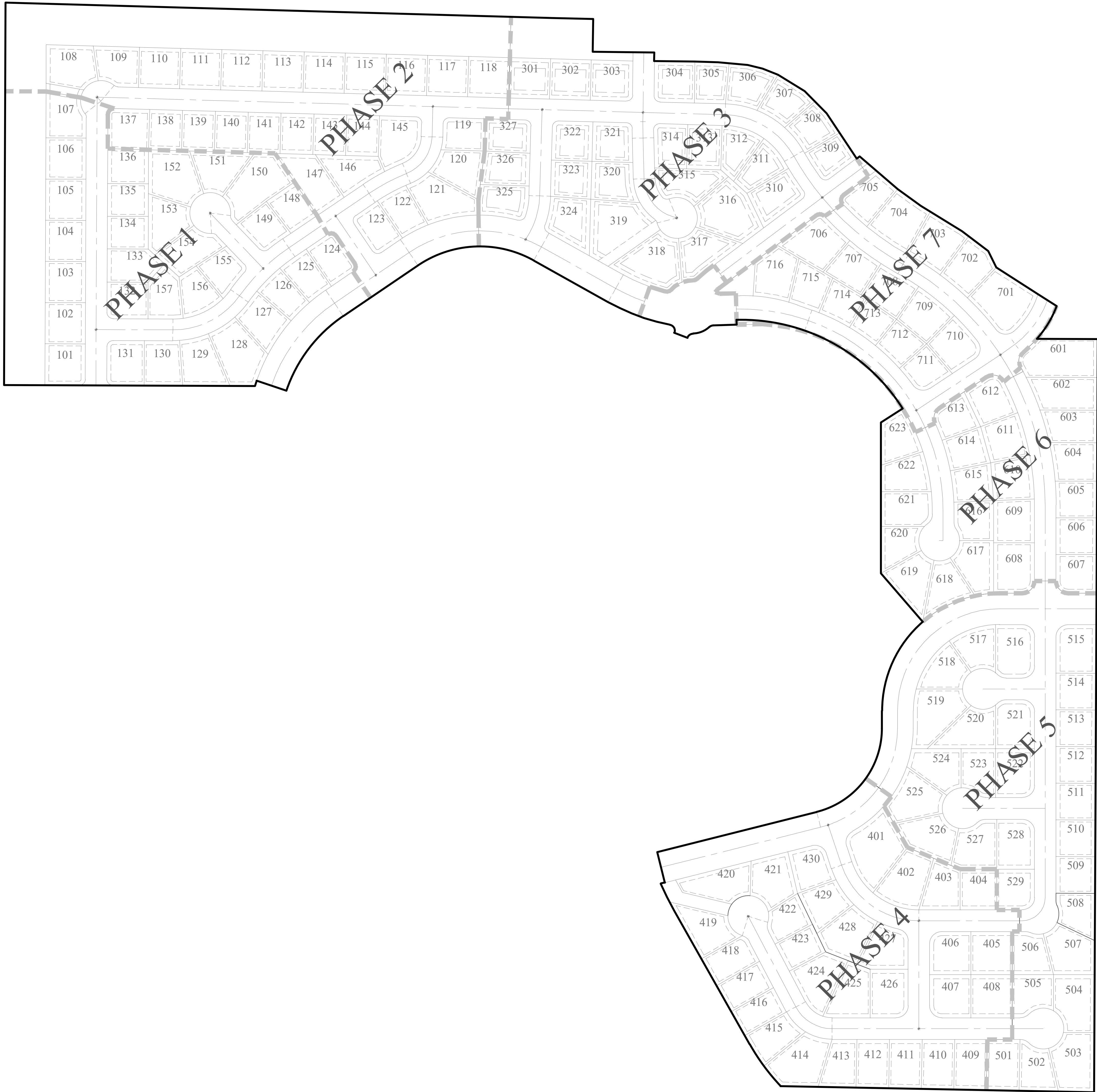
PRELIMINARY PLAT
SPRING RUN PHASE D
LOCATED IN THE SE₄ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Line Table		
LINE	DIRECTION	LENGTH
L1	N01°29'12"W	100.24
L2	N01°29'12"W	100.24
L3	N55°54'10"E	98.56
L4	S34°05'50"E	81.17
L5	S55°54'10"W	81.82
L6	N55°54'10"E	58.60
L7	S34°05'50"E	81.17
L8	N55°54'10"E	58.52
L9	N01°38'12"E	33.92
L10	N01°38'12"E	33.87
L11	S43°46'36"E	98.15
L12	S43°46'36"E	98.18
L13	N00°48'01"E	106.18
L14	N00°48'01"E	86.58
L15	N00°32'31"W	37.95
L16	N71°39'35"E	47.79
L17	N49°21'38"W	48.36
L18	N49°21'38"W	52.83
L19	S29°11'47"E	44.10
L20	N88°21'48"W	66.75
L21	N88°21'48"W	85.00
L22	S48°03'52"E	41.95
L23	N48°03'52"W	61.25
L24	N68°40'19"W	81.05
L25	S00°00'00"E	43.44

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°14'22"E	21.21
C2	15.00	39°48'28"	10.42	N19°39'52"W	10.21
C3	50.00	42°58'24"	37.50	N18°04'54"W	36.63
C4	50.00	60°11'35"	52.53	N56°40'12"E	50.15
C5	50.00	44°38'34"	38.96	S70°54'44"E	37.98
C6	50.00	170°58'40"	149.21	S45°55'14"W	99.69
C7	15.00	39°48'29"	10.42	S68°29'41"E	10.21
C8	15.00	91°21'43"	23.92	S45°55'14"W	21.46
C9	15.00	90°02'07"	23.57	N43°22'52"W	21.22
C10	15.00	89°57'53"	23.55	S46°37'08"W	21.21
C11	125.50	14°20'39"	31.42	S08°48'31"W	31.34
C12	125.50	28°49'20"	63.13	S30°23'31"W	62.47
C13	125.50	23°11'17"	50.79	S56°23'50"W	50.44
C14	125.50	66°21'16"	145.34	N34°48'50"E	137.35
C15	100.00	66°21'16"	115.81	N34°48'50"E	109.45
C16	74.50	66°21'16"	86.28	N34°48'50"E	81.54
C17	519.50	5°16'58"	47.90	N65°20'59"E	47.88
C18	519.50	6°48'20"	61.71	N59°18'20"E	61.67
C19	519.50	12°05'18"	109.61	S61°56'49"W	109.40
C20	494.00	12°05'18"	104.23	S61°56'49"W	104.03
C21	468.50	12°05'18"	98.85	S61°56'49"W	98.66
C22	468.50	1°30'43"	12.36	S67°14'07"W	12.36
C23	468.50	9°47'01"	80.00	S61°35'15"W	79.90
C24	468.50	0°47'34"	6.48	S56°17'57"W	6.48
C25	15.00	90°00'00"	23.56	S10°54'10"W	21.21
C26	15.00	90°00'00"	23.56	S79°05'50"E	21.21
C27	15.00	90°00'00"	23.56	N10°54'10"E	21.21
C28	15.00	90°00'00"	23.56	N79°05'50"W	21.21
C29	505.50	5°11'40"	45.83	S53°18'20"W	45.81
C30	15.00	85°30'54"	22.39	S86°32'03"E	20.37
C31	15.00	51°27'32"	13.47	S18°02'50"E	13.02
C32	50.00	61°53'28"	54.01	S23°15'48"E	51.42
C33	50.00	60°07'59"	52.48	S84°16'32"E	50.10
C34	50.00	57°17'45"	50.00	N37°00'36"E	47.94
C35	50.00	57°17'45"	50.00	N20°17'09"W	47.94
C36	50.00	46°18'07"	40.41	N72°05'04"W	39.32
C37	50.00	282°55'04"	246.89	S46°13'24"W	62.31
C38	15.00	51°27'32"	13.47	N69°30'22"W	13.02
C39	15.00	85°33'34"	22.40	N00°59'49"W	20.38
C40	505.50	6°10'01"	54.41	S38°41'58"W	54.38
C41	480.00	10°37'53"	89.06	S40°55'54"W	88.94
C42	480.00	9°39'19"	80.89	S51°04'30"W	80.79
C43	480.00	20°17'12"	169.95	S45°45'34"W	169.07
C44	454.50	20°17'12"	160.92	S45°45'34"W	160.09
C45	454.50	5°51'15"	46.44	S52°58'32"W	46.42
C46	454.50	10°05'06"	80.00	S45°00'21"W	79.90
C47	454.50	4°20'51"	34.49	S37°47'23"W	34.48
C48	225.50	16°38'46"	65.51	S43°56'21"W	65.28
C49	225.50	18°12'31"	71.66	N61°21'59"E	71.36
C50	225.50	17°41'48"	69.65	S79°19'08"W	69.37
C51	225.50	2°04'20"	8.16	S89°12'12"W	8.16
C52	225.50	54°37'24"	214.98	N62°55'40"E	206.93
C53	200.00	54°37'24"	190.67	N62°55'40"E	183.53
C54	174.50	54°37'24"	166.36	N62°55'40"E	160.13
C55	174.50	9°25'41"	28.71	N40°19'48"E	28.68
C56	174.50	36°54'04"	112.39	N63°29'41"E	110.45
C57	174.50	8°17'39"	25.26	N86°05'32"E	25.24
C58	15.00	90°00'00"	23.56	S44°45'38"E	21.21
C59	15.00	90°00'00"	23.56	S45°14'22"W	21.21
C60	15.00	90°00'02"	23.56	S44°45'38"E	21.21
C61	438.50	13°51'06"	106.01	S23°51'53"W	105.75
C62	438.50	10°13'42"	78.28	N35°54'17"E	78.18
C63	438.50	8°19'07"	63.66	N45°10'42"E	63.61
C64	438.50	6°33'55"	50.24	N52°37'12"E	50.22
C65	438.50	37°10'53"	284.56	S37°18'43"W	279.59
C66	400.00	37°13'40"	259.90	S37°20'56"W	255.35
C67	348.00	1°04'03"	6.48	N56°26'11"E	6.48
C68	348.00	11°40'09"	70.88	N62°48'17"E	70.75
C69	348.00	20°49'07"	126.45	N79°02'55"E	125.75
C70	348.00	16°11'32"	98.35	S82°26'45"E	98.02
C71	348.00	49°44'51"	302.15	S80°46'35"W	292.75

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C72	309.50	63°17'00"	341.84	S87°32'40"W	324.73
C73	15.00	86°52'13"	22.74	N62°12'55"E	20.63
C74	174.50	17°08'36"	52.21	N10°12'30"E	52.02
C75	15.00	90°02'07"	23.57	N43°22'52"W	21.22
C76	15.00	89°57'53"	23.55	S46°37'08"W	21.21
C77	225.50	18°14'59"	71.83	N10°45'42"E	71.52
C78	200.00	32°35'06"	113.74	N17°55'45"E	112.22
C79	309.50	7°54'48"	42.75	N64°46'14"W	42.71
C80	15.00	81°24'38"	21.31	S20°49'08"E	19.57
C81	480.00	19°37'39"	164.43	S70°37'40"E	163.63
C82	441.50	10°12'43"	78.69	S65°55'12"E	78.59
C83	15.00	73°03'46"	19.13	N72°26'34"E	17.86
C84	99.50	37°49'33"	65.69	N54°49'27"E	64.50
C85	99.50	38°14'29"	66.41	S87°08'32"E	65.18
C86	99.50	76°04'02"	132.10	S73°56'41"W	122.61
C87	15.00	75°16'10"	19.71	N74°20'38"E	18.32
C88	225.50	16°28'26"	64.84	S44°56'46"W	64.61
C89	200.00	17°11'12"	59.99	S44°35'23"W	59.77
C90	173.50	2°03'55"	7.10	N52°00'41"E	7.10
C91	15.00	28°49'38"	7.55	N36°25'35"E	7.47
C92	15.00	44°59'14"	11.78	N68°54'44"W	11.48
C93	400.00	4°46'51"	33.38	N88°46'11"W	33.37
C94	400.00	12°43'26"	88.83	N80°01'03"W	88.65
C95	400.00	3°13'25"	22.51	N72°02'37"W	22.50
C96	400.00	20°43'42"	144.71	N80°47'46"W	143.92
C97	521.50	1°59'55"	18.19	N69°37'59"W	18.19
C98	521.50	9°11'23"	83.64	N64°02'20"W	83.55
C99	521.50	8°27'44"	77.02	N55°12'47"W	76.95
C100	521.50	8°58'49"	81.74	N46°29'31"W	81.65
C101	521.50	5°54'29"	53.77	N39°02'52"W	53.75
C102	521.50	34°02'06"	314.33	N53°21'41"W	309.60
C103	495.00	61°36'12"	532.21	N60°39'43"W	506.95
C104	468.50	70°37'44"	577.52	N35°18'52"W	541.64
C105	468.50	14°16'07"	116.67	S25°11'08"E	116.37
C106	468.50	12°20'52"	100.97	S11°52'38"E	100.77
C107	468.50	5°42'12"	46.64	N89°51'06"E	46.62
C108	30.00	54°27'41"	28.52	S27°13'51"W	27.45
C109	50.00	10°02'04"	8.76	S49°26'39"W	8.75
C110	50.00	73°51'03"	64.45	S07°30'06"W	60.08
C111	50.00	45°50'12"	40.00	S52°20'31"E	38.94
C112	50.00	47°52'58"	41.79	N80°47'54"E	40.58
C113	50.00	56°51'26"	49.62	N28°25'41"E	47.61
C114	50.00	33°46'20"	29.47	N16°53'12"W	29.05
C115	50.00	268°14'03"	234.08	N79°39'20"W	71.79
C116	30.00	33°46'22"	17.68	N16°53'11"W	17.43
C117	521.50	2°17'39"	20.88	N01°08'50"W	20.88
C118	521.50	8°31'40"	77.62	N06°33'29"W	77.55
C119	521.50	8°29'37"	77.31	N15°04'08"W	77.24
C120	521.50	4°59'59"	45.51	N21°48'56"W	45.49
C121	521.50	24°18'55"	221.32	S12°09'28"E	219.66
C122	495.00	29°51'37"	257.97	S14°55'49"E	255.07
C123	30.00	80°56'08"	42.38	N16°09'09"E	38.94
C124	30.00	87°17'10"	45.70	N79°44'13"W	41.41
C125	30.00	94°56'10"	49.71	S09°09'08"W	44.21
C126	648.50	7°30'54"	85.06	S42°04'24"E	85.00
C127	648.50	9°54'56"	112.23	S50°47'19"E	112.09
C128	648.50	5°21'41"	60.68	S58°25'38"E	60.66
C129	648.50	22°47'31"	257.97	N49°42'43"W	256.27
C130	717.50	3°48'51"	47.76	S59°12'02"E	47.76
C131	717.50	7°36'52"	95.35	S53°29'11"E	95.28
C132	717.50	6°54'39"	86.54	S46°13'25"E	86.49
C133	717.50	18°02'23"	229.66	N51°56'17"E	228.68
C134	15.00	84°02'56"	22.00	S84°47'33"E	20.08
C135	15.00	89°13'33"	23.44	N08°25'13"E	21.13
C136	716.50	5°19'18"	66.55	N33°40'55"W	66.53
C137	716.50	1°34'23"	19.67	N30°14'04"W	19.67
C138	716.50	6°53'41"	86.22	S32°53'43"E	86.17
C139	174.50	25°05'48"	76.43	N41°59'47"W	75.82
C140	174.50	33°51'14"	103.11	N71°28'18"W	101.61
C141	174.50	S8°57'02"	179.54	N58°55'24"W	171.72
C142	15.00	91°53'16"	24.06	S45°39'27"W	21.56

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C143	974.50	1°12'01"	20.41	S00°53'11"E	20.41
C144	74.50	39°10'06"	50.93	S21°04'14"E	49.94
C145	15.00	72°19'54"	18.94	S76°49'14"E	17.70
C146	50.00	79°09'40"	69.08	S73°24'21"E	63.72
C147	50.00	59°34'13"	51.98	S04°02'25"E	49.67
C148	50.00	59°34'15"	51.99	S55°31'49"W	49.68
C149	50.00	59°34'15"	51.99	N64°53'56"W	49.68
C150	50.00	22°02'06"	19.23	N24°05'46"W	19.11
C151	50.00	279°54'28"	244.27	N26°58'03"E	64.34
C152	15.00	40°40'33"	10.65	N33°25'00"W	10.43
C153	125.50	24°39'04"	54.00	N41°25'44"W	53.58
C154	125.50	27°37'01"	60.49	N15°17'42"W	59.91
C155	125.50	52°16'04"	114.49	S27°37'14"E	110.56
C156	100.00	71°07'08"	124.13	S37°02'46"E	116.31
C157	1000.00	2°17'13"	39.91	S00°20'35"E	39.91
C158	1025.50	1°20'50"	24.11	S00°48'47"E	24.11



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ENGINEERING AND SURVEYING, LLC
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SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PHASING PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PHASING PLAN

Scale: 1"=120'

Date: 08/17/21

Sheet:

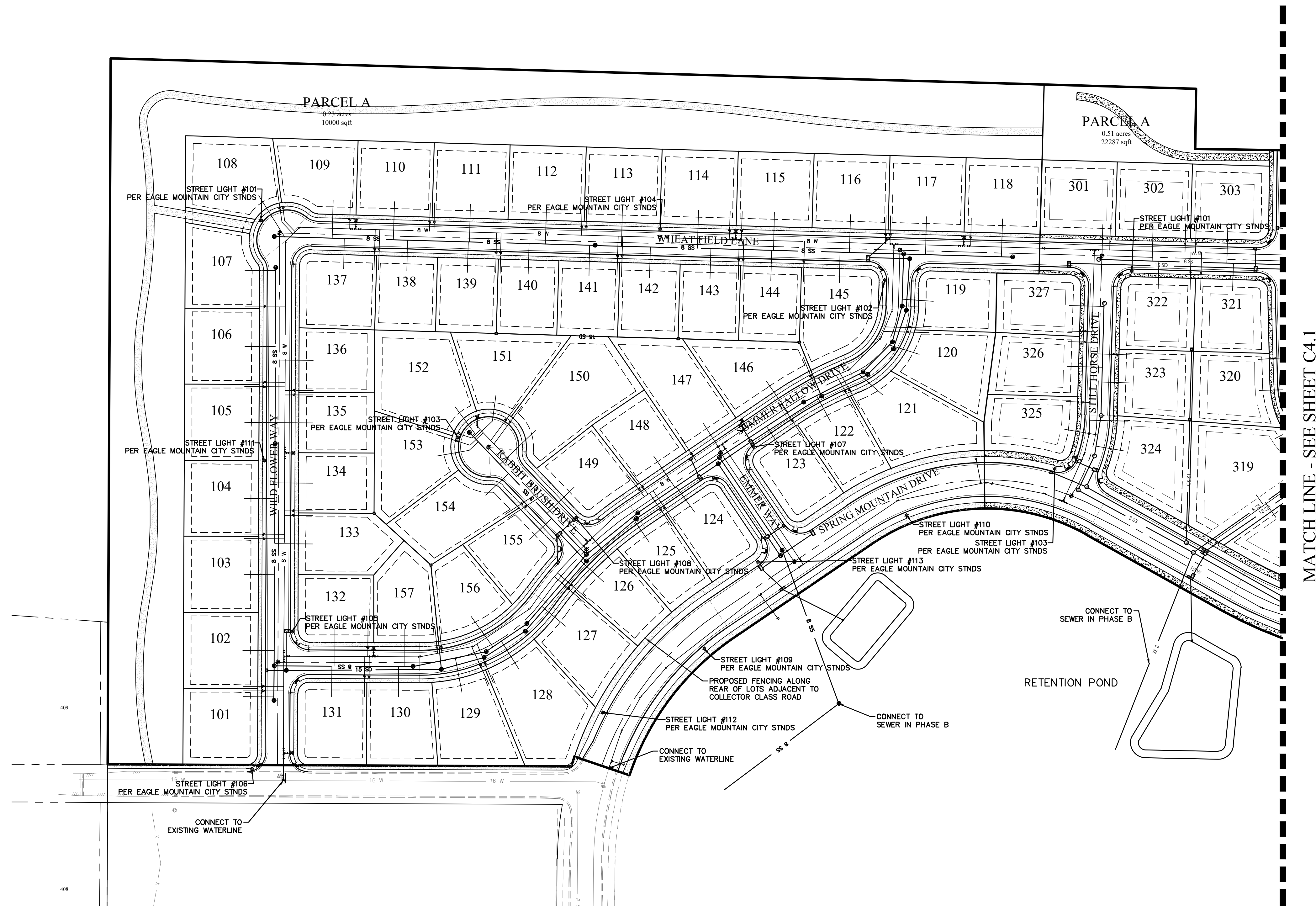
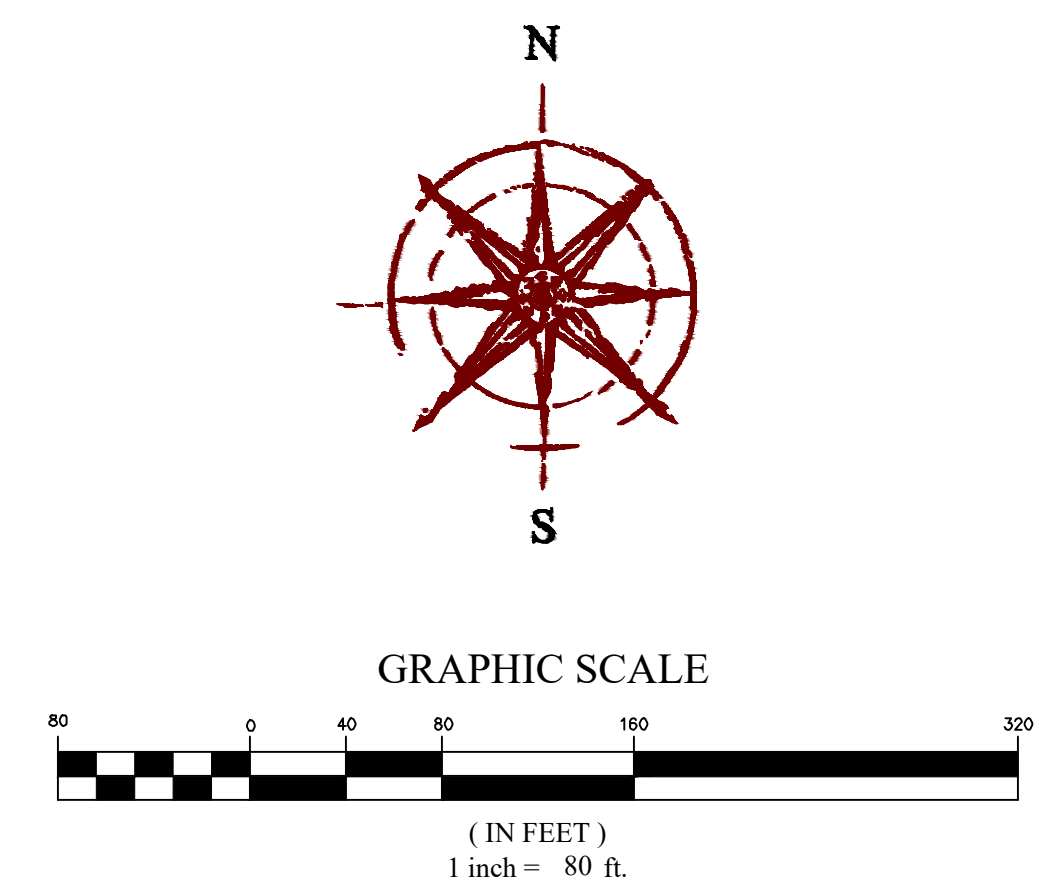
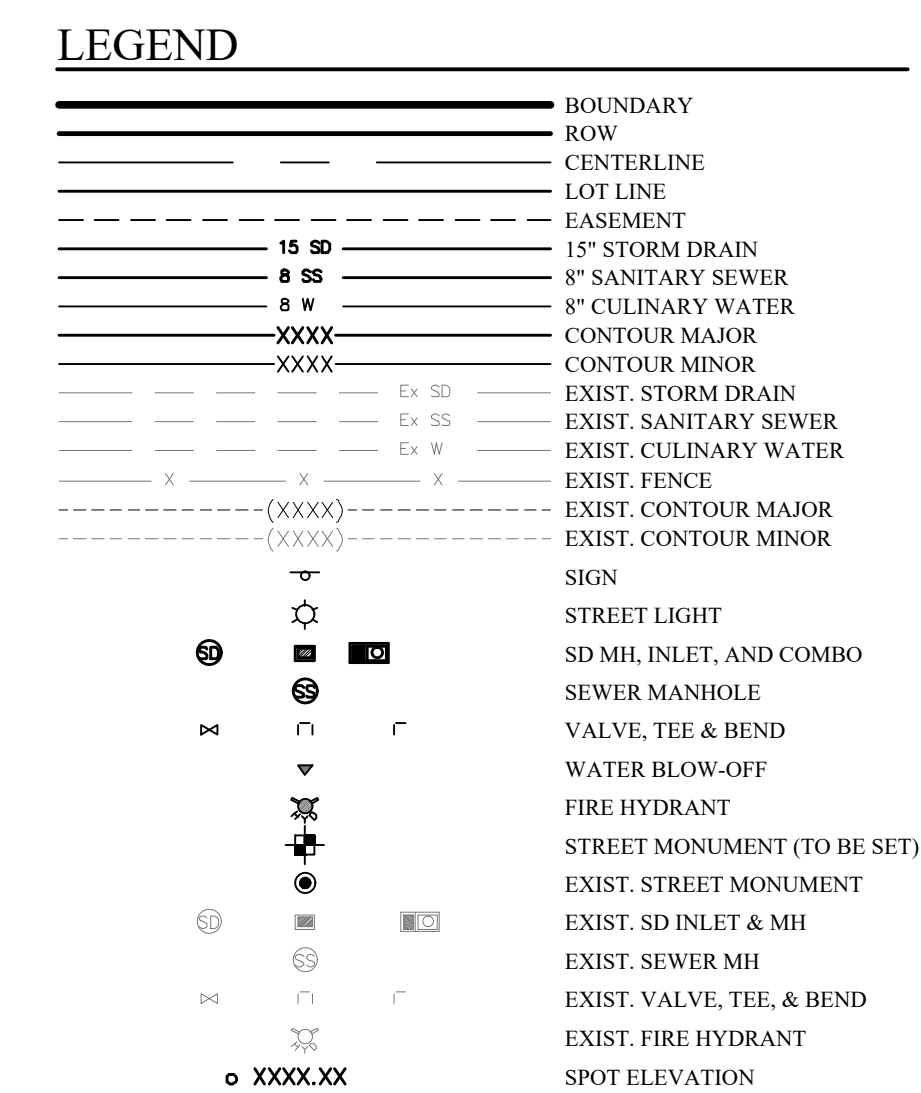
Drawn: GB

Job #: 17-277

C3



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MATCH LINE - SEE SHEET C4.1

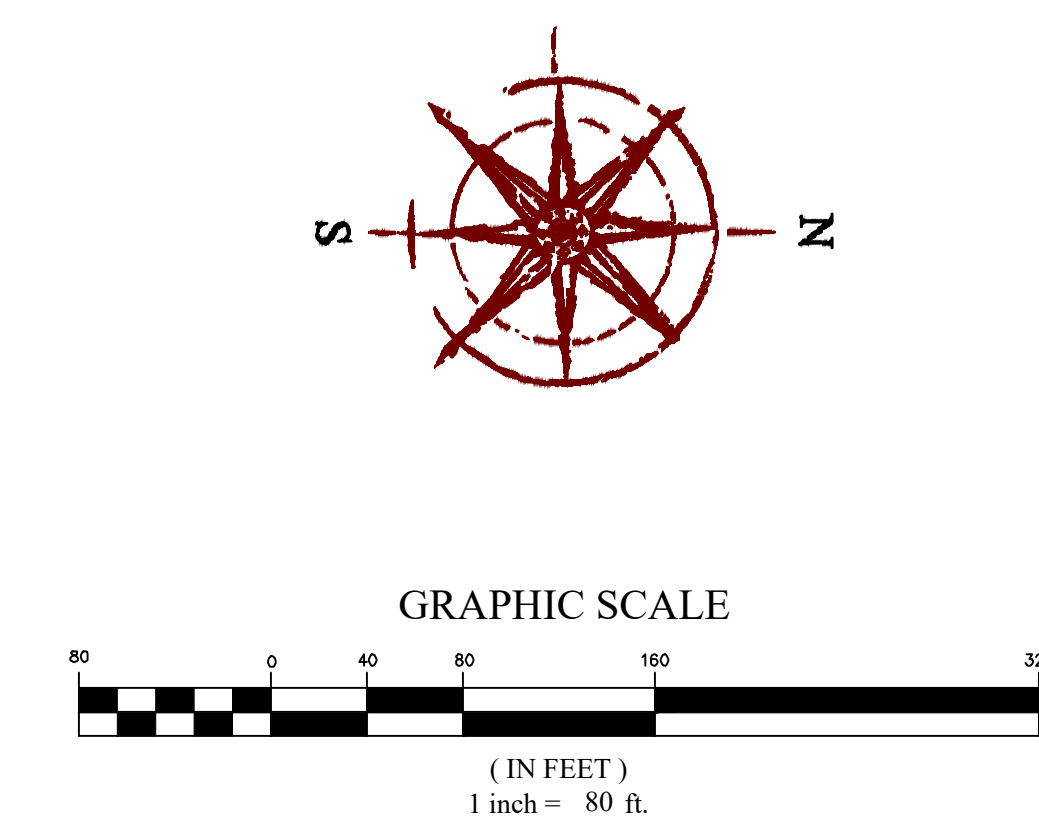
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#	DATE	
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2	04-01-00	
3	04-01-00	
4	04-01-00	
5	04-01-00	
6	04-01-00	

PRELIMINARY SITE PLAN

Scale: 1"=80'	Drawn: GB
Date: 08/17/21	Job #: 17-277
Sheet:	

C4





REVISION BLOCK		
#	DATE	DESCRIPTION
1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
6	DATE	DESCRIPTION

Scale: 1"=80'	Drawn: GB
Date: 08/17/21	Job #: 17-277

C4.1



MAJOR BASIN CHARACTERISTICS:
THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:
THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

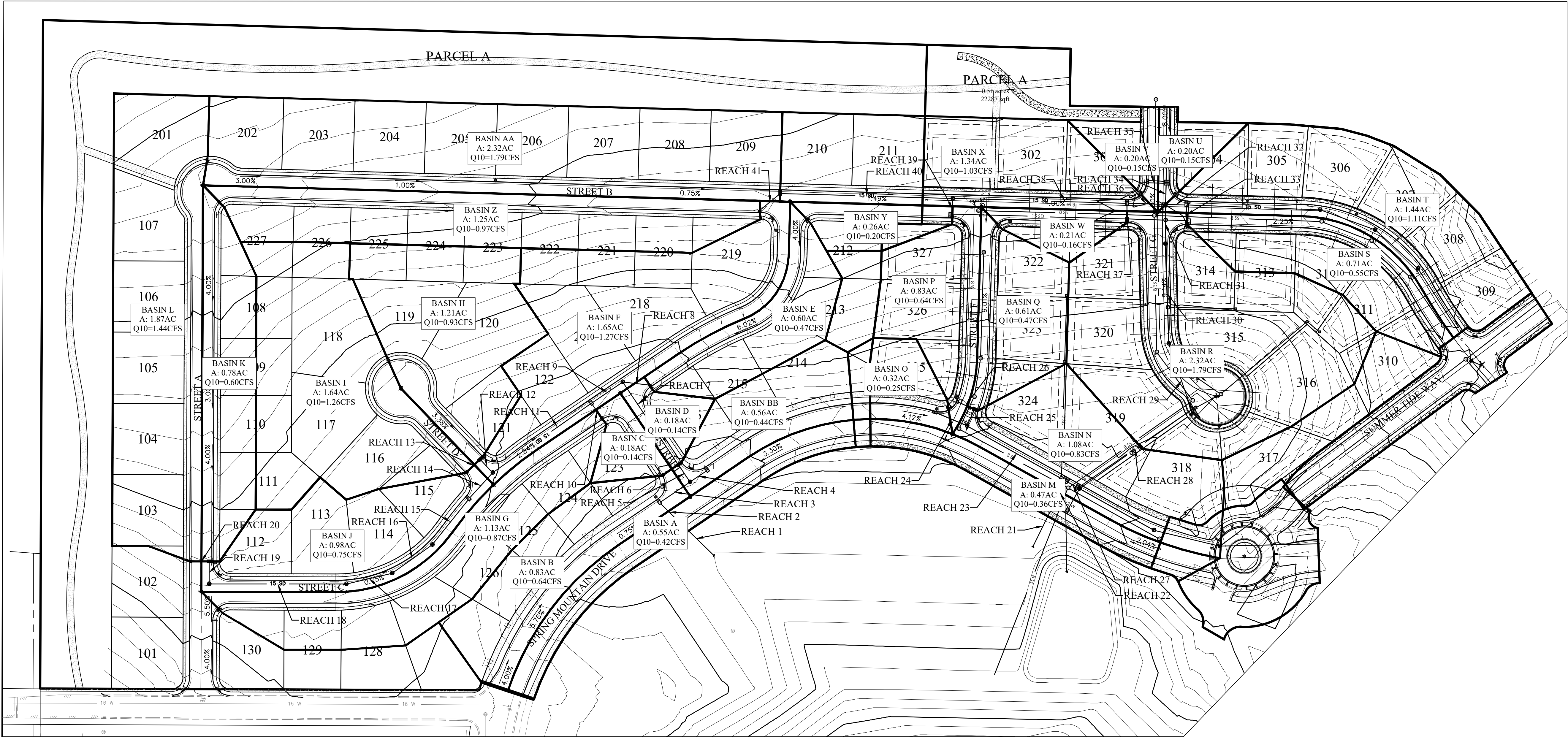
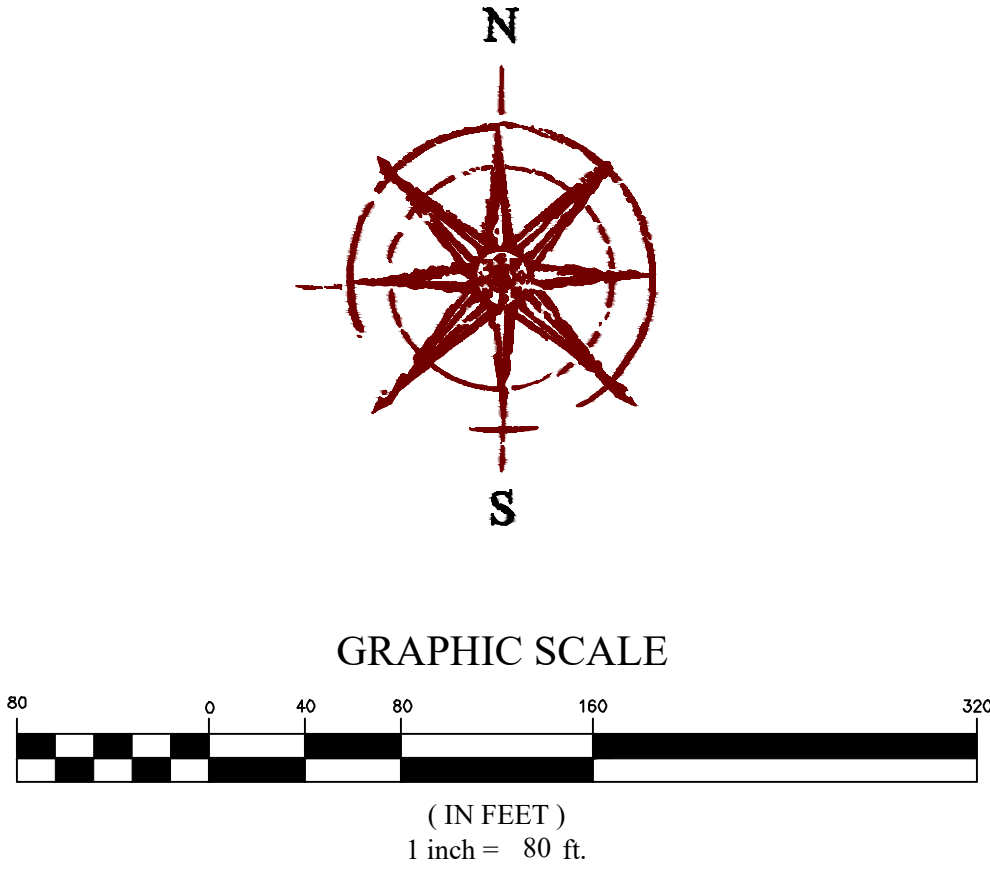
PROPOSED SYSTEM NARATIVE:
THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:
THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



SPRING RUN PHASE D
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY
GRADING &
DRAINAGE
PLAN

Scale: 1"=##'	Drawn: GB
Date: 08/17/21	Job #: 17-277
Sheet:	

C5



Retention Pond

Project: Spring Run Phase D
Location: Eagle Mountain City, Utah
Date: 11/14/2017
Designer: Brandon Parr



100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre Per Eagle Mountain City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	126,000	0.90	113,400
Drives	480,000	0.85	408,000
Roadway and Sidewalk	270,912	0.85	230,275
Landscape	570,410	0.15	85,562
Totals	1,447,322		837,236.70
Weighted "C" Value		0.58	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate	Allowable	Discharge	Required
min	in/hr		Ac	cf	cf	cf	cf	cf
15.0	3.85	0.58	33.23	74.00	66,598	0.00	0	66,598
30.0	2.59	0.58	33.23	49.78	89,605	0.00	0	89,605
60.0	1.60	0.58	33.23	30.75	110,709	0.00	0	110,709
120.0	0.87	0.58	33.23	16.63	119,704	0.00	0	119,704
180.0	0.58	0.58	33.23	11.15	120,396	0.00	0	120,396
360.0	0.31	0.58	33.23	6.00	129,530	0.00	0	129,530
720.0	0.18	0.58	33.23	3.36	145,306	0.00	0	145,306
1440.0	0.09	0.58	33.23	1.81	156,100	0.00	0	156,100

Maximum Storage Requirement: 156,100
Maximum Storage Requirement (ac-ft): 3.58

Retention Basin Design

Storage Requirement: 156,100 cf
Allowable Depth: 3.0 ft Retention Calculated Using Basic Geometry
Retention Pond Volume: 162,475 cf of a Trapezoidal Trench
Roadway Sump Storage: 0 cf

Total Storage 162,475 RETENTION ADEQUATE

Q10 Designed Pipe Flows

Project: Spring Run Phase D
Location: Eagle Mountain City, Utah
Date: 11/14/2017
Designer: Brandon Parr



10-Year Flow Contained Within Pipe Network

Based on 0.5% Slope										Manning using n=0.013			
Reach	Upstream Reach	Flow (CFS)	Contributing Basin	Flow (CFS)	Cumulative Flow (CFS)	Estimated Size (Inches)	Pipe Slope	Required Size	New Size	Size Used	Reach	Notes	
1	2	8.96	A	0.42	9.38	21	0.75%	18.2	21	21	1		
2	3	8.32	B	0.64	8.96	21	0.75%	17.9	18	18	2		
3	4,5	8.32	N/A	0.00	8.32	21	0.75%	17.4	18	18	3		
4	N/A	0.00	BB	0.44	0.44	15	0.75%	5.8	15	15	4		
5	6	7.74	D	0.14	7.88	21	0.75%	17.0	18	18	5		
6	7	7.60	C	0.14	7.74	21	0.75%	16.9	18	18	6		
7	8,9	7.60	N/A	0.00	7.60	21	0.75%	16.8	18	18	7		
8	N/A	0.00	E	0.47	0.47	15	0.75%	5.9	15	15	8		
9	10,11	5.86	F	1.27	7.13	18	0.75%	16.4	18	18	9		
10	N/A	0.00	G	0.87	0.87	15	0.75%	7.5	15	15	10		
11	12,14	4.99	N/A	0.00	4.99	18	0.75%	14.4	15	15	11		
12	13	1.26	H	0.93	2.19	15	0.75%	10.5	15	15	12		
13	N/A	0.00	I	1.28	1.28	15	0.75%	8.6	15	15	13		
14	15	2.04	J	0.75	2.80	15	0.75%	11.6	15	15	14		
15	16	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	15		
16	17	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	16		
17	18	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	17		
18	19	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	18		
19	20	1.44	K	0.60	2.04	15	0.75%	10.3	15	15	19		
20	N/A	0.00	L	1.44	1.44	15	0.75%	9.0	15	15	20		
21	22	10.09	M	0.38	10.45	21	0.75%	18.9	21	21	21		
22	23,27	9.25	N	0.83	10.09	21	0.75%	18.7	21	21	22		
23	24,25	1.36	N/A	0.00	1.36	15	0.75%	8.8	15	15	23		
24	N/A	0.00	O	0.25	0.25	15	0.75%	4.7	15	15	24		
25	26	0.64	Q	0.47	1.11	15	0.75%	8.2	15	15	25		
26	N/A	0.00	P	0.64	0.64	15	0.75%	6.6	15	15	26		
27	28	7.90	N/A	0.00	7.90	21	0.75%	17.1	18	18	27		
28	29	6.11	R	1.79	7.90	21	0.75%	17.1	18	18	28		
29	30	6.11	N/A	0.00	6.11	18	0.75%	15.5	18	18	29		
30	31	6.11	N/A	0.00	6.11	18	0.75%	15.5	18	18	30		
31	32,34,36	6.11	N/A	0.00	6.11	18	0.75%	15.5	18	18	31		
32	33	0.55	T	1.11	1.66	15	0.75%	9.5	15	15	32		
33	N/A	0.00	S	0.55	0.55	15	0.75%	6.3	15	15	33		
34	35	0.15	U	0.15	0.30	15	0.75%	5.0	15	15	34		
35	N/A	0.00	V	0.15	0.15	15	0.75%	3.9	15	15	35		
36	37,38	3.11	X	1.03	4.15	15	0.75%	13.4	15	15	36		
37	N/A	0.00	W	0.16	0.16	15	0.75%	3.9	15	15	37		
38	39,40	2.95	N/A	0.00	2.95	15	0.75%	11.8	15	15	38		
39	N/A	0.00	Y	0.20	0.20	15	0.75%	4.3	15	15	39		
40	41	0.97	AA	1.79	2.76	15	0.75%	11.5	15	15	40		
41	N/A	0.00	Z	0.97	0.97	15	0.75%	7.8	15	15	41		

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:

- 15" RCP @ 0.5% minimum = 4.58
- 18" RCP @ 0.5% minimum = 7.45
- 21" RCP @ 0.5% minimum = 11.23
- 24" RCP @ 0.5% minimum = 16.03
- 27" RCP @ 0.5% minimum = 21.96
- 30" RCP @ 0.5% minimum = 29.08
- 36" RCP @ 0.5% minimum = 64.56
- 48" RCP @ 0.5% minimum = 116.48



SPRING RUN PHASE D
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY DRAINAGE CALCULATIONS

REVISION BLOCK		DESCRIPTION	
#	DATE		
1			
2			
3			
4			
5			
6			

PRELIMINARY DRAINAGE CALCULATIONS

Scale: NA Drawn: GB
Date: 08/17/21 Job #: 17-277
Sheet:

C5.1

MAJOR BASIN CHARACTERISTICS:

THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:

THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:

THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:

EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

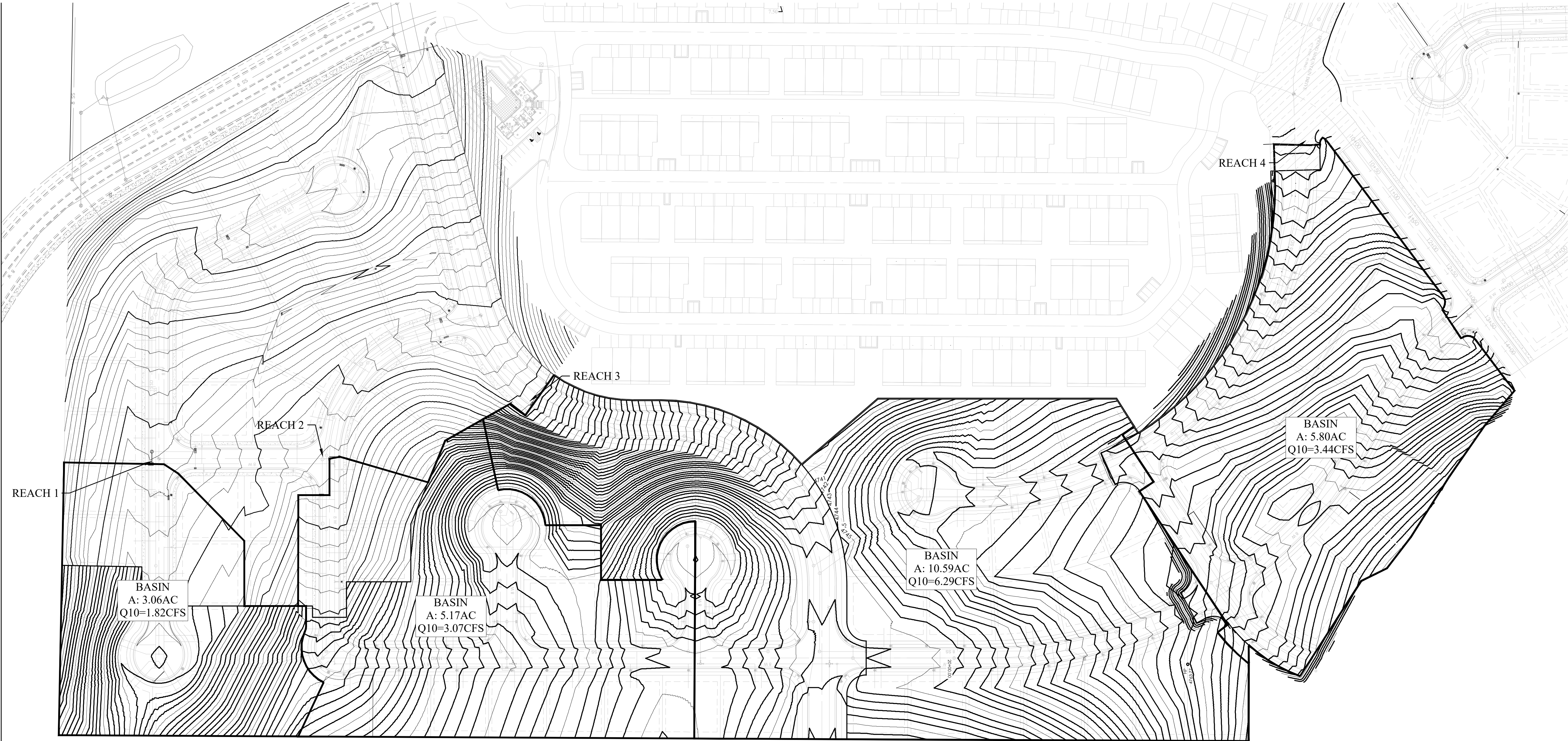
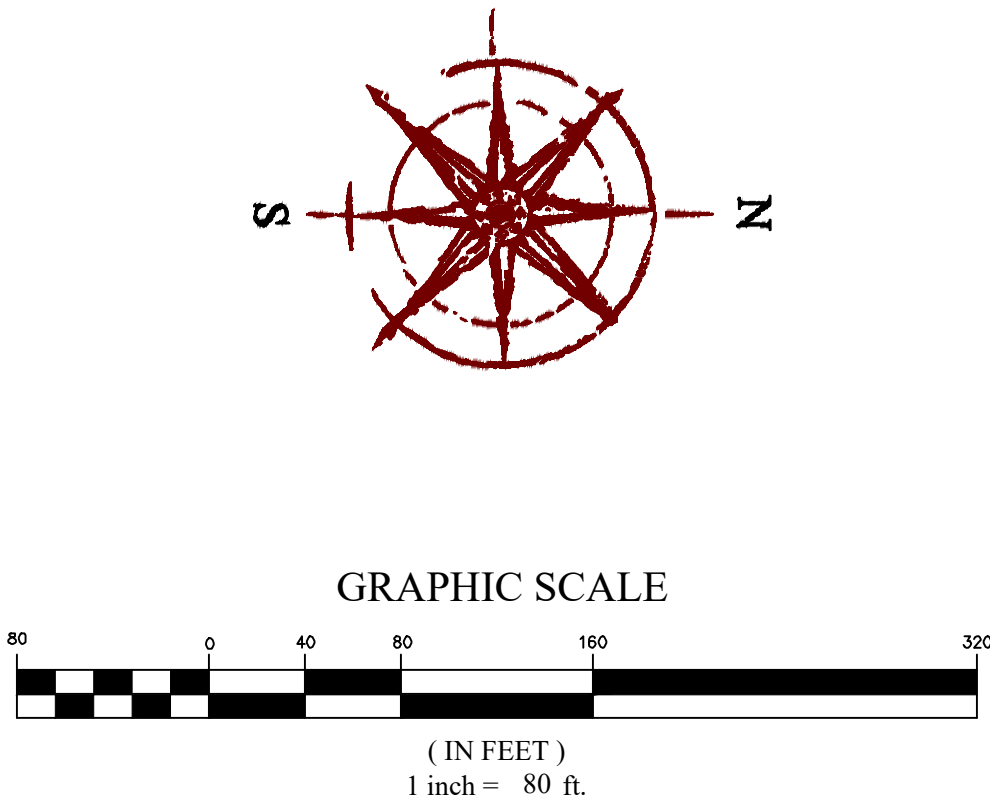
SLOPE ANALYSIS:

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:

SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)								
Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
1	15	19	0.95%	0.45	1.32	15	6.3	1.820
2	15	72	4.24%	0.45	1.32	15	13.3	3.070
3	15	77	7.42%	0.45	1.32	15	17.6	6.290
4	18	106	4.20%	0.45	1.32	15	21.6	3.440



SPRING RUN PHASE D
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION	
#	DATE		
1	08/17/21		
2	08/17/21		
3	08/17/21		
4	08/17/21		
5	08/17/21		
6	08/17/21		

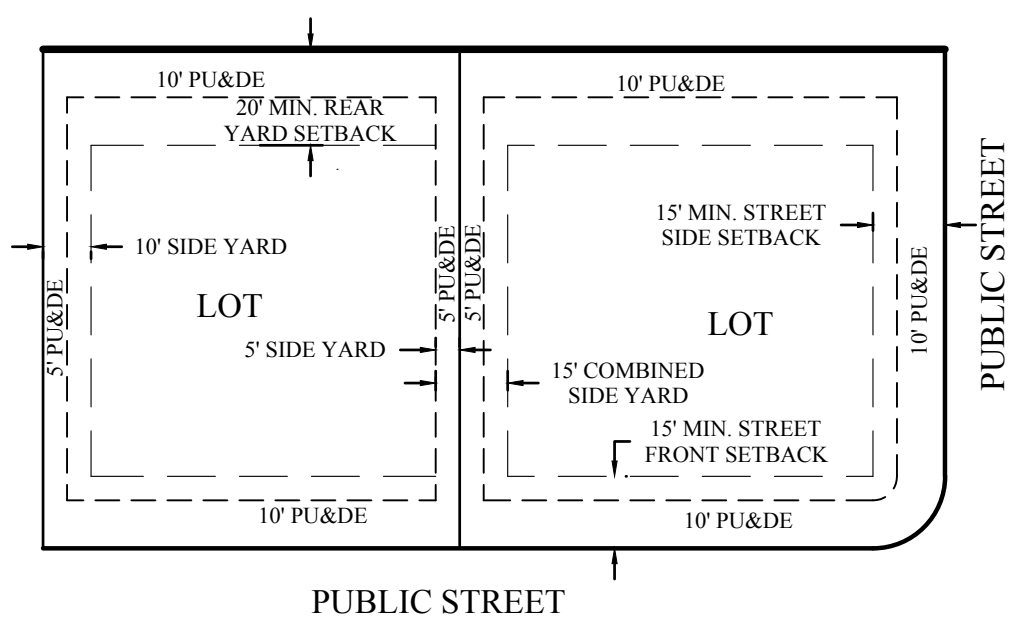
PRELIMINARY
GRADING &
DRAINAGE
PLAN

Scale: 1"=80'	Drawn: GB
Date: 08/17/21	Job #: 17-277
Sheet:	

C5.2

FOCUS
ENGINEERING AND SURVEYING, LLC
6040 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com





TYPICAL BUILDING SETBACKS
N.T.S.

PRELIMINARY PLAT

SPRING RUN PHASE D

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

TOTAL ACREAGE:	68.55± ACRES
BUILDABLE ACREAGE:	63.11± ACRES
TOTAL ACREAGE IN LOTS:	39.09± ACRES
TOTAL ACREAGE IN ROW:	19.22± ACRES
TOTAL OPEN SPACE:	5.44± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	0.22± ACRES
LARGEST LOT SIZE:	0.51± ACRES
SMALLEST LOT SIZE:	0.18± ACRES
OVERALL DENSITY:	2.60 LOTS/ACRE
TOTAL # OF LOTS:	178 LOTS

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Eagle Mountain Utah, more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of Hillsdale Drive located N00°14'22"E along the Section line 1,683.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, SL&M; thence N00°14'22"E along the Section line 938.10 feet to the Northwest Corner of said Section 17; thence S88°26'56"E 1,442.52 feet; thence S00°48'01"W 87.05 feet; thence S89°12'40"E 151.00 feet; thence S00°48'01"W 20.74 feet; thence S89°12'40"E 99.83 feet; thence S88°19'11"E 50.07 feet; thence S89°12'40"E 33.73 feet; thence S88°19'11"E 57.87 feet; thence S89°12'40"E 104.14 feet; thence S88°19'11"E 50.07 feet; thence S44°49'53"E 33.73 feet; thence S88°19'11"E 133.29 feet; thence S03°15'09"E 20.23 feet; thence S36°49'01"E 0.00 feet; thence S44°49'53"E 71.04 feet; thence S54°51'15"E 69.78 feet; thence S58°40'22"E 118.99 feet; thence S52°27'03"E 80.62 feet; thence S26°15'12"E 44.55 feet; thence S57°17'19"E 123.44 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 199.50 feet (radius bears: N78°48'54"W) a distance of 5.98 feet through a central angle of 01°43'07" (chord: N88°19'33"E 5.98 feet); thence S73°37'08"E 51.01 feet; thence S89°45'00"E 95.14 feet; thence S00°17'16"W 1,948.10 feet; thence N18°53'28"E 769.48 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 524.00 feet (radius bears: N46°36'19"E) a distance of 127.63 feet through a central angle of 13°57'19" (chord: N36°25'02"W 127.31 feet); thence Northerly along the arc of a non-tangent curve to the left having a radius of 441.50 feet (radius bears: N77°04'17"E 37.96 feet) through a central angle of 16°56'38" (chord: N20°58'03"W 74.55 feet); thence Northerly along the arc of a non-tangent curve to the left having a radius of 142.75 feet (radius bears: N42°38'31"E) a distance of 145.51 feet through a central angle of 58°24'23" (chord: N18°09'15"E 139.30 feet); thence N77°04'17"E 37.96 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 169.96 feet through a central angle of 26°56'18" (chord: N63°36'08"E 168.40 feet); thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 325.50 feet (radius bears: N38°03'08"E) a distance of 292.36 feet through a central angle of 51°27'42" (chord: N25°25'30"W 282.63 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the right with a radius of 225.50 feet a distance of 212.90 feet through a central angle of 54°05'40" (chord: N63°36'08"E 212.90 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 169.96 feet through a central angle of 26°56'18" (chord: N63°36'08"E 168.40 feet); thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 325.50 feet (radius bears: N38°03'08"E) a distance of 292.36 feet through a central angle of 51°27'42" (chord: N25°25'30"W 282.63 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the right with a radius of 225.50 feet a distance of 212.90 feet through a central angle of 54°05'40" (chord: N63°36'08"E 212.90 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 169.96 feet through a central angle of 26°56'18" (chord: N63°36'08"E 168.40 feet); 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thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 325.50 feet (radius bears: N38°03'08"E) a distance of 292.36 feet through a central angle of 51°27'42" (chord: N25°25'30"W 282.63 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the right with a radius of 225.50 feet a distance of 212.90 feet through a central angle of 54°05'40" (chord: N63°36'08"E 212.90 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 169.96 feet through a central angle of 26°56'18" (chord: N63°36'08"E 168.40 feet); thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 325.50 feet (radius bears: N38°03'08"E) a distance of 292.36 feet through a central angle of 51°27'42" (chord: N25°25'30"W 282.63 feet); thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the right with a radius of 225.50 feet a distance of 212.90 feet through a central angle of 54°05'40" (chord: N63°36'08"E 212.90 feet); 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thence N00°18'21"E 577.65 feet; thence along the arc of a curve to the right with a radius of 225.50 feet a distance of 212.90 feet through a central angle of 54°05'40" (chord: N63°36'08"E 212.90 feet); thence N00°18'2

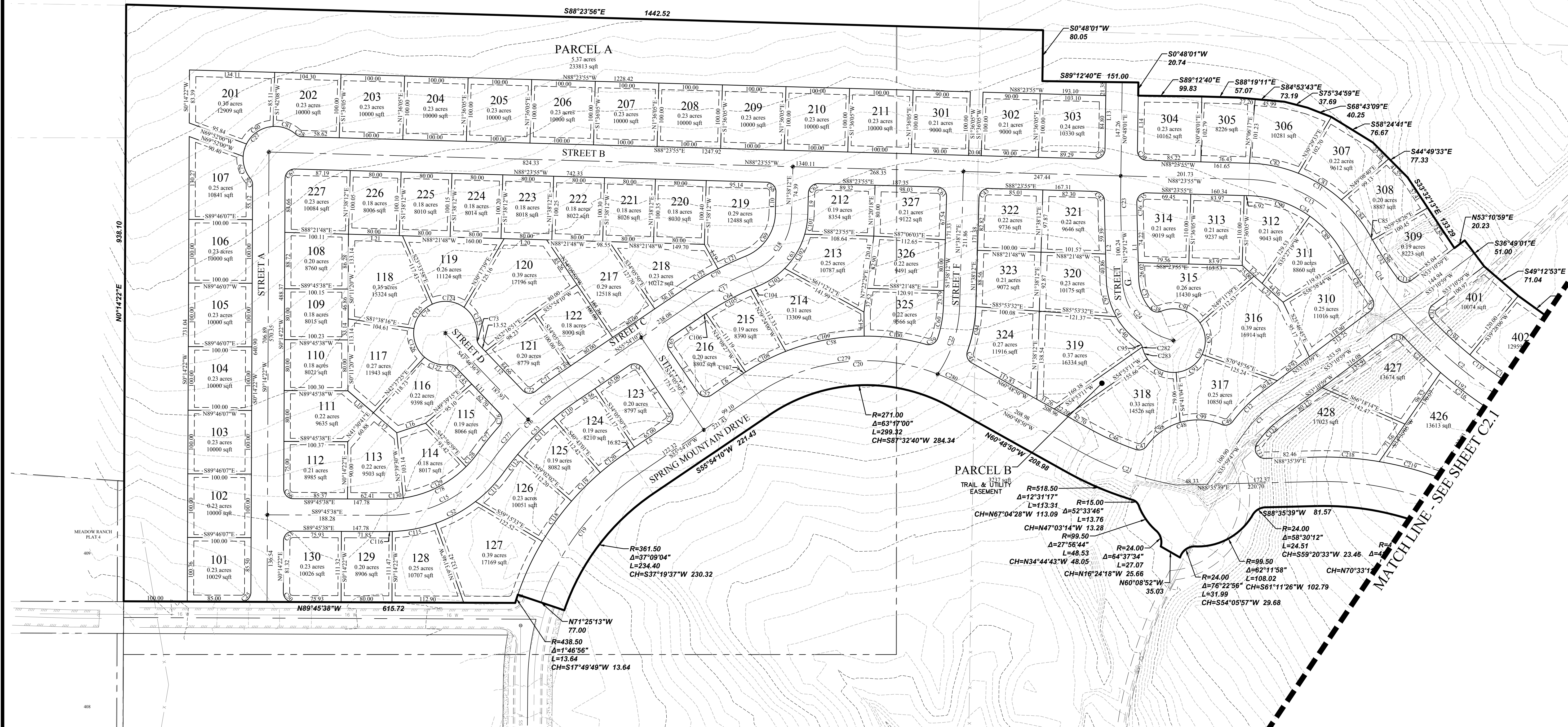
Contains: 68,56 acres+/-



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft



REVISION BLOCK		
#	DATE	DESCRIPTION
1	10-1-00	
2	10-1-00	
3	10-1-00	
4	10-1-00	
5	10-1-00	

PRELIMINARY PLAT

Scale: 1"=80'	Drawn: BP
Date: 12/26/2017	Job #: 17-277
Sheet:	

C2



PRELIMINARY PLAT SPRING RUN PHASE D

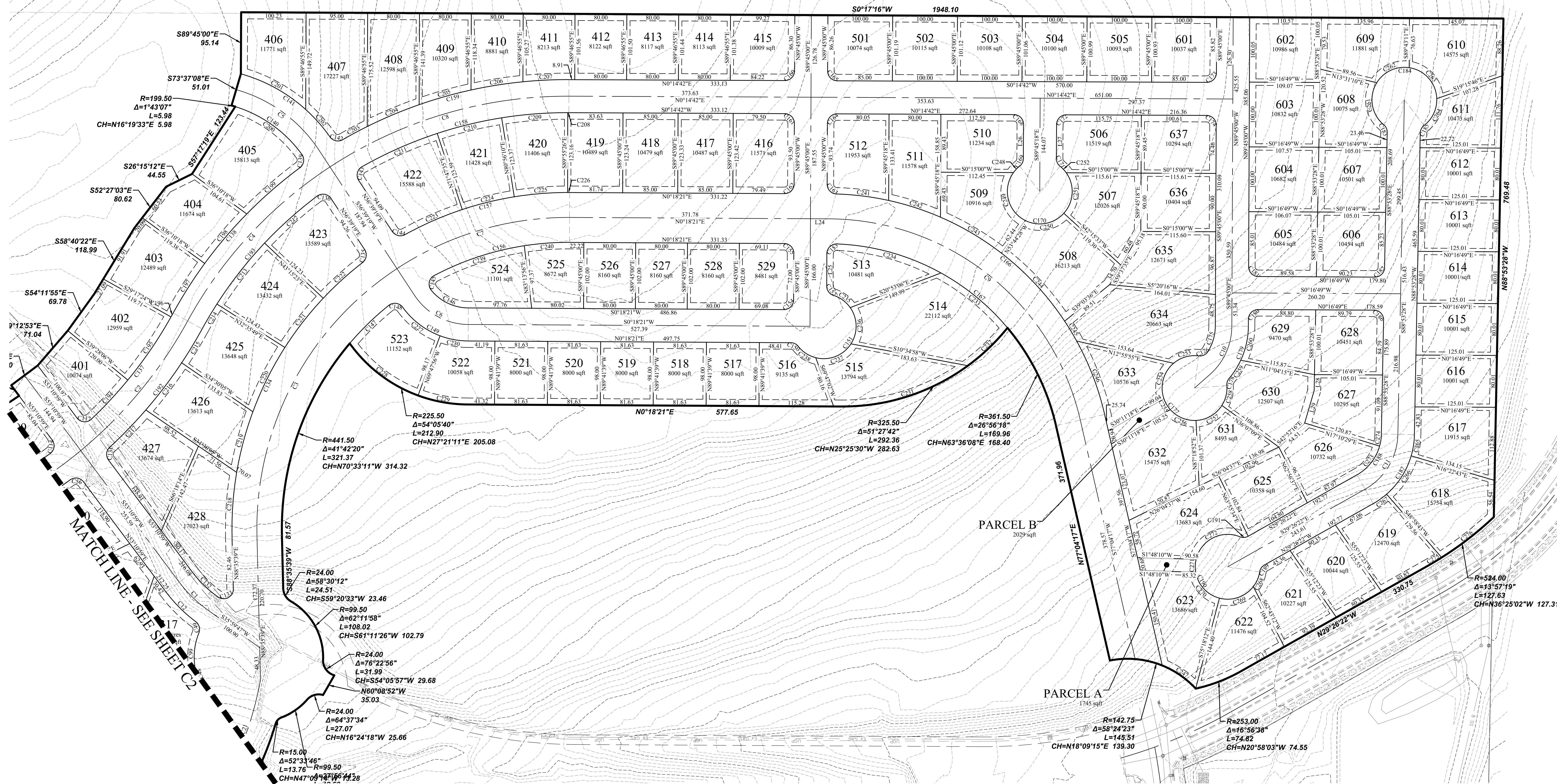
LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY PLAT

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY
PLAT

Scale: 1"=80'
Date: 12/26/2017
Sheet: 17-277

C2.1



PRELIMINARY PLAT
SPRING RUN PHASE D

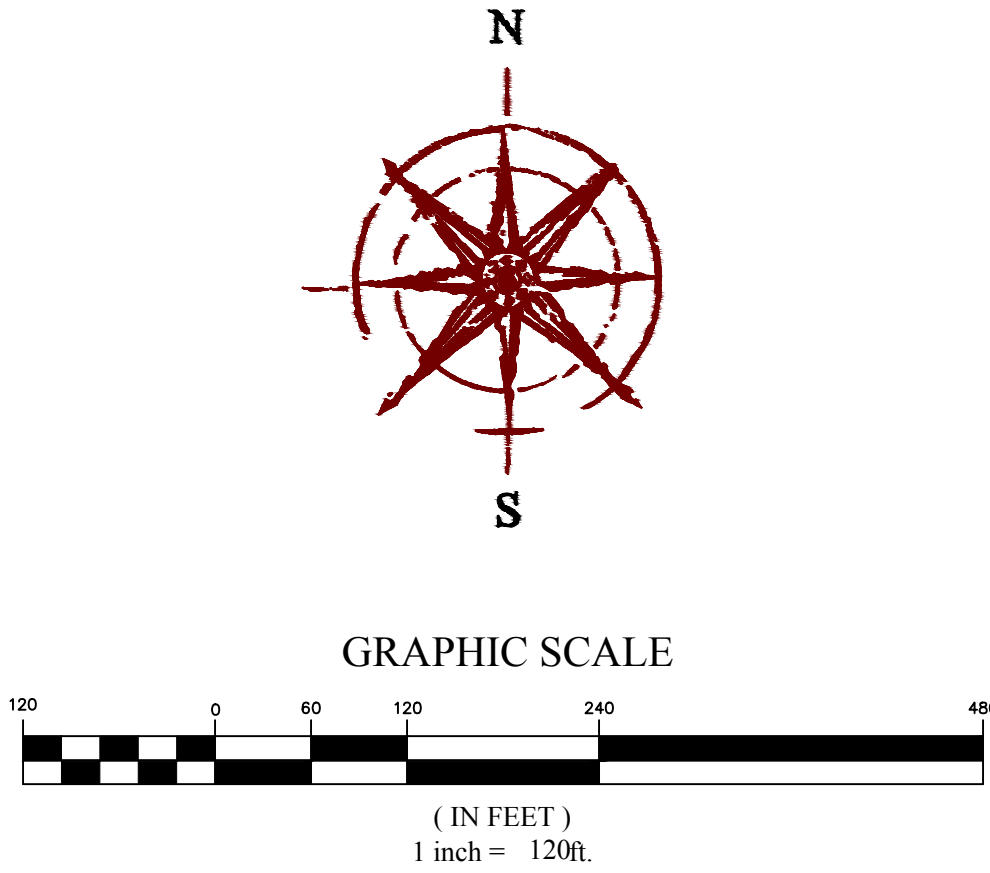
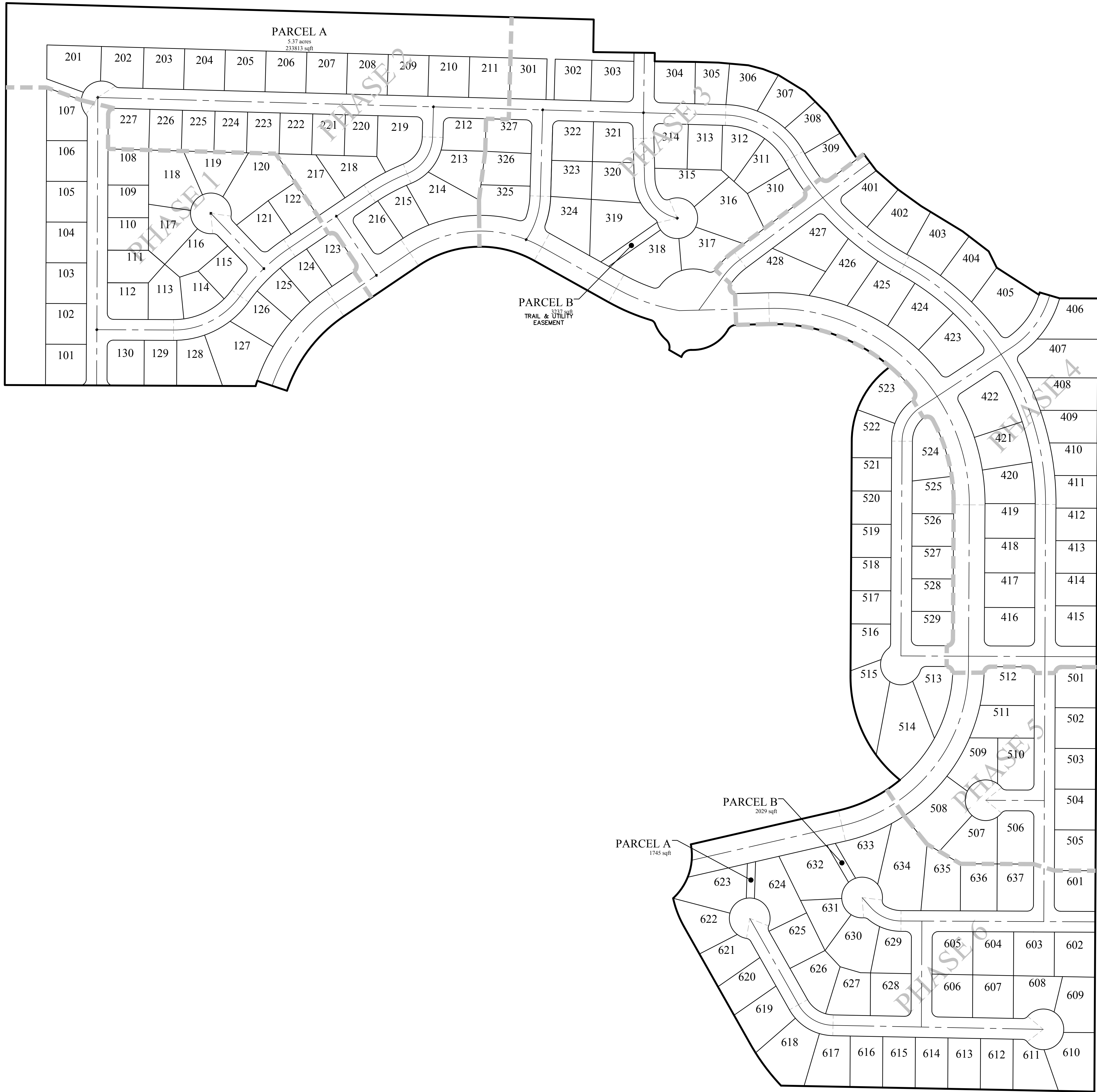
LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

Line Table		
LINE	DIRECTION	LENGTH
L1	N01°29'12"W	100.24
L2	N01°29'12"W	100.24
L3	N55°54'10"E	98.56
L4	S34°05'50"E	81.17
L5	S55°54'10"W	81.82
L6	N55°54'10"E	58.60
L7	S34°05'50"E	81.17
L8	N55°54'10"E	58.52
L9	N01°38'12"E	33.92
L10	N01°38'12"E	33.87
L11	S43°46'36"E	98.15
L12	S43°46'36"E	98.18
L13	N00°48'01"E	106.18
L14	N00°48'01"E	86.58
L15	N00°32'31"W	37.95
L16	N71°39'33"E	47.79
L17	N49°21'38"W	48.36
L18	N49°21'38"W	52.83
L19	S29°11'47"E	44.10
L20	N88°21'48"W	66.75
L21	N88°21'48"W	85.00
L22	S48°03'52"E	41.95
L23	N48°03'52"W	61.25
L24	N00°18'21"E	28.67
L25	N89°45'00"W	50.13
L26	S89°45'18"E	52.73
L27	N89°45'18"W	52.73
L28	S88°53'28"E	24.60
L29	S73°47'18"E	52.11

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	200.00	17°11'12"	59.99	S44°35'23"W
C2	691.00	21°37'35"	260.82	S50°29'15"E
C3	480.00	58°03'40"	486.41	N62°22'31"W
C4	667.50	28°04'03"	326.99	N47°16'01"W
C5	225.00	41°05'07"	161.34	N36°06'46"E
C6	100.00	56°20'58"	98.35	S28°28'50"W
C7	480.00	33°39'02"	281.91	N16°31'10"W
C8	667.50	33°28'42"	390.02	N16°29'39"W
C9	400.00	76°45'56"	535.92	N38°41'19"E
C10	100.00	48°21'20"	84.40	S65°34'20"E
C11	99.50	59°27'06"	103.24	S59°09'55"E
C12	225.50	16°28'26"	64.84	S44°56'46"W
C13	200.00	58°57'02"	205.78	N58°55'24"W
C14	691.00	10°13'35"	123.33	S34°33'40"E
C15	200.00	54°37'24"	190.67	N62°55'40"E
C16	480.00	20°17'12"	169.95	S45°45'34"W
C17	494.00	12°05'18"	104.23	S61°56'49"W
C18	100.00	66°21'16"	115.81	N34°48'50"E
C19	400.00	37°13'40"	259.90	S37°20'56"W
C20	309.50	63°17'00"	341.84	S87°32'40"W
C21	480.00	19°37'39"	164.43	S70°37'40"E
C22	200.00	32°35'06"	113.74	N17°55'45"E
C23	1000.00	2°17'13"	39.91	S00°20'35"E
C24	100.00	71°07'08"	124.13	S37°02'46"E
C25	15.00	90°00'00"	23.56	N45°14'22"E
C26	15.00	39°48'28"	10.42	N19°39'52"W
C27	50.00	170°58'00"	149.21	S45°55'14"W
C28	15.00	39°48'29"	10.42	S68°29'41"E
C29	15.00	90°48'04"	23.77	N46°12'03"E
C30	15.00	89°11'56"	23.35	S43°47'57"E
C31	225.50	58°57'02"	232.01	N58°55'24"W
C32	665.50	6°50'08"	79.40	S32°51'57"E
C33	716.50	6°53'41"	86.22	S32°53'43"E
C34	174.50	58°57'02"	179.54	N58°55'24"W
C35	15.00	91°53'16"	24.06	S45°39'27"W
C36	974.50	1°12'01"	20.41	S00°53'11"E
C37	74.50	39°10'06"	50.93	S21°04'14"E
C38	15.00	72°19'54"	18.94	S76°49'14"E
C39	50.00	279°54'28"	244.27	N26°58'03"E
C40	125.50	24°39'04"	54.00	N41°25'44"W
C41	125.50	52°16'04"	114.49	S27°37'14"E
C42	15.00	88°15'33"	23.11	N44°16'08"W
C43	15.00	89°57'53"	23.55	S46°37'08"W
C44	225.50	18°14'59"	71.83	N10°45'42"E
C45	15.00	81°24'38"	21.31	S20°49'08"W
C46	441.50	10°12'43"	78.69	S65°55'12"E
C47	15.00	73°03'46"	19.13	N72°26'34"E
C48	99.50	76°04'02"	132.10	S73°56'41"W
C49	15.00	75°16'10"	19.71	N74°20'38"E
C50	15.00	90°00'02"	23.56	S44°45'38"E
C51	15.00	90°00'00"	23.56	S45°14'22"W
C52	225.50	54°37'24"	214.98	N62°55'40"E
C53	454.50	20°17'12"	160.92	S45°45'34"W
C54	15.00	90°00'00"	23.56	N79°05'50"W
C55	15.00	90°00'00"	23.56	N10°54'10"E
C56	15.00	89°31'33"	23.44	N08°25'13"E
C57	15.00	90°00'00"	23.56	S79°05'50"E
C58	348.00	49°44'51"	302.15	S80°46'35"W
C59	15.00	86°52'13"	22.74	N62°12'55"E
C60	174.50	17°08'36"	52.21	N10°12'30"E
C61	15.00	90°02'07"	23.57	N43°22'52"W
C62	15.00	89°57'53"	23.55	S46°37'08"W
C63	125.50	66°21'16"	145.34	N34°48'50"E
C64	468.50	12°05'18"	98.85	S61°56'49"W
C65	15.00	90°00'00"	23.56	S10°54'10"W
C66	15.00	90°00'00"	23.56	S44°45'38"E
C67	15.00	91°21'43"	23.92	S45°55'14"W
C68	15.00	90°02'07"	23.57	N43°22'52"W
C69	74.50	66°21'16"	86.28	N34°48'50"E
C70	519.50	12°05'18"	109.61	S61°56'49"W
C71	505.50	5°11'40"	45.83	S53°18'20"W

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C72	15.00	85°30'54"	22.39	S86°32'03"E
C73	15.00	51°27'32"	13.47	S18°02'50"E
C74	50.00	282°55'04"	246.89	S46°13'24"W
C75	15.00	51°27'32"	13.47	N69°30'22"W
C76	15.00	85°33'34"	22.40	N00°59'49"W
C77	505.50	6°10'01"	54.41	S38°41'58"W
C78	174.50	54°37'24"	166.36	N62°55'40"E
C79	50.00	42°05'24"	37.50	N18°04'54"W
C80	50.00	60°11'35"	52.53	N56°40'12"E
C81	50.00	44°38'34"	38.96	S70°54'44"E
C82	225.50	19°59'59"	78.71	S78°23'56"E
C83	225.50	20°19'36"	80.00	S58°14'08"E
C84	225.50	18°37'22"	73.30	S38°45'37"E
C85	665.50	0°34'41"	6.72	S29°44'14"E
C86	665.50	6°15'27"	72.68	S33°09'18"E
C87	716.50	5°19'18"	66.55	N33°40'55"W
C88	716.50	1°34'23"	19.67	N30°14'04"W
C89	174.50	25°05'48"	76.43	N41°59'47"E
C90	174.50	33°51'14"	101.11	N71°28'18"W
C91	50.00	79°09'40"	69.08	S73°24'21"E
C92	50.00	59°34'13"	51.98	S04°02'25"E
C93	50.00	59°34'15"	51.99	S55°31'49"W
C94	50.00	59°34'15"	51.99	N64°53'56"W
C95	15.00	35°38'35"	9.33	N35°55'58"W
C97	125.50	27°37'01"	60.49	N15°17'42"W
C98	99.50	37°49'33"	65.69	N34°49'27"E
C99	99.50	38°14'29"	66.41	S87°08'32"E
C100	348.00	16°11'32"	98.35	S82°26'45"E
C101	125.50	14°20'39"	31.42	S08°48'31"W
C102	125.50	28°49'20"	63.13	S30°23'31"W
C103	125.50	23°11'17"	50.79	S56°23'50"W
C104	468.50	1°30'43"	12.36	S67°14'07"E
C105	468.50	9°47'01"	80.00	S61°35'15"W
C106	468.50	0°47'34"	6.48	S56°17'57"W
C107	348.00	1°04'03"	6.48	N56°26'11"E
C108	348.00	11°40'09"	70.88	N62°48'17"E
C109	348.00	20°49'07"	126.45	N79°02'55"E
C110	454.50	5°51'15"	46.44	S52°58'32"W
C111	454.50	10°05'06"	80.00	S45°00'21"W
C112	454.50	4°20'51"	34.49	S37°47'23"W
C113	225.50	16°38'46"	65.51	S43°56'21"W
C114	15.00	90°31'59"	23.70	S81°33'01"E
C115	225.50	17°41'48"	69.65	S79°19'08"W
C116	225.50	2°04'20"	8.16	S89°12'12"W
C117	15.00	96°36'57"	25.29	S04°52'30"W
C118	438.50	10°13'42"	78.28	N35°54'17"E
C119	438.50	8°19'07"	63.66	N45°10'42"E
C120	438.50	6°33'55"	50.24	N52°37'12"E
C121	519.50	5°16'58"	47.90	N65°20'59"E
C122	519.50	6°48'20"	61.71	N59°18'20"E
C123	50.00	61°53'28"	54.01	S23°15'48"E
C124	50.00	60°07'59"	52.48	S84°16'32"E
C125	50.00	57°17'45"	50.00	N37°00'36"E
C126	50.00	57°17'45"	50.00	N20°17'09"W
C127	50.00	46°18'07"	40.41	N72°05'04"W
C128	174.50	9°25'41"	28.71	N40°19'48"E
C129	174.50	36°54'04"	112.39	N63°29'41"E
C130	174.50	8°17'39"	25.26	N86°05'32"E
C131	15.00	84°07'10"	22.02	N84°45'26"W
C132	174.50	17°11'12"	52.34	S44°35'23"W
C133	15.18	122°56'14"	32.58	S21°36'11"E
C134	518.50	53°42'27"	486.03	N64°33'07"W
C135	15.00	85°38'47"	22.42	S80°31'17"E
C136	15.00	93°35'05"	24.50	N09°51'47"E
C137	665.50	17°52'04"	207.54	S52°22'00"E
C138	693.00	24°46'02"	299.56	N48°55'02"W
C139	15.00	89°20'44"	23.39	S81°12'23"E
C140	199.50	38°39'16"	134.59	N34°47'37"E
C141	250.50	39°16'12"	171.69	N35°17'16"E
C142	15.00	84°53'34"	22.22	S12°28'35"W
C143	15.00	93°49'20"	24.56	N76°26'01"W

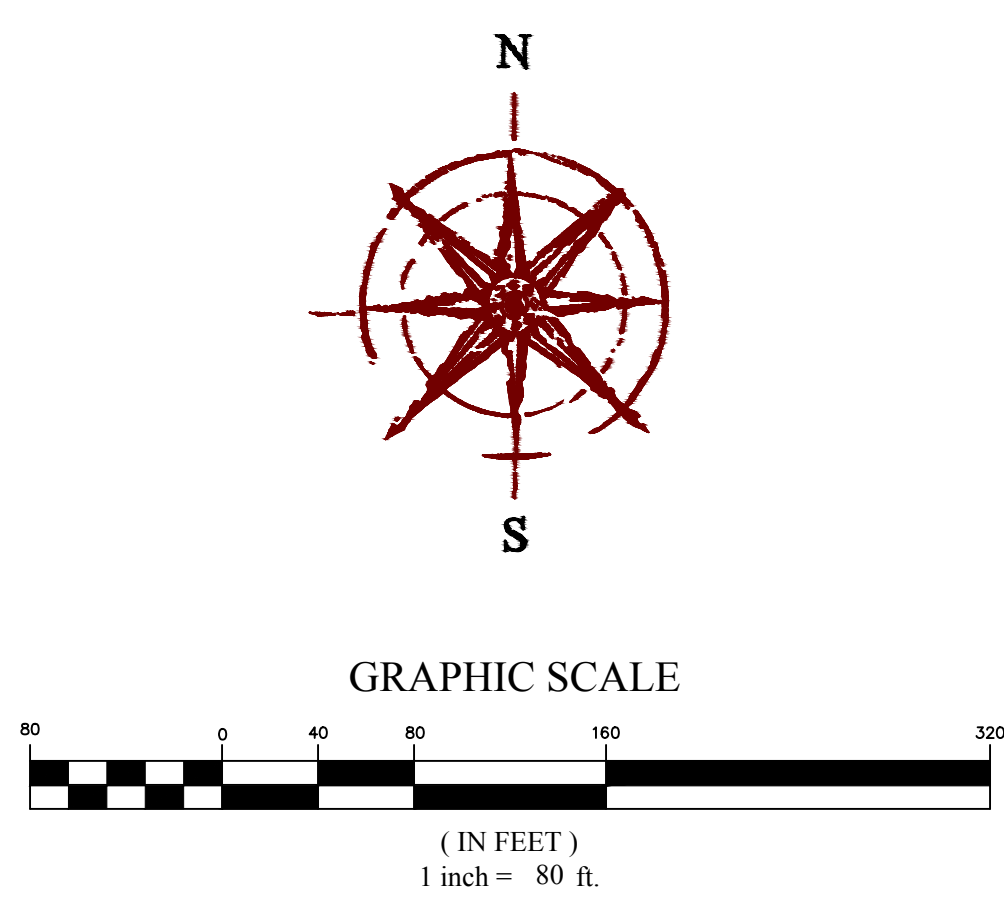
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C144	15.00	85°38'47"	22.42	S13°49'56"W	20.39
C145	15.00	101°30'07"	26.57	N78°36'09"W	23.23
C146	74.50	50°20'27"	65.46	S25°28'34"W	63.37
C147	441.52	10°55'28"	84.18	N44°14'20"W	84.06
C148	15.00	92°54'53"	24.32	N07°40'42"E	21.74
C149	125.50	53°49'38"	117.90	S27°13'10"W	113.61
C150	15.00	51°19'54"	13.44	N25°58'18"E	12.99
C151	50.00	214°01'25"	186.77	S55°22'27"E	95.62
C152	15.00	72°38'09"	19.02	S53°55'55"W	17.78
C153	15.00	92°01'14"	24.09	N43°44'23"W	21.57
C154	15.00	90°03'21"	23.58	S44°43'20"E	21.22
C155	15.00	89°56'39"	23.55	N45°16'40"E	21.20
C156	441.50	28°09'26"	216.97	N13°46'22"W	214.79
C157	518.50	29°17'48"	265.12	N14°20'33"W	262.24
C158	642.00	29°46'02"	333.54	N14°38'19"W	329.80
C159	693.00	30°12'54"	365.45	N14°51'45"W	361.23
C160	15.00	89°59'42"	23.56	S44°45'09"E	21.21
C161	15.00	90°00'18"	23.56	N45°14'51"E	21.21
C162	15.00	90°03'21"	23.58	S44°43'20"E	21.22
C163	15.00	88°27'22"	23.16	S46°01'19"W	20.93
C164	15.00	89°59'42"	23.56	N44°45'09"W	21.21
C165	15.00	90°00'18"	23.56	S45°14'51"W	21.21
C166	438.50	75°16'39"	576.12	N39°25'57"E	535.57
C167	361.50	74°48'02"	471.94	N39°40'16"E	439.44
C168	15.00	90°00'00"	23.56	N45°14'42"E	21.21
C169	15.00	51°27'32"	13.47	S64°01'32"E	13.02
C170	50.00	282°55'04"	246.89	S00°14'42"W	62.31
C171	15.00	51°27'32"	13.47	S64°30'56"W	13.02
C172	15.00	90°00'00"	23.56	N44°45'18"W	21.21
C173	15.00	89°59'42"	23.56	S44°45'09"E	21.21
C174	15.00	90°00'18"	23.56	N45°14'51"E	21.21
C175	74.50	31°40'08"	41.18	S73°54'56"E	40.66
C176	15.00	65°15'46"	17.09	S25°26'59"E	16.18
C177	50.00	281°40'57"	245.81	S46°20'25"W	61.43
C178	15.00	44°47'13"	11.73	N72°06'27"W	11.45
C179	125.50	40°02'01"	87.69	S69°43'55"E	85.92
C180	15.00	90°01'49"	23.57	N44°44'05"W	21.22
C181	15.00	89°58'11"	23.55	S45°15'55"W	21.21
C182	15.00	89°10'18"	23.35	S44°18'19"E	21.06
C183	15.00	51°27'32"	13.47	N65°22'46"E	13.02
C184	50.00	282°55'04"	246.89	N01°06'32"E	62.31
C185	15.00	51°27'32"	13.47	N63°09'42"W	13.02
C186	15.00	90°49'42"	23.78	N45°41'41"E	21.37
C187	125.00	59°27'06"	129.70	S59°09'55"E	123.96
C188	74.50	59°27'06"	76.78	S59°09'55"E	73.39
C189	15.00	51°27'32"	13.47	N55°10'08"W	13.02
C190	50.00	282°55'04"	246.89	S60°33'38"W	62.31
C191	15.00	51°27'32"	13.47	S03°42'36"E	13.02
C192	716.50	18°36'12"	232.64	N51°59'57"E	231.62
C193	642.00	24°22'17"	273.08	N49°06'54"W	271.03
C194	665.50	7°05'55"	82.45	S46°58'56"E	82.40
C195	665.50	10°10'43"	118.23	S35°37'15"E	118.07
C196	665.50	0°35'26"	6.86	S61°00'19"E	6.86
C197	693.00	7°30'18"	90.77	S57°32'54"E	90.71
C198	693.00	8°17'50"	100.35	S49°38'50"E	100.27
C199	693.00	8°57'55"	108.44	N41°00'58"E	108.32
C200	199.50	56°36'09"	128.61	N35°39'11"E	126.39
C201	250.50	26°21'35"	115.25	S28°49'57"W	114.23
C202	250.50	12°54'38"	56.45	S28°03'03"W	56.33
C203	693.00	3°32'43"	42.88	S28°11'51"E	42.87
C204	693.00	7°11'34"	80.00	S22°49'43"E	86.94
C205	693.00	6°53'07"	83.28	S15°47'23"E	83.23
C206	693.00	6°42'16"	81.09	S08°59'41"E	81.05
C207	693.00	5°53'15"	71.20	S02°41'56"E	71.18
C208	642.00	0°09'07"	1.71	S00°10'08"W	1.70
C209	642.00	9°08'07"	102.36	N04°28'28"W	102.25
C210	642.00	9°08'20"	102.40	N13°36'42"W	102.29
C211	642.00	11°20'29"	127.08	N23°51'06"W	126.87
C212	642.00	9°42'39"	108.81	N41°47'05"W	108.68
C213	642.00	10°40'24"	119.59	N51°58'37"W	119.42
C214	642.00	3°59'14"	44.68	N59°18'26"W	44.67



SPRING RUN PHASE D
EAGLE MOUNTAIN CITY, UTAH
PHASING PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----



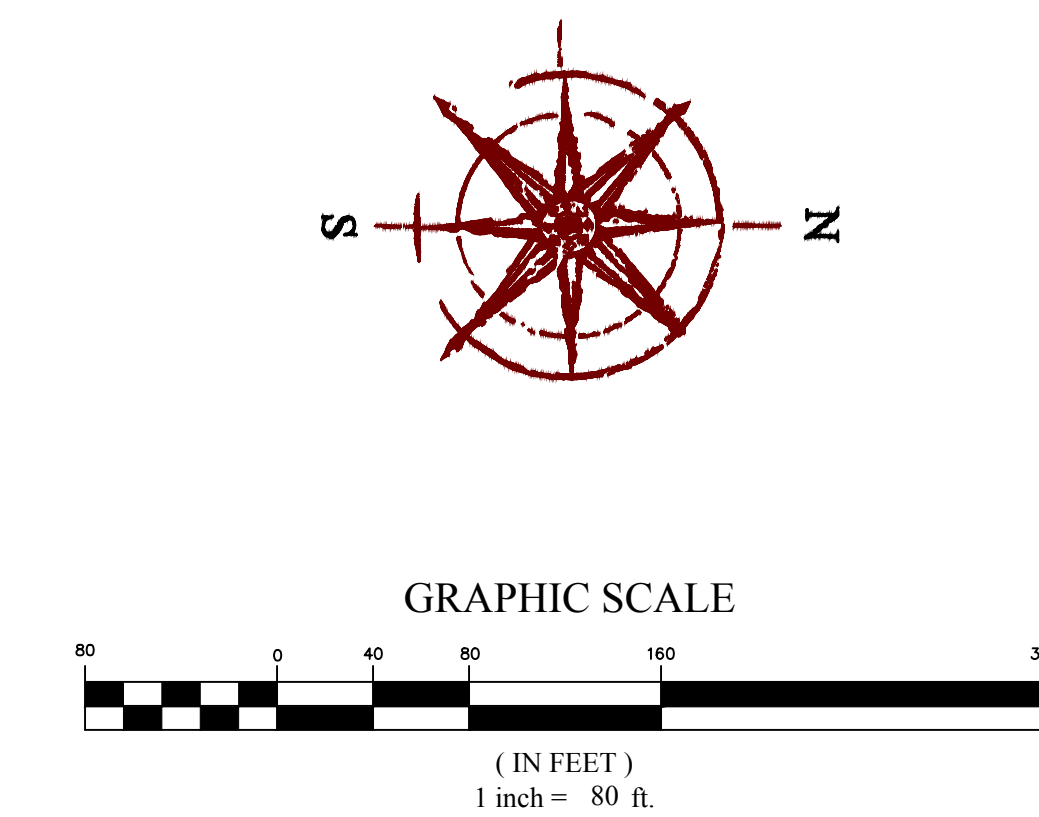


REVISION BLOCK		
#	DATE	DESCRIPTION
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

PRELIMINARY SITE & UTILITY PLAN

Scale: 1"=80'	Drawn: BP
Date: 12/26/2017	Job #: 17-277
Sheet:	
C4	





SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY SITE & UTILITY PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	10/1/2010	
2	10/1/2010	
3	10/1/2010	
4	10/1/2010	
5	10/1/2010	
6	10/1/2010	

PRELIMINARY SITE & UTILITY PLAN

Scale: 1"=80'	Drawn: BP
Date: 12/26/2017	Job #: 17-277
Sheet:	

C4.1



MAJOR BASIN CHARACTERISTICS:

THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:

THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:

THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:

EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:

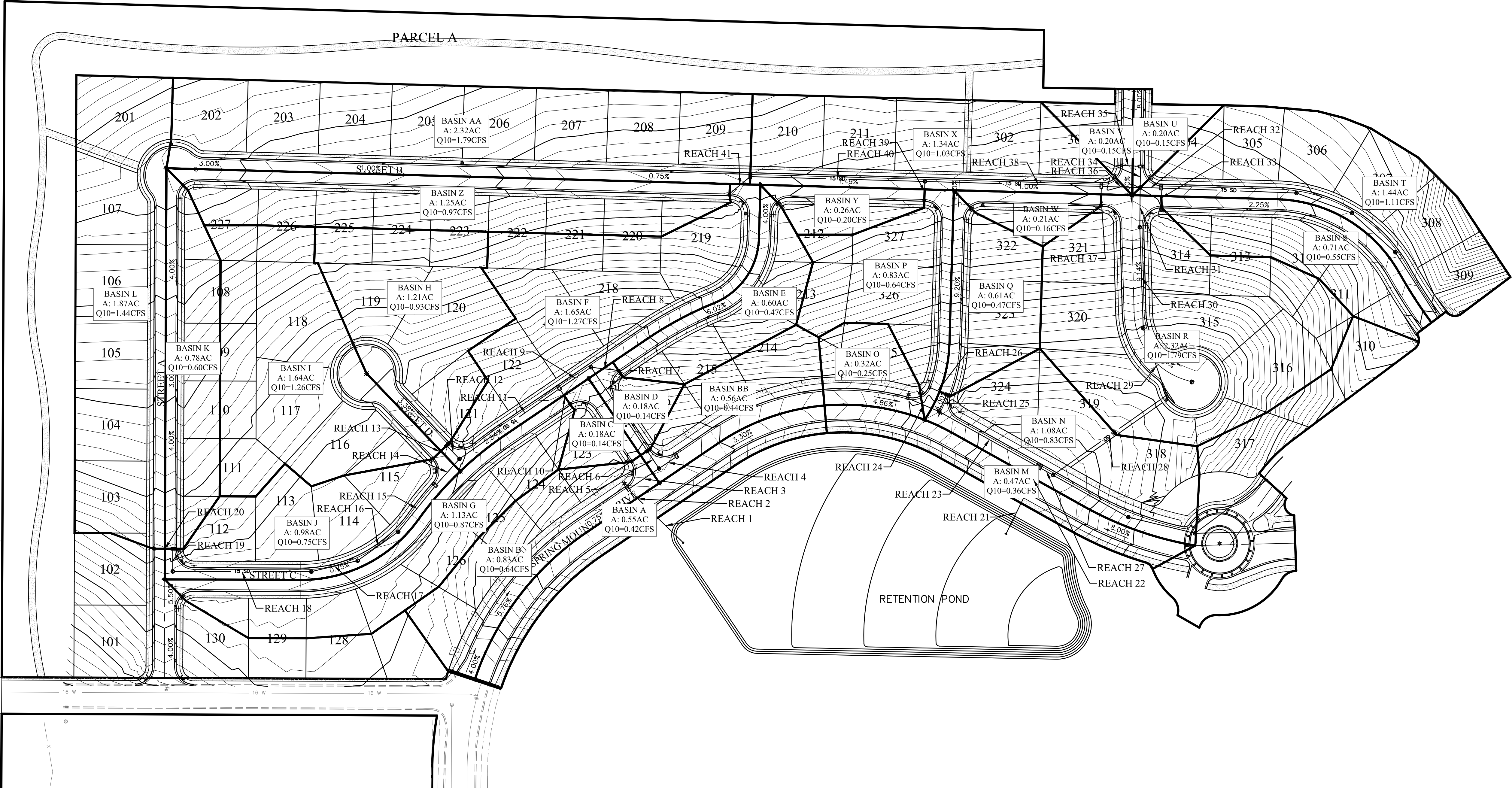
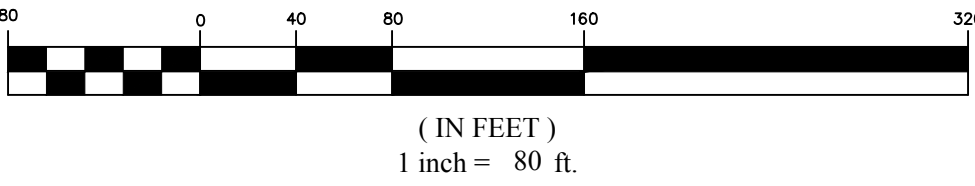
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" SD
	8" SS
	8" W
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



GRAPHIC SCALE



SPRING RUN PHASE D
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

PRELIMINARY
GRADING &
DRAINAGE
PLAN

Scale: 1"=80'	Drawn: BP
Date: 12/26/2017	Job #: 17-277
Sheet:	

C5



Retention Pond

Project: Spring Run Phase D

Location: Eagle Mountain City, Utah

Date: 11/14/2017

Designer: Brandon Parr



100-Year Retention Sizing

Design Criteria

Intensity Tables: Per NOAA Atlas 14

Return Period: 100 year

Allowable Discharge: 0.00 cfs/acre Per Eagle Mountain City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs

Other Discharge: 0.00 cfs Source:

Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	126,000	0.90	113,400
Drives	480,000	0.85	408,000
Roadway and Sidewalk	270,912	0.85	230,275
Landscape	570,410	0.15	85,562
Totals	1,447,322		837,236.70
Weighted "C" Value		0.58	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.85	0.58	33.23	74.00	66,598	0.00	0	66,598
30.0	2.59	0.58	33.23	49.78	89,605	0.00	0	89,605
60.0	1.60	0.58	33.23	30.75	110,709	0.00	0	110,709
120.0	0.87	0.58	33.23	16.63	119,704	0.00	0	119,704
180.0	0.58	0.58	33.23	11.15	120,396	0.00	0	120,396
360.0	0.31	0.58	33.23	6.00	129,530	0.00	0	129,530
720.0	0.18	0.58	33.23	3.36	145,306	0.00	0	145,306
1440.0	0.09	0.58	33.23	1.81	156,100	0.00	0	156,100

Maximum Storage Requirement:

156,100

Maximum Storage Requirement (ac-ft):

3.58

Retention Basin Design

Storage Requirement: 156,100 cf

Allowable Depth: 3.0 ft Retention Calculated Using Basic Geometry

Retention Pond Volume: 162,475 cf of a Trapezoidal Trench

Roadway Sump Storage: 0 cf

Total Storage

162,475

RETENTION ADEQUATE

Q10 Designed Pipe Flows

Project: Spring Run Phase D

Location: Eagle Mountain City, Utah

Date: 11/14/2017

Designer: Brandon Parr



10-Year Flow Contained Within Pipe Network

Based on 0.5% Slope

Manning using n=0.013

Reach	Upstream Reach	Flow (CFS)	Contributing Basin	Flow (CFS)	Cumulative Flow (CFS)	Estimated Size (Inches)	Pipe Slope	Required Size	New Size	Size Used	Reach	Notes
1	2	8.96	A	0.42	9.38	21	0.75%	18.2	21	21	1	
2	3	8.32	B	0.64	8.96	21	0.75%	17.9	18	18	2	
3	4.5	8.32	N/A	0.00	8.32	21	0.75%	17.4	18	18	3	
4	N/A	0.00	BB	0.44	0.44	15	0.75%	5.8	15	15	4	
5	6	7.74	D	0.14	7.88	21	0.75%	17.0	18	18	5	
6	7	7.60	C	0.14	7.74	21	0.75%	16.9	18	18	6	
7	8.9	7.60	N/A	0.00	7.60	21	0.75%	16.8	18	18	7	
8	N/A	0.00	E	0.47	0.47	15	0.75%	5.9	15	15	8	
9	10.11	5.86	F	1.27	7.13	18	0.75%	16.4	18	18	9	
10	N/A	0.00	G	0.87	0.87	15	0.75%	7.5	15	15	10	
11	12.14	4.99	N/A	0.00	4.99	18	0.75%	14.4	15	15	11	
12	13	1.26	H	0.93	2.19	15	0.75%	10.5	15	15	12	
13	N/A	0.00	I	1.26	1.26	15	0.75%	8.6	15	15	13	
14	15	2.04	J	0.75	2.80	15	0.75%	11.6	15	15	14	
15	16	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	15	
16	17	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	16	
17	18	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	17	
18	19	2.04	N/A	0.00	2.04	15	0.75%	10.3	15	15	18	
19	20	1.44	K	0.60	2.04	15	0.75%	10.3	15	15	19	
20	N/A	0.00	L	1.44	1.44	15	0.75%	9.0	15	15	20	
21	22	10.09	M	0.36	10.45	21	0.75%	18.9	21	21	21	
22	23.27	9.25	N	0.83	10.09	21	0.75%	18.7	21	21	22	
23	24.25	1.36	N/A	0.00	1.36	15	0.75%	8.8	15	15	23	
24	N/A	0.00	O	0.25	0.25	15	0.75%	4.7	15	15	24	
25	26	0.64	Q	0.47	1.11	15	0.75%	8.2	15	15	25	
26	N/A	0.00	P	0.64	0.64	15	0.75%	6.6	15	15	26	
27	28	7.90	N/A	0.00	7.90	21	0.75%	17.1	18	18	27	
28	29	6.11	R	1.79	7.90	21	0.75%	17.1	18	18	28	
29	30	6.11	N/A	0.00	6.11	18	0.75%	15.5	18	18	29	
30	31	6.11	N/A	0.00	6.11	18	0.75%	15.5	18	18	30	
31	32,34,36	6.11	N/A	0.00	6.11	18	0.75%	15.5	18	18	31	
32	33	0.55	T	1.11	1.66	15	0.75%	9.5	15	15	32	
33	N/A	0.00	S	0.55	0.55	15	0.75%	6.3	15	15	33	
34	35	0.15	U	0.15	0.30	15	0.75%	5.0	15	15	34	
35	N/A	0.00	V	0.15	0.15	15	0.75%	3.9	15	15	35	
36	37,38	3.11	X	1.03	4.15	15	0.75%	13.4	15	15	36	
37	N/A	0.00	W	0.16	0.16	15	0.75%	3.9	15	15	37	
38	39,40	2.95	N/A	0.00	2.95	15	0.75%	11.8	15	15	38	
39	N/A	0.00	Y	0.20	0.20	15	0.75%	4.3	15	15	39	
40	41	0.97	AA	1.79	2.76	15	0.75%	11.5	15	15	40	
41	N/A	0.00	Z	0.97	0.97	15	0.75%	7.8	15	15	41	

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:

15" RCP @ 0.5% minimum = 4.58

18" RCP @ 0.5% minimum = 7.45

21" RCP @ 0.5% minimum = 11.23

24" RCP @ 0.5% minimum = 16.03

27" RCP @ 0.5% minimum = 21.96

30" RCP @ 0.5% minimum = 29.08

36" RCP @ 0.5% minimum = 64.56

48" RCP @ 0.5% minimum = 116.48

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

MAJOR BASIN CHARACTERISTICS:
THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

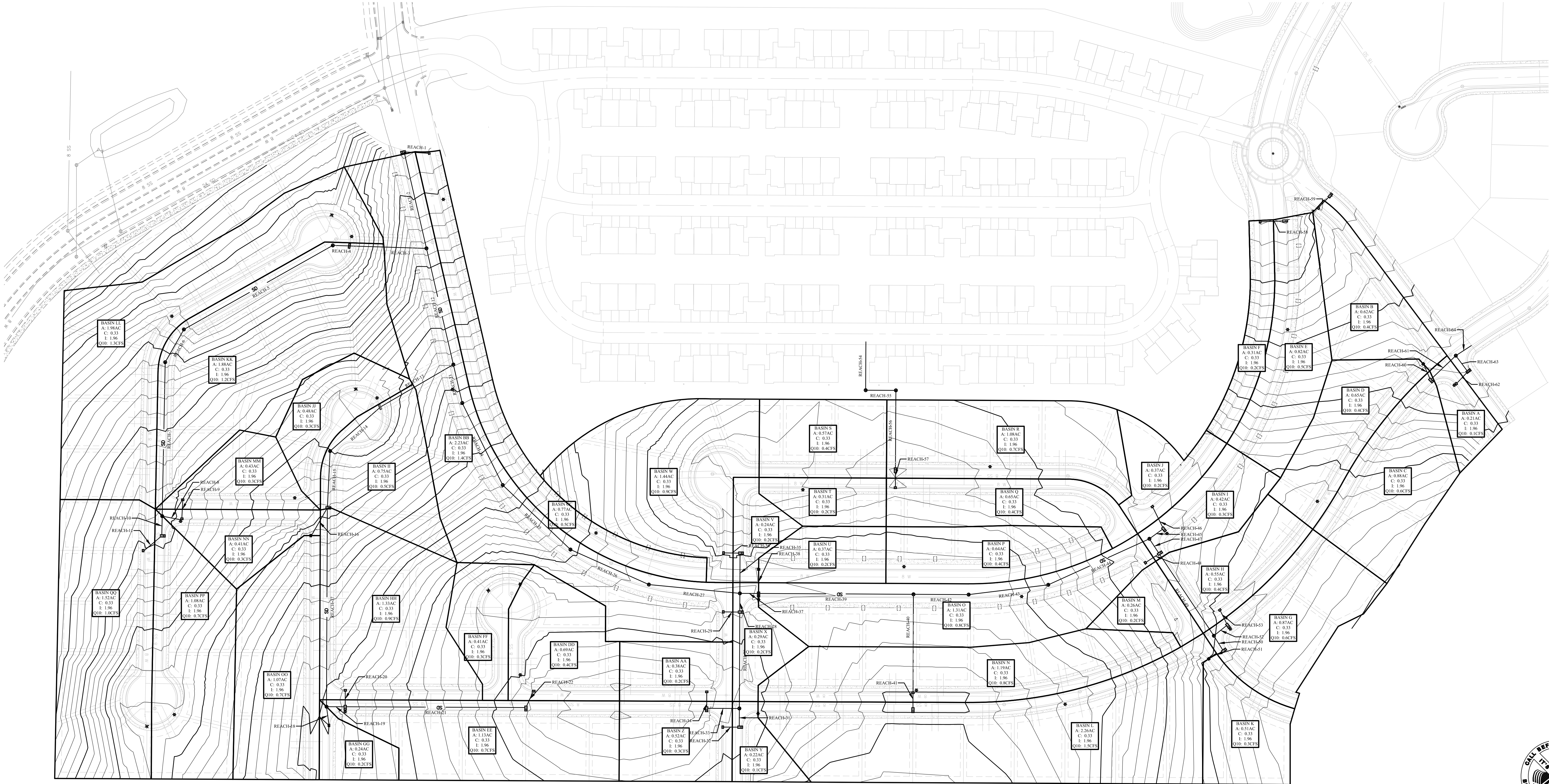
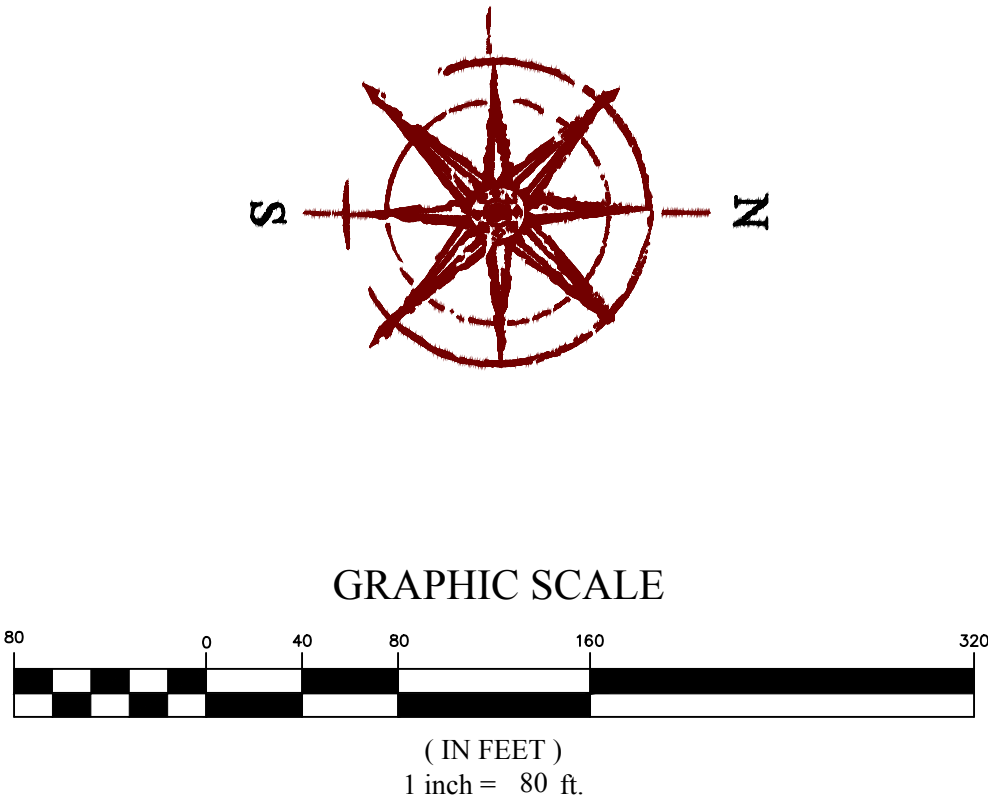
SUB-BASIN DESCRIPTIONS:
THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:
THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:
THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.



REVISION BLOCK		DESCRIPTION	
#	DATE		
1	11/30/2017	17-277.dwg	
2	11/30/2017	17-277.dwg	
3	11/30/2017	17-277.dwg	
4	11/30/2017	17-277.dwg	
5	11/30/2017	17-277.dwg	
6	11/30/2017	17-277.dwg	

C5.2 - PRELIMINARY GRADING & DRAINAGE PLAN - C5	
Scale: 1"=80'	Drawn: BP
Date: 11/30/2017	Job #: 17-277
Sheet:	

Q10 Designed Pipe Flows

Project: Spring Run Phase E
Location: Eagle Mountain, Utah
Date: 11/16/2017
Designer: GBD



10-Year Flow Contained Within Pipe Network

Based on 1.0% Slope										Manning using n=0.013			
Reach	Upstream Reach	Flow (CFS)	Contributing Basin	Flow (CFS)	Cumulative Flow (CFS)	Estimated Size (Inches)	Pipe Slope	Required Size	New Size	Size Used	Reach	Notes	
1	n/a	0	BB	1.40	1.40	15	1.00%	8.4	15	15	1		
2	3,12	16	N/A	0.00	16	24	1.00%	21.1	24	24	2		
3	4	2.3	KK, LL	2.50	4.8	18	1.00%	13.4	15	15	3		
4	5	2.3	N/A	0.00	2.3	15	1.00%	10.2	15	15	4		
5	6	2.3	N/A	0.00	2.3	15	1.00%	10.2	15	15	5		
6	7	2.3	N/A	0.00	2.3	15	1.00%	10.2	15	15	6		
7	8,10	2.3	N/A	0.00	2.3	15	1.00%	10.2	15	15	7		
8	9	0.3	NN	0.30	0.6	15	1.00%	6.1	15	15	8		
9	n/a	0	MM	0.30	0.3	15	1.00%	4.7	15	15	9		
10	11	1	PP	0.70	1.7	15	1.00%	9.1	15	15	10		
11	n/a	0	QQ	1.00	1	15	1.00%	7.4	15	15	11		
12	13,23	11.2	n/a	0.00	11.2	21	1.00%	18.4	21	24	12		
13	14	3.2	II,JJ	0.80	4	15	1.00%	12.5	15	15	13		
14	15	3.2	n/a	0.00	3.2	15	1.00%	11.5	15	15	14		
15	16,17	2.3	HH	0.90	3.2	15	1.00%	11.5	15	15	15		
16	n/a	0	OO	0.70	0.7	15	1.00%	6.5	15	15	16		
17	18,19	1.6	n/a	0.00	1.6	15	1.00%	8.9	15	15	17		
18	n/a	0	GG	0.20	0.2	15	1.00%	4.1	15	15	18		
19	20,21	1.4	n/a	0.00	1.4	15	1.00%	8.4	15	15	19		
20	n/a	0	N/A	0.30	0.3	15	1.00%	4.7	15	15	20		
21	22	0.4	.	0.70	1.1	15	1.00%	7.7	15	15	21		
22	n/a	0	DD	0.40	0.4	15	1.00%	5.3	15	15	22		
23	24	7.2	N/A	0.00	7.2	18	1.00%	15.6	18	18	23		
24	25	7.2	n/a	0.00	7.2	18	1.00%	15.6	18	18	24		
25	26	7.2	n/a	0.00	7.20	18	1.00%	15.6	18	18	25		
26	27	7.2	n/a	0.00	7.2	18	1.00%	15.6	18	18	26		
27	28,37,35	7.2	N/A	0.00	7.2	18	1.00%	15.6	18	18	27		
28	29	0	X	0.20	0.2	15	1.00%	4.1	15	15	28		
29	N/A	0	N/A	0.00	0	15	1.00%	0.0	15	15	29		
30	31,33	0.4	N/A	0.00	0.4	15	1.00%	5.3	15	15	30		
31	32	0.20	Y	0.10	0.3	15	1.00%	4.7	15	15	31		
32	n/a	0	Z	0.20	0.2	15	1.00%	4.1	15	15	32		
33	34	0.20	N/A	0.00	0.2	15	1.00%	4.1	15	15	33		
34	n/a	0	AA	0.20	0.2	15	1.00%	4.1	15	15	34		
35	36	0.9	V	0.20	1.1	15	1.00%	7.7	15	15	35		
36	N/A	0	w	0.90	0.9	15	1.00%	7.2	15	15	36		
37	38,39	5.1	O	0.80	5.9	18	1.00%	14.5	15	15	37		
38	N/A	0	u	0.20	0.2	15	1.00%	4.1	15	15	38		
39	40,42	4.9	N/A	0.00	4.9	18	1.00%	13.5	15	15	39		
40	41	1.5	N	0.80	2.3	15	1.00%	10.2	15	15	40		
41	n/a	0	L	1.50	1.5	15	1.00%	8.7	15	15	41		
42	43	2.6	n/a	0.00	2.6	15	1.00%	10.7	15	15	42		
43	44	2.6	n/a	0.00	2.6	15	1.00%	10.7	15	15	43		
44	45,47	2.6	n/a	0.00	2.6	15	1.00%	10.7	15	15	44		
45	46	0.2	J	0.30	0.5	15	1.00%	5.7	15	15	45		
46	n/a	0	j	0.20	0.2	15	1.00%	4.1	15	15	46		
47	48,49	2.1	n/a	0.00	2.1	15	1.00%	9.8	15	15	47		
48	n/a	0	m	0.20	0.2	15	1.00%	4.1	15	15	48		
49	50,52	1.9	n/a	0.00	1.9	15	1.00%	9.5	15	15	49		
50	51	0.3	G	0.60	0.9	15	1.00%	7.2	15	15	50		
51	n/a	0	k	0.30	0.3	15	1.00%	4.7	15	15	51		
52	53	0.4	G	0.60	1	15	1.00%	7.4	15	15	52		
53	n/a	0	H	0.40	0.4	15	1.00%	5.3	15	15	53		
54	55	1.6	n/a	0.00	1.6	15	1.00%	8.9	15	15	54		
55	56	1.6	n/a	0.00	1.6	15	1.00%	8.9	15	15	55		
56	57	0.6	.	1.00	1.6	15	1.00%	8.9	15	15	56		
57	n/a	0	Q,T	0.60	0.6	15	1.00%	6.1	15	15	57		
58	n/a	0	F	0.20	0.2	15	1.00%	4.1	15	15	58		
59	n/a	0	B	0.40	0.4	15	1.00%	5.3	15	15	59		
60	n/a	0	D	0.40	0.4	15	1.00%	5.3	15	15	60		
61	61	0.4	C	0.60	1	15	1.00%	7.4	15	15	61		
62	n/a	0	A	0.10	0.1	15	1.00%	3.1	15	15	62		
63	62	0.10	Offsite	0.00	0.1	15	1.00%	3.1	15	15	63		
64	63	0.1	n/a	0.00	0.1	15	1.00%	3.1	15	15	64		

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:
15" RCP @ 0.5% minimum = 4.58
18" RCP @ 0.5% minimum = 7.45
21" RCP @ 0.5% minimum = 11.23
24" RCP @ 0.5% minimum = 16.03
27" RCP @ 0.5% minimum = 21.96
30" RCP @ 0.5% minimum = 29.08
36" RCP @ 0.5% minimum = 64.56
48" RCP @ 0.5% minimum = 116.48



SPRING RUN PHASE D
EAGLE MOUNTAIN CITY, UTAH
C5.3 - PRELIMINARY DRAINAGE CALCULATIONS - C5.1

REVISION BLOCK		DESCRIPTION	
#	DATE		
1	----		
2	----		
3	----		
4	----		
5	----		
6	----		

C5.3 -
PRELIMINARY
DRAINAGE
CALCULATIONS
- C5.1

Scale: 1"=##' Drawn: BP

Date: 11/30/2017 Job #: 17-277

Sheet: ----



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 19, 2021**

TITLE:	MOTION - Spring Run Preliminary Plat, Phase D.		
ITEM TYPE:	Amended Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
PUBLIC HEARING: No	RECOMMENDATION:		
PREPARED BY: Tayler Jensen, Planning	BACKGROUND: Relevant information contained in the Staff Report (Item 14A)		
PRESENTED BY:	ITEMS FOR CONSIDERATION:		
	REQUIRED FINDINGS:		
	PLANNING COMMISSION ACTION/RECOMMENDATION:		
	ATTACHMENTS:		

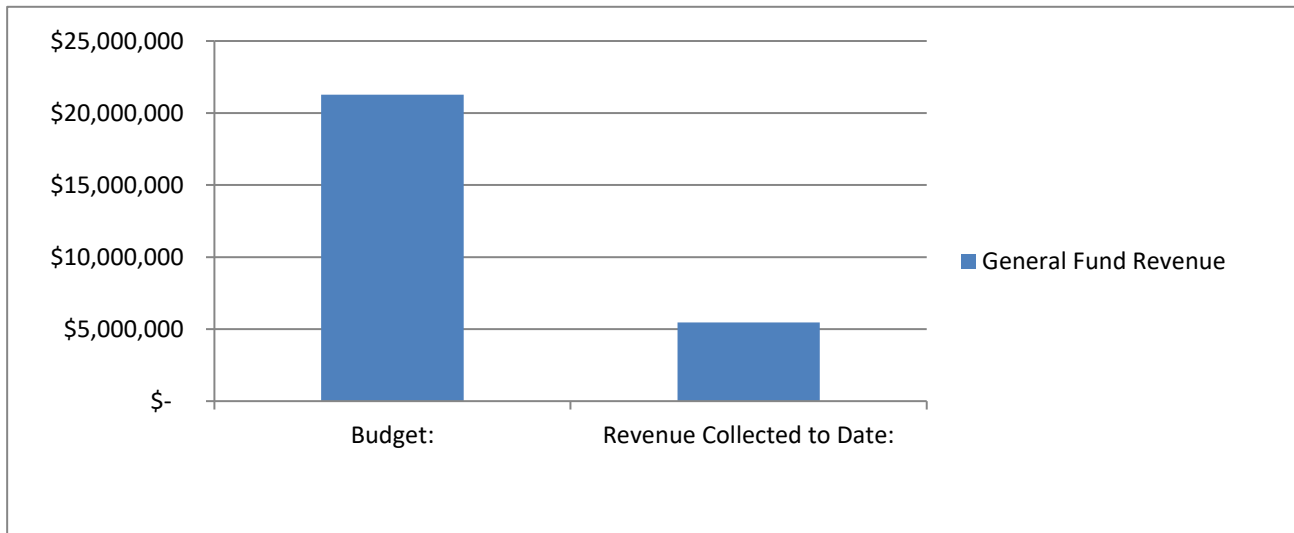
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through September 2021

GENERAL FUND

General Fund Revenues

Budget:	\$ 21,269,610
Revenue Collected to Date:	\$ 5,466,097
Percent of Total Budget Collected:	26%
Percent of Year Completed:	25%



Revenue Analysis

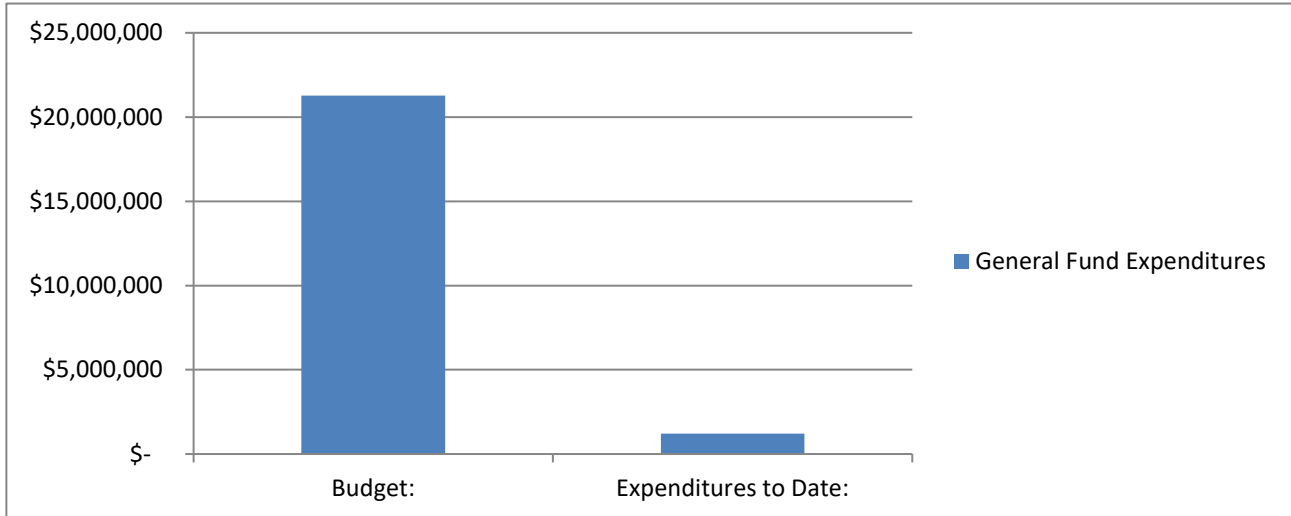
Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	\$ 2,160,000	\$ 105,871	4.90%
Sales and Use Tax:	\$ 7,454,969	\$ 2,084,315	27.96%
Energy Tax:	\$ 1,905,500	\$ 540,809	28.38%
Class B&C Road Fund Allotment	\$ 1,450,000	\$ 662,155	45.67%
Development:	\$ 5,648,760.00	\$ 1,254,243.67	22.20%

Note:

American Rescue Plan Act (ARPA) \$2,271,799.50

General Fund Expenditures

Budget: \$ 21,269,610
Expenditures to Date: \$ 1,218,613
Percent of Total Budget Expended: 6%
Percent of Year Completed: 25%



Expense Analysis

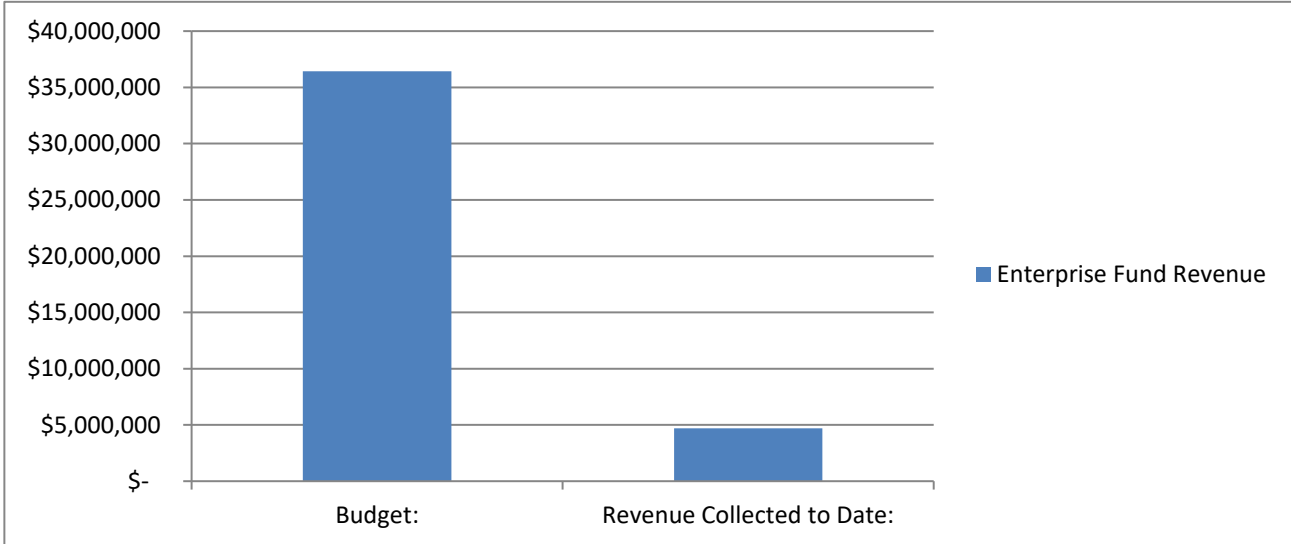
	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,588,353	\$ 417,176	16%	25%
Sub 18 - Community Services	\$ 1,402,137	\$ 240,327	17%	25%
Sub 19 - Non-Departmental	\$ 1,814,645	\$ 393,604	22%	25%
Sub 21 - Public Safety	\$ 4,318,534	\$ 351,211	8%	25%
Sub 32 - Planning/Zoning	\$ 935,811	\$ 87,252	9%	25%
Sub 33 - Building	\$ 1,258,368	\$ 172,680	14%	25%
Sub 41 - Public Works	\$ 5,560,579	\$ 1,278,062	23%	25%

Note:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 36,418,458
Revenue Collected to Date: \$ 4,694,653
Percent of Total Budget Collected: 13%
Percent of Year Completed: 25%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 12,441,236	\$ 3,228,405	26%	25%
Fund 52 - Wastewater Fund	\$ 21,083,032	\$ 992,342	5%	25%
Fund 57 - Solid Waste Fund	\$ 2,128,175	\$ 349,298	16%	25%
Fund 59 - Storm Water Fund	\$ 766,015	\$ 124,607	16%	25%

Fund 51 - Water Fund:

Fund 52 - Wastewater Fund:

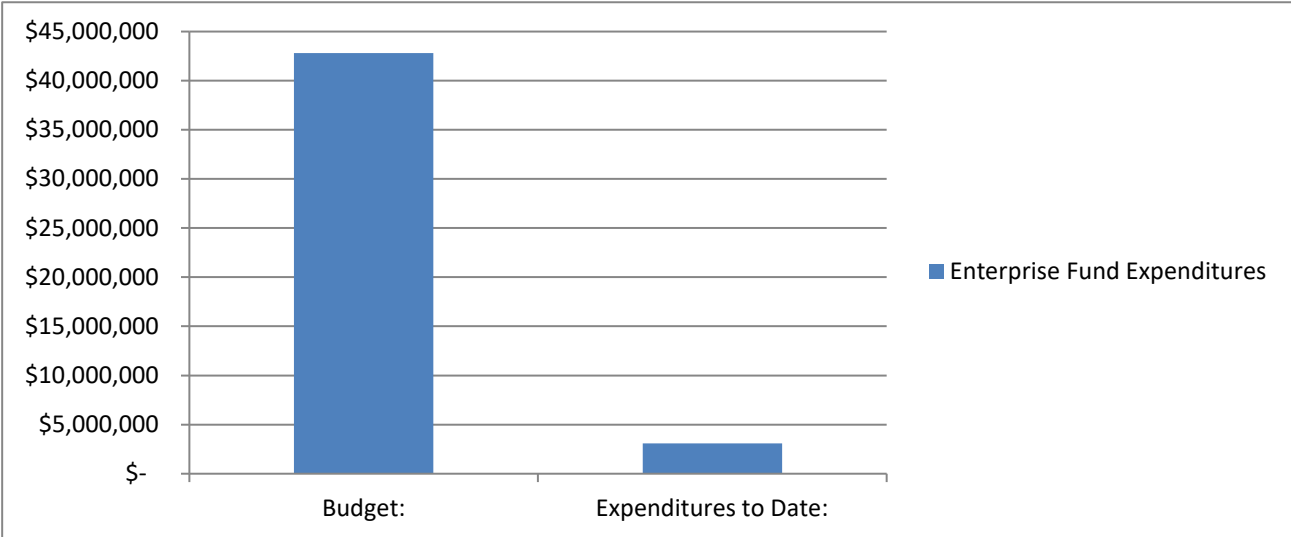
Budgeted revenue was anticipated to include \$14,000,000 in bond proceeds. Bonding is not likely going to be required in the current year.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	\$	42,801,337
Expenditures to Date:	\$	3,076,255
Percent of Total Budget Expended:		7%
Percent of Year Completed:		25%



Expense Analysis

				% Yr.
	Budget	To Date	% Expended	Completed
Fund 51 - Water Fund	\$ 18,679,818	\$ 1,147,480	6%	25%
Fund 52 - Wastewater Fund	\$ 20,479,993	\$ 1,485,593	7%	25%
Fund 57 - Solid Waste Fund	\$ 2,500,798	\$ 316,365	13%	25%
Fund 59 - Storm Water Fund	\$ 1,140,728	\$ 126,818	11%	25%

Note:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 09/30/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/22**
11 - Water Impact Fee Fund	\$16,540,534	\$7,800,530	\$8,740,005	\$12,073,010
12 - Wastewater Impact Fee Fund	\$4,033,472	\$4,559,083	(\$525,611)	\$405,700
15 - Parks/Trails Impact Fee Fund	\$2,357,953	\$1,019,095	\$1,338,858	\$4,712,918
17 -Stormwater Impact Fee Fund	\$2,312,446	\$12,125	\$2,300,321	\$2,814,613
18 -Transportation Impact Fee Fund	\$285,280	\$1,307,309	(\$1,022,029)	\$407,727

****Available balance + the average of the future facilities impact fee collected and projected out.**

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Coyote Run Preliminary Plat
Eagle Crest Phase A (Sage Park Business Park) Preliminary Plat and Master Site Plan
Eagle Quest Rezone, Master Development Plan, and Preliminary Plat
Eagle's Nest Concept Plan
Lone Tree 3 Concept Plan
Mochila Saloon RTI Overlay Rezone
Mountain America Credit Union Concept Plan
Oquirrh Mountain Ranch Phase B MDP Amendment and Preliminary Plat
Pole Canyon NPA-17 General Plan Amendment, Rezone, MDP, and Preliminary Plat
Porters Crossing Retail Center Concept Plan
Rezone of Properties in Expired MDAs
Scenic Estates General Plan Amendment and Rezone
Skyline Ridge Phase 6 Concept Plan and Extension Request
Tagg N Go Concept Plan
Transportation Master Plan
Wildlife Corridor Rezone

Code Amendments

Animal Code
Commercial Vehicle Parking
Community District Node Overlay
Driveway Width Restriction
Expiration of Applications
Flags and Flagpoles
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Rezone Redesignations
Shooting Range Ordinance
Wash Protection Overlay Zone