



EAGLE MOUNTAIN CITY COUNCIL MEETING

October 15, 2019, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:30 P.M. FIELD TRIP - OVERLAND SIGN

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

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

This is not an action item.

[Citizen Survey Results](#)

2. CONCEPT PLANS

2.A. Eagle Quest Concept Plan

This is not an action item.

[Eagle Quest Concept Plan 10-10-2019](#)

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

The 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

5. CALL TO ORDER

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.

6. **PLEDGE OF ALLEGIANCE**

7. **INFORMATION ITEMS/UPCOMING EVENTS**

8. **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.)

9. **CITY COUNCIL/MAYOR'S ITEMS**

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

10. **PROCLAMATION**

- 10.A. [Type I Diabetes Awareness Week](#)
November 10 - 16, 2019
[2019-Type 1 Diabetes](#)

CONSENT AGENDA

11. **AGREEMENTS**

- 11.A. [AGREEMENT - An Agreement between Eagle Mountain City, Utah, and Utah State University Water Conservation Strategies Collaborative Research Project, Phase II.](#)

BACKGROUND: (Presented by Management Analyst Evan Berrett) The proposed agreement will continue the WaterMAPS analysis, WaterChecks, and landscape ordinance and policy analysis, and add public information materials including additional workshops and how-to videos to the program.

[USU \(Endter-Wada\)-Eagle Mountain City-Phase II Proposed Agreement Draft 09272019](#)
[USU-EMC_Phase II Augmentation SOW 26July2019](#)

12. **BID AWARDS**

- 12.A. [Airport Road Alignment and Design Bid Award - Civil Science](#)
Motion to approve.
- 12.B. [Valley View Sewer Line Extension & Water Service - CT Davis Excavation](#)
Motion to approve.
[Bid Opening - Valley View Sewer Line Extension & Water Service](#)
- 12.C. [Well #6 Wellhouse \(Facebook\) - VanCon, Inc](#)
Motion to approve.

- 12.D. [Well #6 Water Quality Testing \(Facebook\) - Rhino Pumps](#)
Motion to approve.

13. BOND RELEASES

- 13.A. [Evans Ranch Plat E-1 - Into Warranty](#)
Motion to approve.
[BR-- Evans Ranch Plat E-1 -- Into Warranty](#)
[Evans Ranch Plat E-1 Recorded Plat](#)
- 13.B. [Evans Ranch Plat J-1 - Into Warranty](#)
Motion to approve.
[BR-- Evans Ranch Plat J-1 -- Into Warranty](#)
[Evans Ranch Plat J-1 Recorded Plat](#)
- 13.C. [Oak Hollow Phase A, Plat 4 - Out of Warranty](#)
Motion to approve.
[BR-- Oak Hollow Phase A Plat 4 -- Out of Warranty](#)
[Oak Hollow Phase A Plat 4 Recorded Plat](#)
- 13.D. [SilverLake Plat 15 - Out of Warranty](#)
Motion to approve.
[BR --SilverLake Plat 15 -Out of Warranty](#)
[SilverLake Plat 15 Recorded Plat](#)

14. CHANGE ORDERS

- 14.A. [Change Order #1 Well #6 \(Facebook\) - Widdison Turbine](#)
Motion to approve.
- 14.B. [Change Order #1 Steeplechase Offsite Improvements \(Facebook\) - Reynolds Brothers Construction](#)
Motion to approve.

15. MINUTES

- 15.A. [October 1, 2019 Meeting Minutes](#)
Motion to approve.
[10.01.2019 City Council Minutes - DRAFT.](#)

16. PRELIMINARY PLATS & SITE PLANS

- 16.A. [John Walden Clubhouse - Site Plan](#)
The proposed clubhouse is on 1.6 acres of land, located between Trailhead Road and Stagecoach Run, north of City Hall (59:044:0152).
[Walden Clubhouse - Site Plan Drawings](#)
[Walden Clubhouse - Colored Elevations](#)
[09.24.2019 PC Minutes Approved.pdf](#)

SCHEDULED ITEMS

17. ORDINANCES/PUBLIC HEARINGS

- 17.A. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City General Plan.](#)

BACKGROUND: (Presented by Planning Manager Michael Hadley) The proposed application is for a General Plan amendment. The General Plan shows this property as Employment Center/Campus on 2/3 of the property and Neighborhood Residential 1 on the other 1/3. The applicant-proposed amendment is to keep the Neighborhood Residential 1 and include Agricultural/Rural 2, Neighborhood Residential 3 and Commercial. The property is approximately 162 acres.

[ORD--General Plan Amendment](#)
[B H Rezone Land Use Map 071719](#)
[09.24.2019 PC Minutes Approved.pdf](#)

- 17.B. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving an Enterprise Fund Transfer.](#)

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires an individual public hearing for the transfer of enterprise funds to another fund, before adopting or amending the City budget. The proposed transfer would transfer funds from the Solid Waste Fund to the Transportation Impact Fee Fund, General Fund and Capital Projects Fund.

[ORD--Fund Transfer](#)
[Enterprise Budget Amendment Details](#)

- 17.C. [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2019-2020 Budget.](#)

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires that cities amend their budgets to appropriate funds for increased expenditures. This can be accomplished throughout the fiscal year as well as at the end of the fiscal year with final budget amendments. The proposed amendment includes various General Government expenditures, Enterprise Funds, Capital Projects and Impact Fees.

[ORD--2019 FY 2020 Budget Amendment #2](#)
[FY2020 Budget Amendments](#)

18. MOTION - AVAILABLE STORAGE

18.A. [Available Storage - Conditional Use Permit Appeal](#)

BACKGROUND: (Presented by Planning Staff) The proposed application is for an appeal of a condition of approval on the recently approved conditional use permit for Available Storage.
[Appeal Letter](#)

18.B. [Available Storage - Site Plan](#)

BACKGROUND: (Presented by Planning Staff) The proposed site plan is for a storage facility on 7 acres in the Sweetwater Industrial Park located on the west side of Pony Express Parkway, north of the Community Development building.
[Available Storage Civil](#)
[Available Storage Elevations](#)
[Landscape](#)
[09.24.2019 PC Minutes Approved.pdf](#)

19. CITY COUNCIL/MAYOR'S BUSINESS

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

20. 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.

21. COMMUNICATION ITEMS

21.A. [Financial Report](#)

This is not an action item.
[Financial Report - September 2019](#)

21.B. [Upcoming Agenda Items.](#)

This is not an action item.
[A.CI--Upcoming Agenda Items](#)

22. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **10th day of October, 2019**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



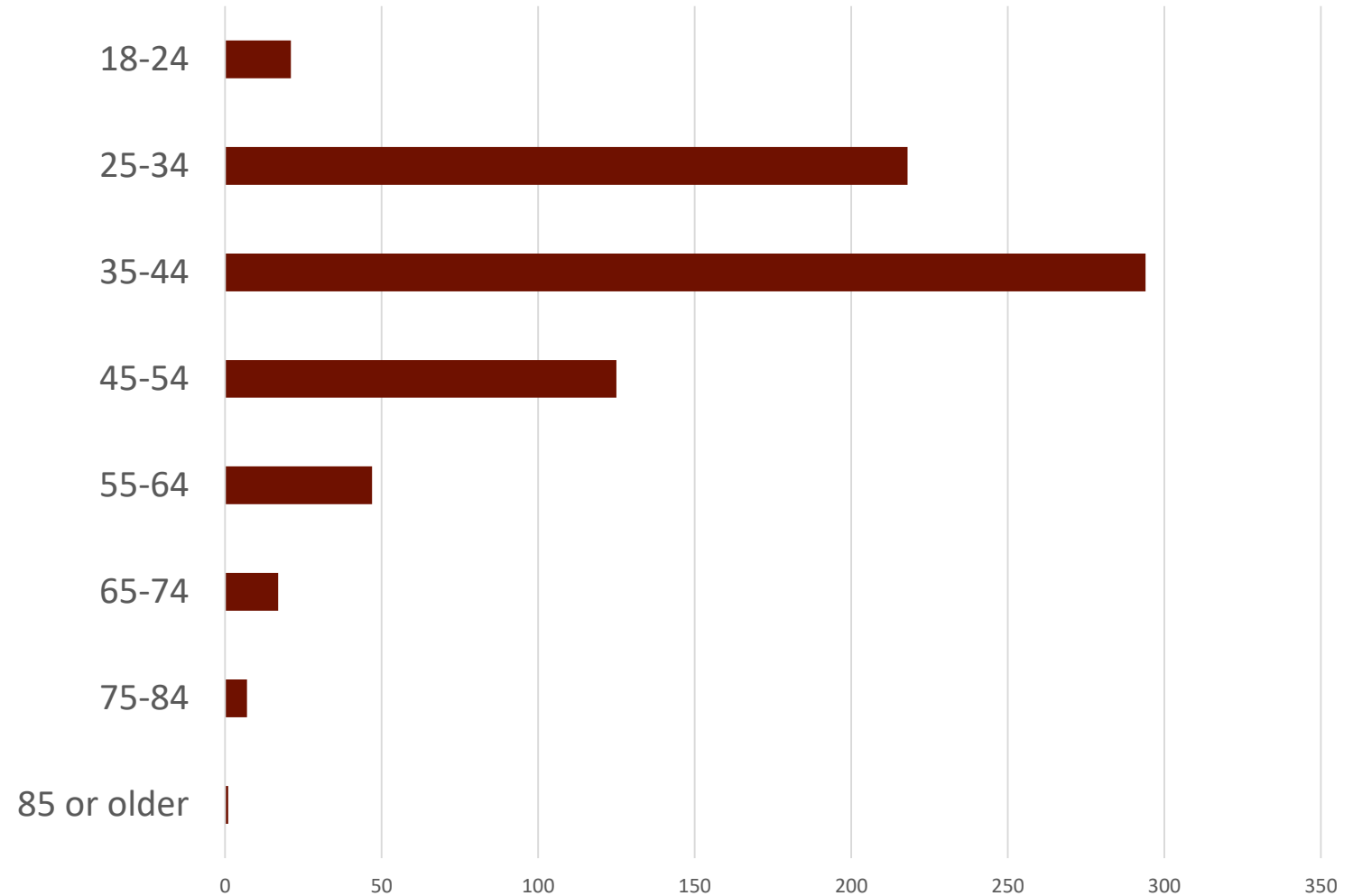
2019 Eagle Mountain CITIZEN SURVEY RESULTS



EAGLE
MOUNTAIN

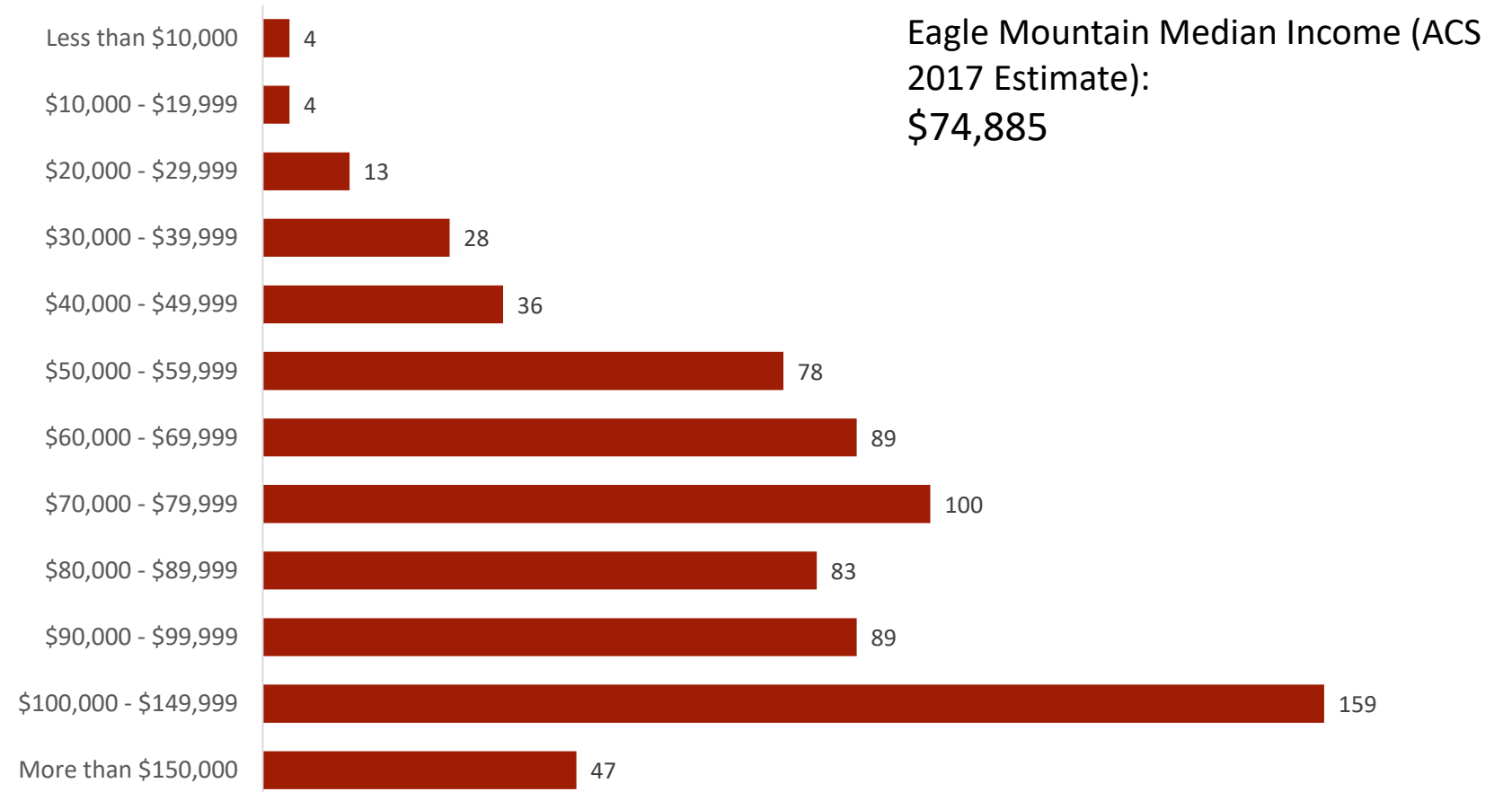
Demographics of Respondents (741 total responses)

Age



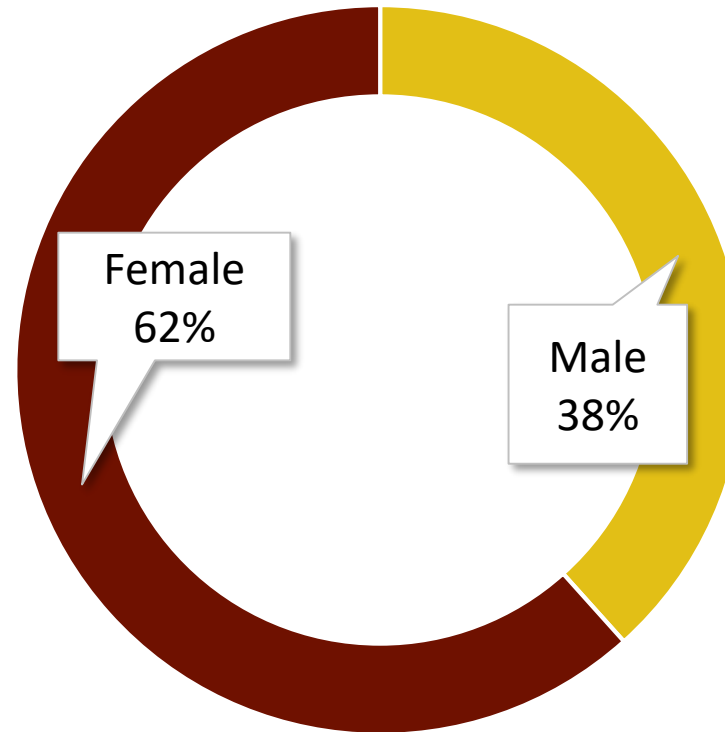
Demographics of Respondents (741 total responses)

Income

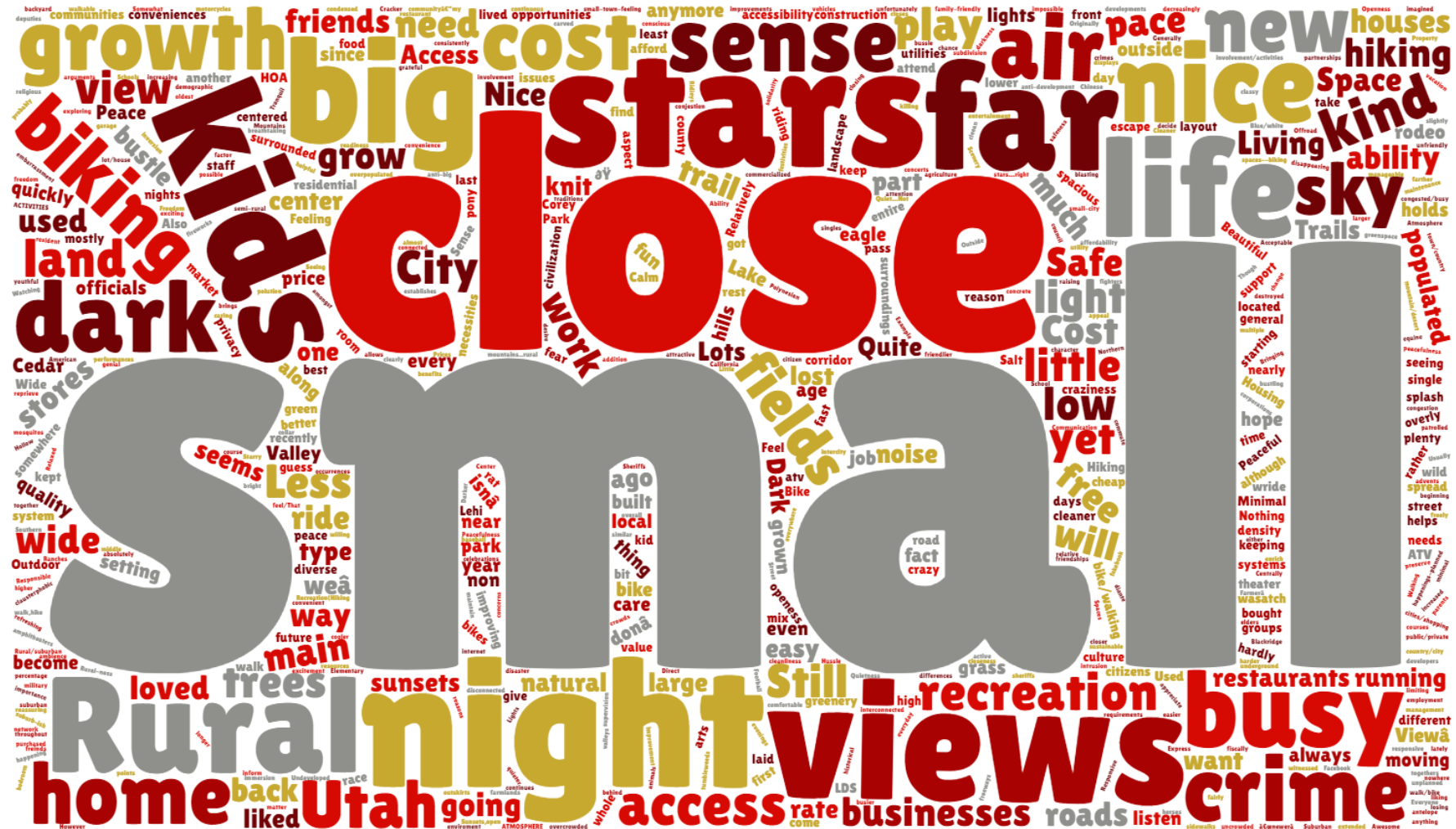


Demographics of Respondents (741 total responses)

Gender



What do you like most about living in Eagle Mountain City?



Overall Quality of Life



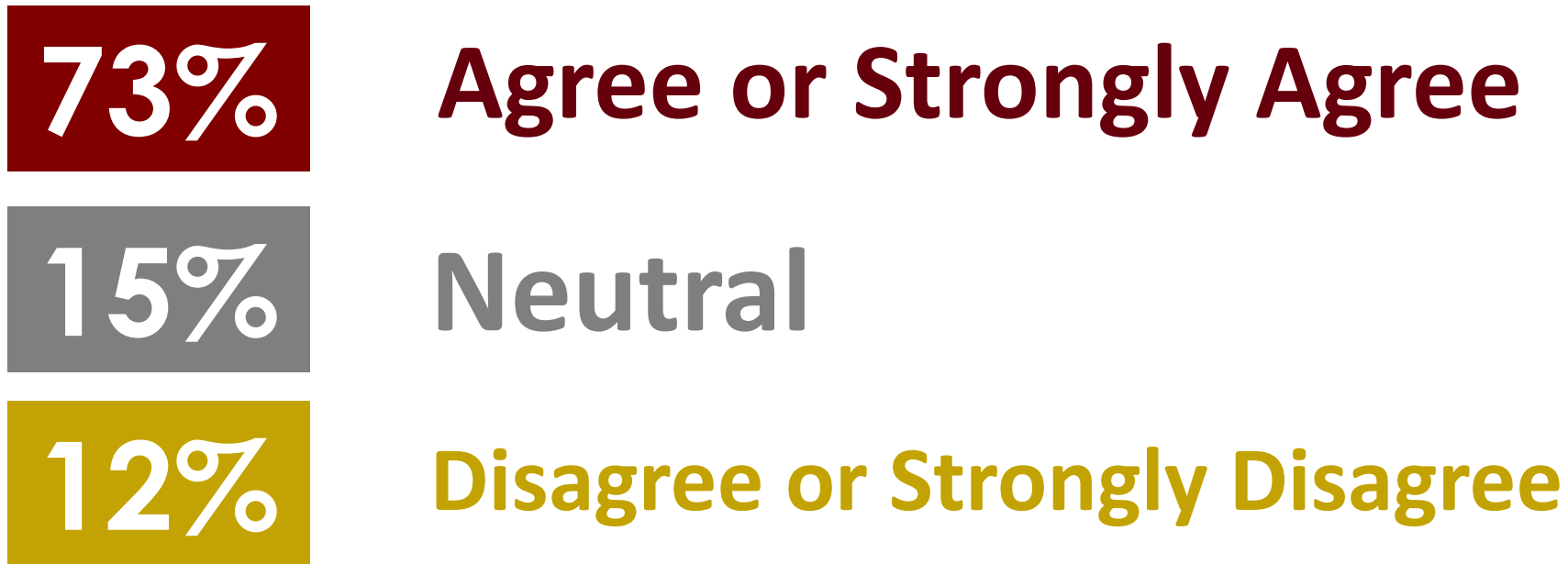
Last year's rating - 94% Good or Very Good

Good Place to Raise Children



Last year's rating – 92% Good or Very Good

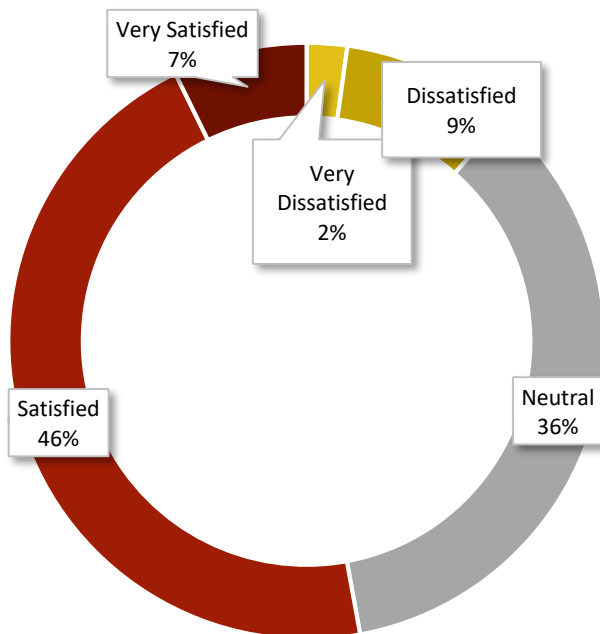
Optimistic about Eagle Mountain's Future



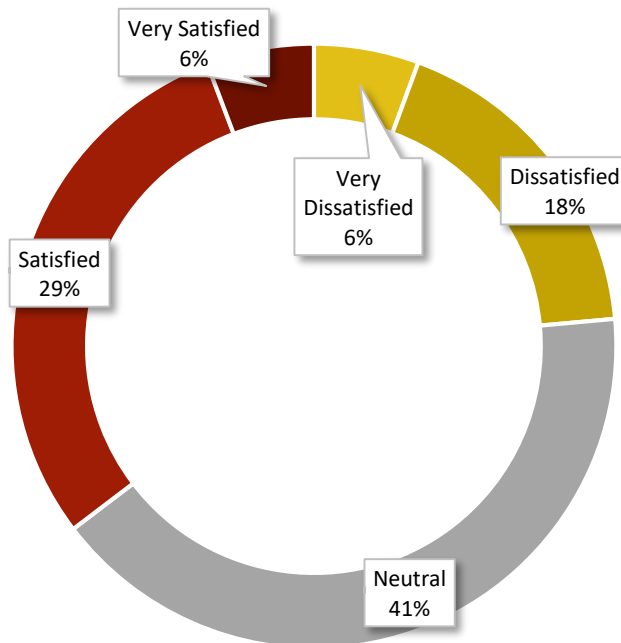
Last year's rating – 79% Agree or Strongly Agree

Perceived Effectiveness of Government

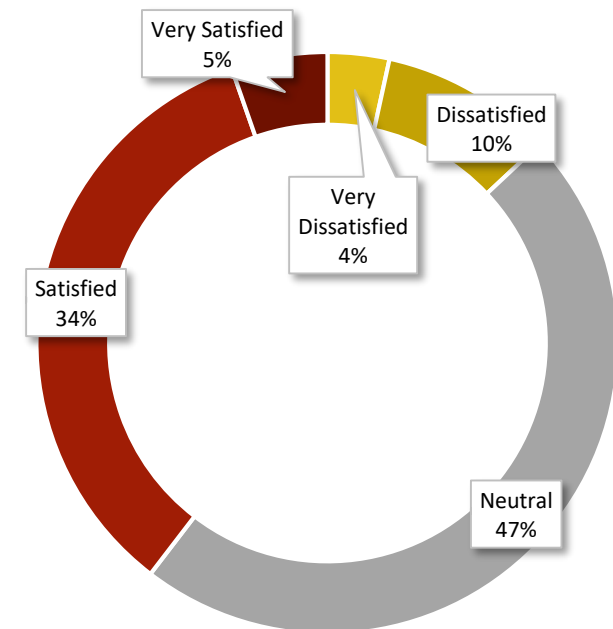
Effectiveness in making positive changes within the community



Involvement of Citizens in Decisions



Responsiveness to Problems



Services you think the City is Missing:



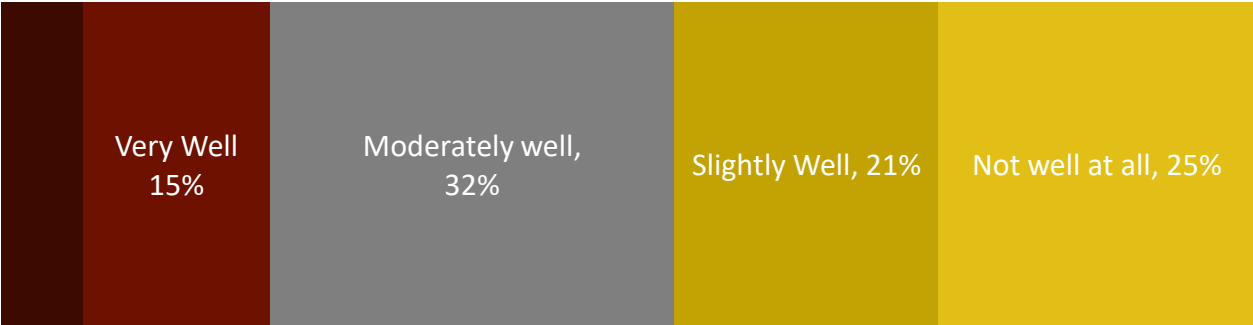
Understanding of Government Function

City Administrator



Extremely well Very Well Moderately well Slightly Well Not well at all

Recorder's Office



Extremely well Very Well Moderately well Slightly Well Not well at all

% “Not well at all”

Facilities and Fleet – 32%

Engineering Department – 28%

Wastewater Department – 24%

Storm Water – 24%

Finance and Administration

**Overall satisfaction with the
financial management of the
City
(how taxes and utility fees are
spent)**

6%

Strongly Satisfied

35%

Satisfied

48%

Neutral

8%

Dissatisfied

3%

Strongly Dissatisfied

Finance and Administration

How well does the information produced by the Finance Department provide transparency of tax-payer dollars?



This year's rating – 75% moderately to very well
Last year's rating – 60% moderately to very well

Satisfaction Over The Years

3.51

FY 2017

3.52

FY 2018

3.51

FY 2019

3.50

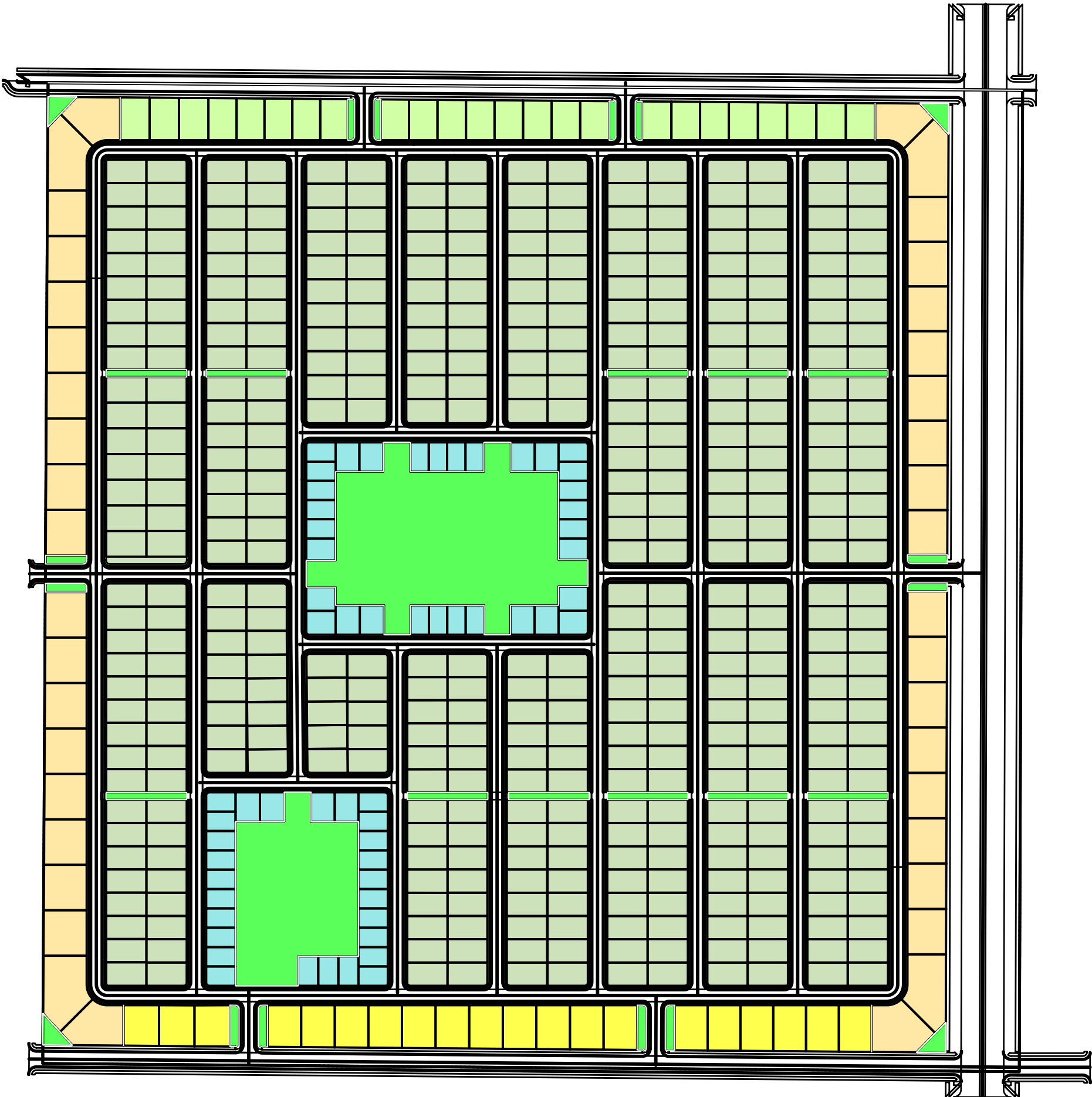
FY 2020

Questions?

Eagle Quest East Parcel

Conceptual Site Layout

10-10-2019



Lot Tally and Open Space Calculation

Lot Size	Total SF of Lots	Avg. Lot Size Required	Avg. Lot Size Provided	Open Space Required per Lot	Qty. Lots	Total Open Space Required
1/4 - 1/3-Acre Lots: (R1)	581,276	14,520	14,532	750	40	30,000
8,000-SF - 1/4-Acre Lots: (R2)	217,881	10,890	10,894	900	20	18,000
6,500-SF - 8,500-SF Lots: (R3)	204,515	8,500	8,521	1,000	24	24,000
8,500-SF Lots Net of Road Dedication	3,841,922	8,500	8,500	1,000	452	452,000
4,200-SF - 5,200-SF Cottage Lots	264,243	-	4,479	500	59	29,500
					595	553,500
					Less 24-foot Trail Dedication:	(64,204)
						489,296

Sq. Ft. Open Space Required	489,296
Acres Open Space Required	11.23

Sq. Ft. Open Space Provided	489,575
Acres Open Space Provided	11.24

Acres Open Space Excess (Deficient)	0.01
-------------------------------------	------

PROCLAMATION

Proclaiming November 10-16, 2019
Type 1 Diabetes Awareness Week

WHEREAS, Type 1 Diabetes (T1D) affects three million people in the United States; and

WHEREAS, 40,000 young children and adults are diagnosed with this disease every year in the United States; and

WHEREAS, there is no way to prevent T1D, there is no cure, and it causes dependence on injected insulin for the rest of one's life; and

WHEREAS, living with T1D is a constant challenge, requiring daily care and putting patients at risk for dangerous complications; and

WHEREAS, people with T1D are continually raising awareness about T1D and advocating for research dollars, as evidenced by Sydney Glass, the founder of The Glass Sneakers; and

WHEREAS, an increase in community awareness will create a better future for people with T1D through support, research, diagnosis and treatment;

NOW, THEREFORE, be it resolved that I, Tom Westmoreland, Mayor of Eagle Mountain City, and the Eagle Mountain City Council proclaim November 10-16, 2019 Type 1 Diabetes Awareness Week in Eagle Mountain City and encourage all citizens to help fight this disease and its deadly complications, and provide support to those suffering from Type 1 Diabetes.

Dated this 15th day of October, 2019.

Tom Westmoreland, Mayor

Donna Burnham, City Council

Melissa Clark, City Council

Colby Curtis, City Council

Stephanie Gricius, City Council

Benjamin Reaves, City Council



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	AGREEMENT - An Agreement between Eagle Mountain City, Utah, and Utah State University Water Conservation Strategies Collaborative Research Project, Phase II.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$40,000 (Budgeted for FY 2020)		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Evan Berrett, Admin

RECOMMENDATION:

Staff recommends that the City Council approves an agreement between Eagle Mountain City and Utah State University for the Water Conservation Strategies Collaborative Research Project Phase II.

BACKGROUND:

In August 2017, Eagle Mountain City and Utah State University began a cooperative research project aimed at improving water conservation strategies. The research project launched the WaterChecks program for Eagle Mountain City residents, began the analyses of residential and civic water use using the WaterMAPS tool, initiated a review and analysis of landscape ordinances and policies for urban water conservation, and produced Eagle Mountain specific plant guides for residents. Phase II continues the WaterMAPS analysis, WaterChecks, landscape ordinances and policies analysis, and adds public information materials including additional workshops, how-to videos, and so forth.

Attachments:

USU (Endter-Wada)-Eagle Mountain City-Phase II Proposed Agreement Draft 09272019

USU-EMC_Phase II Augmentation SOW 26July2019

UTAH STATE UNIVERSITY
FIXED PRICE RESEARCH AGREEMENT

THIS RESEARCH AGREEMENT, (the “Agreement”), effective July 1, 2019 (“Effective Date”) between Utah State University, a State-owned Educational Institution, having an office at 1415 Old Main Hill, Room 64, Logan, Utah 84322-1415 (“USU”) and Eagle Mountain City, a Utah municipal corporation having an office and place of business at 1650 East Stagecoach Run, Eagle Mountain, UT 84005 (“SPONSOR”). USU and SPONSOR each may be referred to herein as a “Party” or collectively as the “Parties”.

WHEREAS, the research program contemplated by this Agreement is of mutual interest and benefit to USU and the SPONSOR, will further USU’s instructional and research objectives in a manner consistent with its status as a non-profit, tax-exempt, educational institution, and may produce benefits for both USU and SPONSOR through inventions, improvements, and/or discoveries;

NOW, THEREFORE, in consideration of the mutual covenants and obligations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

Section 1. Research Project

“Research Project” shall refer to the performance of the scope of work attached as Exhibit A. The scope of work is incorporated fully herein as part of this Agreement.

Section 2. Term

The term of this Agreement is from the Effective Date to June 30, 2020 (“Term”), unless sooner terminated or extended in accordance with the terms of this Agreement.

Section 3. Agreement Cost and Payment

- 3.1 *Payment.* SPONSOR agrees to pay USU a fixed price amount of \$40,000 for the services rendered by USU in the performance of the Research Project.
- 3.2 *Invoices.* SPONSOR agrees to pay 100% of the total fixed price amount upon execution of this Agreement. USU will render its invoice to the address shown below, upon full execution of Agreement. SPONSOR agrees to pay the invoice within 30 days of the invoice date. If the invoice is not paid within 30 days of the due date, it will be considered delinquent and subject to a one and one-half percent (1.5%) per month fee for each month or fraction thereof, until payment is received.

Billing Address:

Eagle Mountain City
c/o Paul Jerome, Finance Director
1650 E Stagecoach Run
Eagle Mountain, UT 84005

Payments are to be made to:

UTAH STATE UNIVERSITY
P.O. BOX 410027
SALT LAKE CITY, UT 84141-0027
(INCLUDE USU INVOICE NO. ON REMITTANCE)

- 3.3 *Failure to Pay.* USU reserves the right to discontinue the Research Project if SPONSOR fails to pay any USU invoice within the time specified.

Section 4. Reports

USU agrees to provide a final written report summarizing the results of the Research Project to SPONSOR.

Section 5. Publicity

Each Party agrees not to authorize or commission the publication of any promotional materials containing any reference to the other Party without the prior written approval of the other Party; provided that USU may include SPONSOR's name and Research Project title in published listings of research SPONSOR. The provisions of this Section shall survive termination of the Agreement.

Section 6. Publication

USU may issue publications based on the Research Project and use the research results in its research and educational programs.

Section 7. Intellectual Property

- 7.1 "Staff Member" shall mean employees, independent contractors, subcontractors, consultants, student assistants and students of USU, who shall perform the Research Project.
- 7.2 "Intellectual Property" or ("IP") shall include, without limitation, any inventions, improvements, and discoveries including, all computer software, works, material, and data, whether or not protectable by patent, trade secret, or copyright.
- 7.3 *USU IP.* Title to all Intellectual Property conceived and/or developed by one or more Staff Members in the course of performance of the Research Project shall reside in USU.
- 7.4 *Sponsor IP.* Title to all Intellectual Property conceived and/or developed by one or more employees of SPONSOR in the course of performance of the Research Project shall reside in SPONSOR.

- 7.5 *Joint IP.* Title to all Intellectual Property conceived and/or developed by one or more Staff Members together with one or more employees of SPONSOR in the course of performance of the Research Project shall reside jointly with USU and SPONSOR.

Section 8. Indemnity

Intentionally Omitted.

Section 9. Warranty Disclaimer

USU disclaims any and all express or implied warranties with respect to the Research Project, Intellectual Property, and/or any associated results/deliverables, including, but not limited to: their condition, their conformity to any representation or description, the existence of any latent or patent defects therein, their merchantability or fitness for a particular use or purpose, or their being free from infringement of any third-party rights. All results/deliverables are delivered to SPONSOR “as is”.

Section 10. Limitation of Liability

- 10.1 *SPONSOR’s use of Research Project results.* USU shall bear no liability for any claim, action, damage, or injury arising out of or related to SPONSOR’s use of any of the results/deliverables or Intellectual Property developed in the performance of the Research Project.
- 10.2 *USU’s failure to perform.* The cumulative liability of USU to SPONSOR for any claims, demands or actions arising out of or relating to this Agreement shall not exceed the total amount paid to USU during the twelve (12) months immediately preceding any such claim, demand, or action. USU shall not be liable for any business expense, machine down time, or loss of profits; any incidental, specific, special, exemplary, or consequential damages; or any claims or demands brought against SPONSOR or SPONSOR’s customers. The above liability limitations shall survive termination of this Agreement.

Section 11. Termination

- 11.1 *Termination.* Either Party may terminate this Agreement upon thirty (30) days written notice to the other Party.
- 11.2 *Non-cancellable costs.* Upon termination, SPONSOR shall within thirty (30) days of termination pay to USU any non-cancellable costs which have accrued or been obligated up to the actual date of termination.

Section 12. Notice

Any notice or other communication given to either Party shall be in writing and shall be deemed to have been properly given and effective: (a) on the date of delivery if delivered

in person during recipient's normal business hours; or (b) on the date of attempted delivery if delivered by courier, express mail service or first-class mail, registered or certified. Such notice shall be sent or delivered to the respective addresses listed below:

To USU for Administrative Matters:

Devin Hansen
Sponsored Programs
Office of Research and Graduate Studies
Utah State University
1415 Old Main Hill, Rm 64
Logan, UT 84322-1415
(435) 797-9153
Email: devin.hansen@usu.edu

To SPONSOR for Administrative Matters:

Paul Jerome
Finance Director
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
(801) 789-6600
Email: pjerome@emcity.org

To USU for Technical Matters:

Utah State University
Dr. Joanna Endter-Wada
5215 Old Main Hill
Logan, UT 84322-5215
Email: joanna.endter-wada@usu.edu

To SPONSOR for Technical Matters:

Mack Straw
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Email: mstraw@emcity.org

Section 13. Miscellaneous

- 13.1 *Applicable Law.* The validity, interpretation, and implementation of this Agreement shall be governed by the laws of the state of Utah.
- 13.2 *Relationship of Parties.* In assuming and performing the obligations of this Agreement, the Parties are each acting as independent parties and neither shall be considered or represent itself as a joint venture, partner, agent or employee of the other.
- 13.3 *Amendment and Supplement.* Any amendment and/or supplement of this Agreement shall come into force only after a written agreement is signed by both Parties. The amendment and supplement duly executed by both Parties shall be part of this Agreement and shall have the same legal effect as this Agreement.
- 13.4 *Merger.* This Agreement embodies the entire understanding of the Parties and supersedes all previous communications, representations, or understandings, either oral or written, between the Parties relating to the subject matter thereof.
- 13.5 *Severability.* The provisions of this Agreement are severable, and in the event that any provision of this Agreement shall be determined to be invalid or unenforceable under any controlling body of the law, such invalidity or unenforceability shall not in any way affect the validity or enforceability of the remaining provisions herein.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed by their duly authorized officers as of the Effective Date.

UTAH STATE UNIVERSITY

By:_____

Typed Name: Devin Hansen

Title: Associate Director, USU SPO

Date:_____

SPONSOR

By:_____

Typed Name:_____

Title:_____

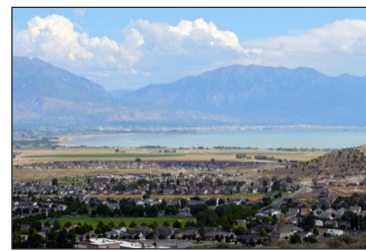
Date:_____

EXHIBIT A – SCOPE OF WORK



***Phase II - Implementing Water
Conservation Strategies in
Eagle Mountain City, Utah***

**USU Extension Water Initiative
Project, 2019-2020**



**STATEMENT OF WORK AND BUDGET JUSTIFICATION
*DRAFT***

***Phase II:
“Implementing Water Conservation Strategies in Eagle Mountain City”***

Collaborative and Cost-Share Research Project
between

Utah State University, Center for Water Efficient Landscaping
with funding from USU Extension Water Initiative Grant 2016
and

Eagle Mountain City
Providing matching funding supporting project activities

Project Personnel:

Utah State University - Center for Water Efficient Landscaping

Dr. Joanna Endter-Wada, Professor, Natural Resource Policy and Social Science (USU PI)

Dr. Larry Rupp, Professor, Landscape Horticulture Specialist (USU co-PI)

Dr. Kelly Kopp, Professor, Turfgrass Science and Water Conservation Specialist (USU co-PI)

Dr. Paul Johnson, Professor, Turfgrass Science

Chris Garrard, Programmer/Analyst, Remote Sensing & Geographic Information Systems Lab

Ellie McGinty, GIS Specialist, Remote Sensing & Geographic Information Systems Lab

Chris McGinty, Assistant Director, Remote Sensing & Geographic Information Systems Lab

Jobie Carlisle, USU Climate Center

Ivy Thomson, USU Graduate Student

Eagle Mountain City

Tom Westmoreland, Mayor

Evan Berrett, Project Manager and Management Analyst

Eagle Mountain City Administrators and Staff

Period of Performance:

The time frame for work on this project is the 12-month period from July 1, 2019 through June 30, 2020.

STATEMENT OF WORK

Project Overview and Purposes

Overview: This project focuses on urban water conservation and furthers an Extension Water Initiative collaboration between USU's Center for Water Efficient Landscaping (CWEL) and Eagle Mountain City.

Phase I was funded under the initial round of Water Initiative Grants and helped to build water conservation capacity in Eagle Mountain City. It focused on conducting WaterMAPS™ analysis of baseline water use patterns, administering Water Checks on public landscapes (2017) and residential landscapes (2018), advising Eagle Mountain City on landscape design for a public garden at city center, and designing information for citizens (brief status report included below).

In *Phase II* (July 1, 2019-June 30, 2020), we propose to continue working with Eagle Mountain City, one of Utah's fastest growing communities, on water efficiency strategies. We will further WaterMAPS™ analyses, analyze water use patterns and strategies for new growth to occur in water efficient ways, promote residential and commercial landscape water conservation through Water Check information and programming, and support these efforts with additional public information in the form of workshops, social media, videos, and/or brochures.

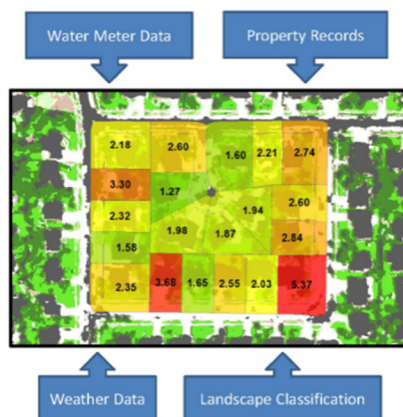
Purposes: The project purposes are to: 1) continue helping Eagle Mountain City as it seeks to conserve water on existing urban landscapes and looks ahead to ensure that future growth incorporates water efficiency; 2) couple and apply two signature CWEL landscape water conservation programs, WaterMAPS™ and the Water Check program, in Eagle Mountain City; and, 3) produce research and Extension products based on this case study that can inform conservation programming in other Utah communities.

Scope of Work

This project includes the following interconnected tasks.

Task 1: Further WaterMAPS™ Analyses

WaterMAPS™ is a customized software application used to assess and track urban landscape water use patterns (see: watermaps.usu.edu). The software integrates various databases (property boundaries, aerial imagery of landscape features, water use data from meter readings, and real-time weather data) to produce parcel-specific landscape irrigation ratios (LIRs) based on water use as compared to estimated landscape water need. The LIRs indicate which landscapes are being overwatered and, thus, where the highest capacity to conserve exists. Results can be spatially and temporally displayed and analyzed and water checks can be directed to inefficient locations.



WaterMAPS™ analyses were undertaken in Phase I and shared with project managers from the city. However, three data issues were encountered that rendered the results incomplete. First, we classified the 2014 NAIP aerial imagery which was available when the project started, but found it did not adequately capture the rapid urban growth of the past three years; thus, LIRs could not be calculated for new properties. The 2016 NAIP aerial imagery has since been classified and used for analyses.

Second, miscellaneous meter data issues needed attention (e.g., not all water meters were linked to parcels from the county recorder's database). We worked together to do additional meter data cleaning and that is now complete.

A third issue relates to available weather data. While the Utah Climate Center provided us with a customized data interpolation for historical purposes, we undertook the efforts described above to secure the necessary resources to install two weather stations in Eagle Mountain City for better future real-time analysis. Those stations started

gathering detailed weather data in late spring 2018 and we are for We continue to track work through data reliability issues.

In Phase II we propose to:

- classify 2018 NAIP imagery for Eagle Mountain City (it will be available in summer 2019);
- rerun WaterMAPS™ with more complete and cleaned datasets (updated imagery, more complete meter data, and localized weather data);
- analyze spatial and temporal patterns of landscape water use to determine areas of overuse;
- prioritize locations for delivery of water conservation program information and/or future Water Checks.

Urban landscape water use patterns are influenced by a variety of factors related to the physical and climatic settings of urban parcels and landscape design features, in addition to human behaviors involved in watering and maintaining landscapes. Much of our past research has been focused at the parcel scale with the objective of trying to find key irrigation, plant material and human behavior variables distinguishing urban landscape water use efficiency from inefficiency. In this project, we want to continue this line of inquiry but also incorporate a larger scale of analysis by comparing water use patterns in different areas of Eagle Mountain City. Our visits with local officials in Eagle Mountain City have suggested that the “city center” south part of town is very different than “the ranches” on the north side of the city. We installed two different weather stations in Eagle Mountain on April 26, 2018 to capture relevant climate variability. Our spatial analyses of water use patterns within Eagle Mountain City will seek to determine if there are distinct climatic features of the two areas influencing landscape water use that would imply the need for different types of recommendations for water users. This will enable us to test various hypotheses about larger scale factors affecting water use, like the influence of mature tree canopy cover in older areas compared to newer areas, the effect of age of irrigation systems in different areas, or the nature of the size of urban lots. These various comparisons will help us to refine Extension materials and water use recommendations for different areas and for areas at different stages of development. In particular, we plan to develop some information for new homeowners and for people considering landscape installations and things they should take into consideration.

This task will be led by Dr. Endter-Wada and involve the WaterMAPS™ team (Chris Garrard, Ellie McGinty, and Chris McGinty) and close consultation with Dr. Kelly Kopp concerning the Water Checks (Task 2).

Task 2: Provide Information through the Water Check Program on Efficient Landscape Irrigation

In Phase I, USU conducted Water Checks on city-owned public properties during summer 2017. EMC wanted to set an example with good government and institutional water practices, which is an action specifically identified in the 2017 Recommended State Water Strategy under Recommendation 1.6 (pg. 21). An additional reason for this decision was that public landscapes and roadway medians formerly managed by a very large HOA were returned to city management. Eagle Mountain City wanted to conduct an assessment of water use on those properties and set efficiency goals. Thus, during Phase 1, the team assigned to work in Eagle Mountain conducted 35 Water Checks covering very large landscapes in parks, schools, roadway medians, and other public spaces. Water Check reports were shared with the Director of Parks and Recreation who oversees these landscapes’ maintenance. Several test residential Water Checks also were conducted in 2017.



Based on input from city staff and the newly elected mayor, it was decided that Water Checks would be offered on a volunteer basis in 2018 in the hope of recruiting a broad cross-section of participants and ground-truthing WaterMAPS™ analyses. Water Checks were available to occupants of residential properties in the Eagle Mountain City water service area who have in-ground sprinkler systems. Approximately 50 households participated in the program.

In Phase II, we propose to:

- analyze water use on the properties that received Water Checks in 2017 and 2018;

- broaden delivery of irrigation efficiency information provided by the Water Check program in the form of public and widely-distributed workshops, social media, videos, and/or brochures;
- administer voluntary Water Checks on a limited requested basis;
- determine whether EMC wants to direct Water Checks towards locations identified as having a high capacity to conserve in the future, based on results from the WaterMAPS™ analysis.

This task will be led by Dr. Kelly Kopp and involve the Water Check team and consultation with the WaterMAPS™ team (Task 1). For information on the Water Check program, see: cwel.usu.edu/watercheck.

Task 3: Review and Analyze Landscape Ordinances and Policies for Urban Water Conservation

Eagle Mountain City is a very rapidly urbanizing Utah community, with projected growth of over 400% by 2060. Efforts to promote water conservation in existing developed areas is important, but long-term water demand management in growing cities requires planning for new growth that is water efficient by design. The 2017 Recommended State Water Strategy includes establishment and implementation of water-efficient design and development standards, and enactment of landscaping and other ordinances (see Recommendation 1.9). However, there is little literature on this topic. Two popular and widely distributed policy guides, "Getting to Smart Growth: 100 Policies for Implementation" (ICMA and SGN 2002) and "Getting to Smart Growth II: 100 More Policies for Implementation" (ICMA and SGN 2003) neglect any mention of policies specifically for water conservation, focusing their water policies on topics such as water quality and stormwater management. Two books discuss water conservation in the context of landscape ordinances and policies (Abbey, 1998 and Arendt, 2013), yet journal articles discussing the issue provide only brief generalizations of types of ordinances and policies being put into practice (St. Hilaire et al., 2008). This has led to a recent call for "water-smart growth planning" (Arnold 2005, Li et al. 2017).

In Phase II, we propose to:

- synthesize existing information and work to fill in gaps by compiling an overview of best practices in landscape ordinances, with emphasis on policy design and the policy processes of enactment and implementation;
- aim in this synthesis and review to help Eagle Mountain City and other Utah municipalities by providing recommendations on issues to address, key features to include, and example ordinances.

This task will be conducted by a graduate student fully funded through CWEL (Ivy Harvey Thomson). It will also involve CWEL faculty and staff in overseeing the work, advising the students, and co-authoring research products.

Task 4: Support Tasks 1-3 with Research and Public Information Products

The CWEL Team will be involved in providing public information to support the various tasks included in this project. Information on WaterMAPS™ analyses will be disseminated, conservation information will be provided as part of the Water Check program, and a report on landscape ordinances will be prepared, delivered, and advertised on social media.

Project Timeline

The proposed project will last from July 1, 2019 through June 2020. With that assumption, a proposed timeline for the project is as follows:

<i>Month(s)</i>	<i>Task(s)</i>	<i>Activities</i>
ONGOING ACTIVITIES		
July 2019	1-4	Phase II Project initiation
July 2019 – June 2020	1-4	Consult and collaborate with Eagle Mountain City on project activities
TASK-RELATED ACTIVITIES		
Task 1: Apply WaterMAPS™ Program		
Summer 2019	1	Classify 2018 NAIP imagery for Eagle Mountain

Fall 2019-Winter 2020	1	Run WaterMAPS™ analyses
	1	Analyze spatial and temporal patterns of landscape water use to determine areas of overuse
Spring 2020	1	Prioritize locations for delivery of future water conservation program information and/or Water Checks
Task 2: Apply Water Check Program		
Summer 2019 – Spring 2020	2	Analyze water use on the properties that received Water Checks in 2017 and 2018
Summer 2019 – Spring 2020	2	Broaden delivery of irrigation efficiency information provided by the Water Check program in the form of public and widely-distributed workshops, social media, videos, and/or brochures
Winter – Spring 2020	2	Determine whether EMC wants to direct Water Checks towards locations identified as having a high capacity to conserve in the future, based on results from the WaterMAPS™ analysis
Summer 2020	2	Administer Water Checks in consultation with Eagle Mountain City
Task 3: Landscape Ordinances and Policies for Urban Water Conservation		
Summer 2019	3	Ivy Thomson completes and defends thesis research
Fall 2019 – Winter 2020	3	Presentation of findings and publications
Task 4: Support Tasks 1-3 with Research and Public Information Products		
Summer 2019	2	Public water conservation workshops, videos, social media, and other information
Fall 2019	3	Presentation of findings from Ivy Thomson thesis
Winter – Spring 2020	1	Report and presentations on WaterMAPS™ analyses
Spring 2020	1, 2, 3	Recommendations on future water conservation measures
Winter – Spring 2020	1, 2, 3	Prepare final project reports; make presentations to Eagle Mountain City and USU Extension; draft journal publications

Anticipated Project Impacts

Incorporated in 1996, Eagle Mountain City has become one of Utah’s fastest growing cities and is Utah’s third largest city geographically. Projections indicate it will continue to experience rapid growth well into the future. This Extension Water Initiative project will have significant impact in aiding Eagle Mountain City to make their existing water use as efficient as possible and to plan how new development can effectively incorporate water efficiency standards. Synthesis of information on landscape water conservation ordinance design and implementation processes will assist EMC in being at the forefront of Utah municipal water conservation efforts and solidify their position as a model for urban growth in Utah. Utilization of infrastructure and programming developed in Phase I of this research will ensure that these efforts continue to be implemented by the city.

In addition, this project will produce scholarly products analyzing the urban landscape and water use characteristics within Eagle Mountain City, a new and rapidly growing city. The comparative analysis of areas within the city will include temporal patterns of change in urban landscape cover and landscape water use for the five-year period of 2015-2019. Classified imagery for 2014, 2016 and 2018 for Eagle Mountain City, along with cooperation from Eagle Mountain City in sharing metered billing data, make this unique opportunity and contribution possible. As Utah seeks to grow its urban areas in a more water conscious way, the insights possible through this project will be invaluable.

Project Outcomes

Eagle Mountain City’s water conservation programs will be enhanced by development of databases that directly document and assess landscape water use. These databases will enable city leaders to make decisions based on best available data going forward. Eagle Mountain City will have access to compilation of the best existing landscape

ordinances coupled with input from interdisciplinary water conservation science produced through USU's Center for Water Efficient Landscaping. This information developed in consultation with Eagle Mountain City should enable the city to readily justify adoption and implementation of relevant ordinances and water conservation approaches. If the city chooses to adopt new ordinances, this information should impact other cities in a positive fashion as they look for models to adopt. Eagle Mountain City will continue to use weather stations, water billing data, water checks, and other tools to sustain and improve conservation practices.

Extension Deliverables

Applied scientific and Extension deliverables from this project include the following products:

- A WaterMAPS™ analysis of landscape water use by specific properties;
- Data on average and egregious water use patterns based on WaterMAPS™ analysis;
- Comparison of water use patterns across a new, rapidly growing city during a period of high growth;
- Extension publications suggesting water conservation methods based on local data obtained from WaterMAPS™ and Water Check programs;
- Analysis of considerations for the design and enactment of landscape water conservation ordinances that is based on local input and science-based best management practices.

Integration of Project into Extension Programming and Tools

Activities conducted through this project will provide valuable case study material and applied research products and publications that will augment the impact of CWEL and USU Extension throughout the state. CWEL's work is based upon an interdisciplinary approach to promoting urban landscape water use efficiency. This approach is based upon a set of scientifically-tested principles and practices that underpin low-water landscaping. Water use efficiency is achieved by applying these principles. The interaction of favorable site and soil characteristics (geography), well designed and maintained irrigation systems (parcel-scale engineered infrastructure), appropriate plant material (horticulture and ecology), and water-conscious human behavior (policy and social science) all contribute to achieving landscape water efficiency. The CWEL team of researchers brings this diversity of perspectives and expertise to bear through programs that promote best scientific and management practices related to urban landscape design and irrigation.

Project Budget and Proposed Cost-Share

<i>Contributor – Original Submitted Proposal</i>	<i>Cost Share</i>	<i>Budget Amount</i>
USU Extension Water Initiative Grant	64.8%	\$ 73,652.00
Eagle Mountain City (<i>see attached letter</i>)	35.2%	\$ 40,000.00
Total Project Costs	100.0%	\$113,652.00

Note: The project budget reflects direct costs to support the work. USU in-kind contributions will include some faculty and graduate student time through CWEL and USU Extension. Similarly, Eagle Mountain in-kind contributions will include some city administration and staff time.

References

For an extensive list of publications and presentations of the Center for Water Efficient Landscaping, see:
<https://cwel.usu.edu/publications>

Cited References:

Abbey, D. Gail. 1998. *US Landscape Ordinances: An Annotated Reference Handbook*. John Wiley & Sons.

Arendt, Randall G. 2013. *Growing Greener: Putting Conservation into Local Plans and Ordinances*. Island Press.

Arnold, Craig Anthony. 2005. *Wet growth: Should Water Law Control Land Use?* Washington, D.C.: Environmental Law Institute.

International City Management Association (ICMA) and the Smart Growth Network. 2002.
"Getting to Smart Growth: 100 Policies for Implementation." Available online at:
<https://www.epa.gov/smartgrowth/getting-smart-growth-100-policies-implementation>

International City Management Association (ICMA) and the Smart Growth Network (SGN). 2003.
"Getting to Smart Growth II: 100 More Policies for Implementation." Available online at:
<https://www.epa.gov/smartgrowth/getting-smart-growth-100-policies-implementation>

Li, Enjie., Shujuan Li, and Joanna Endter-Wada. 2017. Water-Smart Growth Planning: Linking Water and Land in the Arid Urbanizing American West. *Journal of Environmental Planning and Management* 60(6):1056-1072.

St. Hilaire, Rolston, et al. 2008. "Efficient water use in residential urban landscapes." *HortScience* 43(7): 2081-2092.

BUDGET

USU Extension Water Initiative Grants											
Implementing Water Conservation Strategies in Eagle Mountain City											
Phase II Budget											
v5.18.16											

BUDGET JUSTIFICATION

Salaries

Money is budgeted for salaries as follows. Fringe benefits are added to totals as per USU audited and published rates: <https://research.usu.edu/spo/benefit-rates/>

Undergraduate student and payroll support

Task 1 (T1) - WaterMAPS™ GIS Technicians

Money is budgeted for 2 technicians at \$14/hour for 40/hours per week for 10 weeks.

The total is \$11,200

Task 2 (T2) – Water Check Personnel

Money is budgeted for 2 field crew at \$14/hour for 40/hours per week for 15 weeks

Money is also budgeted for a Scheduler/Trainer/Field Crew Manager @ \$5,000

The total is \$21,400

Task 4 (T4) – Preparation of Extension Fact Sheets for EMC

Money is budgeted to pay an MS graduate for 240 hours at hourly pay of \$25 to prepare Fact Sheets

The total is \$6,000

Technical or personnel (contract salary) support

Task 1 (T1) - WaterMAPS™ GIS Technicians

Money is budgeted for technical personnel working with the WaterMAPS™ Program:

Ellie McGinty: 15% of her salary of \$52,432 for a total of \$7865

Chris Garrard: 20% of her salary of \$62,112 for a total of \$12,422

Chris McGinty: 10 of his salary of \$65,861 for a total of \$ 6586

The total is \$26,873

Task 2 (T2) – Water Check Personnel

Money is budgeted for technical personnel working with the Water Check program

The total is \$5,000

Task 4 (T4) – CWEL and Utah Climate Center Personnel

Money is budgeted to pay technical personnel associated with the Center for Water Efficient

Landscaping and the Utah Climate Center for assistance with public presentations and preparation of technical information for Fact Sheets

The total is \$4,000

Fringe Benefits

Fringe benefits are calculated for both categories of salaries listed above according to USU audited rates.

Undergraduate student and payroll support (hourly) are paid at 8% for a total of \$3,088

Technical or personnel (contract salary) support is paid at 46% of a total of \$16,501.58

In-state Travel

Total Budgeted = \$6,600.00

Eagle Mountain City is 121 miles away from Logan for an estimated cost per trip of roughly \$120. In addition, there will be travel expenses for the Water Check and WaterMAPS™ programs within the city itself due to the need to travel to specific sites and properties. There also will be travel to attend workshops and other activities for public education. Therefore, in-state travel is estimated as follows:

\$1,000 for WaterMAPS™

\$4,300 for the Water Check program

\$300 for the landscape ordinance presentations

\$1,000 for ongoing project management and coordination

Materials and Supplies

Total = \$7,989.42

WaterMAPS™

Activities related to WaterMAPS™ requires software licensing and computer support through the Remote Sensing/Geographic Information Systems Laboratory and will also require funding for information provisions related to WaterMAPS™ (e.g. mailings to community members).

Amount budgeted = \$4,000.

Water Check

The Water Check program will require materials and supplies to create Water Check kits and printed materials. In addition, there will be app customization and related database management expenses.

Amount budgeted = \$2,000.

Landscape Ordinance Review

Money will be required for production of landscape ordinance publications.

Amount budgeted = \$1,500

Information and Miscellaneous Supplies

Miscellaneous supplies will be needed to support field work and information design.

Amount budgeted = \$489.42

Equipment

An amount of \$3,000 is budgeted under equipment for computers and associated hardware needed for the WaterMAPS™ customization and analysis by the Remote Sensing and GIS laboratories. Two field computers for the Water Check Team are budgeted at \$1,000 each for a total of \$2,000.

Amount budgeted = \$5,000



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Airport Road Alignment and Design Bid Award - Civil Science		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$59,708		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

That the City Council approve the bid award for professional services for the design of Airport Road.

BACKGROUND:

The City's Master Transportation Plan has long included an arterial roadway referred to as Airport Road. This roadway provides a connection to Cory Wride Memorial Highway, and traverses southerly along the eastern bench to the southern portions of the City. Various portions of this roadway have been dedicated to the City already, with other portions being accommodated in preliminary development plans along the corridor.

As a result of the continued growth in the City Center portion of the city, staff have solicited proposals from qualified professionals to provide a defined alignment for this roadway so that needed property could be preserved and obtained prior to construction of this facility. The proposal also includes an evaluation of anticipated traffic counts to establish a time line for the construction of the roadway. Also included in the proposal is a final design for the first phase of the roadway which will allow the City the ability to send out to bid once the need for this roadway exists and once a funding source has been identified.

The City received 5 proposals. The proposals and prices are shown below:

PEPG; \$142,300
Civil Science; \$59,708
Jones and DeMille; \$146,062.00
Horrocks; \$172,289
CRS; \$190,201.50

Attachments:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Valley View Sewer Line Extension & Water Service - CT Davis Excavation		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$66,248.34		
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Brad Hickman, Parks and
Recreation

RECOMMENDATION:

Staff recommends that the City Council award the bid to CT Davis Excavation in the amount of \$66,248.34, and authorize the Mayor to sign the contract.

BACKGROUND:

In preparation for a restroom to be installed at Valley View Park, the City solicited bids for a sewer line extension, water service and site preparation. The City had an engineering firm design the sewer main and create bid documents to solicit the bids. This included a sewer main extension, sewer lateral, water tap, water service, water lateral and preparation for placement of the CXT restroom.

Attachments:

[Bid Opening - Valley View Sewer Line Extension & Water Service](#)

EAGLE MOUNTAIN CITY

BID OPENING FOR

Valley View Sewer Line Extension & Water Service

BIDS OPENED: October 8, 2019 @ 10:00 am

10:01

Bidder		Complete Bid		Total Amount
		YES	NO	
1.	Cody Ekher	X		68,635. ⁰⁰
2.	Triex Construction Corp	X		196,486. ⁹¹
3.	CT Davis	X		66,248. ³⁴
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

Witnessed By:





Name



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Well #6 Wellhouse (Facebook) - VanCon, Inc		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$1,162,880		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

That the City Council approves the bid award to VANCON in the amount of \$1,162,880.

BACKGROUND:

As part of the agreement with Facebook, the City has been working to develop a new well in City Center. After test drilling, pumping, and developing the well, a design for the completion of the well was issued to solicit construction proposals to complete the well. The City only received one bid for this project.

Attachments:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Well #6 Water Quality Testing (Facebook) - Rhino Pumps		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$40,391		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

Staff recommends that the City Council awards a bid for the Well #6 Water Quality Test to Rhino in the amount of \$40,391.

BACKGROUND:

During the test pumping and final production pumping, water quality tests were taken. These tested for arsenic and lead among other things. Both tests showed that the arsenic level approached but did not exceed the state maximum level for arsenic. The second test had lower arsenic levels than the first. The first test showed a non-detect for lead, but on the second test, lead levels exceeded state allowable levels. The presumption is that there was likely contaminants introduced during the placement of the casing.

The city solicited proposals to conduct additional water quality tests, wanting to have additional data prior to constructing the well. The City got two quotes from Zimmerman. The first was to take samples using a 300 gpm pump for \$25,350. The second was to collect samples using 600gpm pump for \$44,250.

Rhino provided 1 proposal for \$40,391 which would use a variable speed pump and would begin taking samples at 300 gpm and ramp up to 600 gpm, taking samples hourly during the 24 hour pump test. Because the well is expected to operate at 600 gpm and because lower arsenic level was tested at the higher flowrate, the recommendation is to award the bid to Rhino and get a broader spectrum of data.

Attachments:



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

Monday, September 30, 2019

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

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

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder
Chris Cozens, DAI

PLAT "E-1"



SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT LOCATED S05°37'03" ALONG THE SECTION LINE 274.29 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN; THENCE S89°25'57" 4.00 FEET; THENCE S82°04'49" 61.03 FEET; THENCE ALONG THE ARC OF A 740.00 FOOT RADIUS NORTHERLY TO THE RIGHT (RADIUS BEARS: N69°40'32" 2.85 FEET); THENCE S64°58'58" 110.20 FEET; THENCE S07°06'N 177.85 FEET; THENCE S69°48'02"E 53.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 500.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N69°40'32" 2.85 FEET THROUGH A CENTRAL ANGLE OF 0°19'33" (CHORD: S21°24'47" 2.85 FEET); THENCE S33°23'34" 194.70 FEET; THENCE S34°43'39" 105.60 FEET; THENCE S10°06'07" 190.23 FEET; THENCE S32°27'40" 189.50 FEET; THENCE S21°17'55" 171.50 FEET; THENCE S07°06'N 177.85 FEET; THENCE S69°48'02"E 53.00 FEET; THENCE ALONG THE ARC OF A 226.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N30°48'18"E 42.97 FEET THROUGH A CENTRAL ANGLE OF 10°52'14" (CHORD: S54°37'49"E 42.81 FEET); THENCE S22°15'56" 110.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 194.46 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N69°03'35" 132.47 FEET THROUGH A CENTRAL ANGLE OF 89°01'55" (CHORD: S69°03'35" 132.46 FEET); THENCE S89°25'57" 170.17 FEET TO A POINT ON SAID SECTION 28; THENCE N03°57'03" ALONG THE SECTION LINE 617.48 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.58 ACRES

Alcalá 9, 2019
DATE

Chad A. R.
SURVEYOR
(See Seal Below)

ENT 32244:2019 Mar 4 16521
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Apr 12 11:13 am FEE \$6.00 \$1.00
RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

WE, THE UNDERIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAN AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THE 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 PLAN AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION, 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 ENTERED INTO BETWEEN THE UNDERIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER
By: Evans Ranch LLC, A Utah Limited Liability Company AUTHORIZED SIGNATURE(S)
~~By: Salt Management LLC, A Utah Limited Liability Company~~ its Manager
Nathan Shippey, its Manager

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 11th DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 4.12.22

Salt Lake City, Utah
NOTARY ADDRESS

Kateleen Mickelson
A NOTARY PUBLIC COMMISSIONED IN UTAH
Kateleen Mickelson
PRINTED FULL NAME OF NOTARY



ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Leake Mountain City
DO hereby APPROVE 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 16 DAY OF April, A.D. 2019
James H. Howard John M.
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED: Philip J. Tuntz
ENGINEER
(See Seal Below)

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

PLAT "E-1"

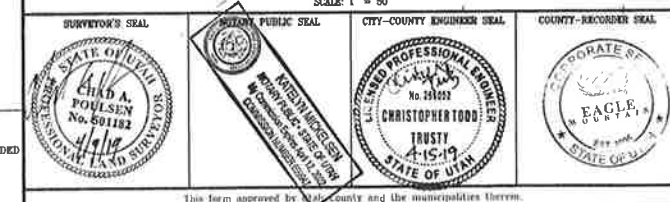
EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 50'



TABULATIONS

ZONE:	R, SPD/SPA
TOTAL AREA:	6.68 ACRES
TOTAL AREA IN LOTS	4.92 ACRES
ROW AREA:	1.04 ACRES
TOTAL OPEN SPACE	0.53 ACRES
AVERAGE LOT SIZE	8,932 SQ. FT.
LARGEST LOT SIZE	13,078 SQ. FT.
SMALLEST LOT SIZE	8,663 SQ. FT.
# OF LOTS:	24
DENSITY:	3.65 LOTS/ACRE

NOTES

1. ②. THE TIE MONUMENT (ALUMINUM CAP AND REDBARK) TO BE SET.
5 1/2 FEET ASKAP CAP TO BE SET AT ALL LOT CORNERS. NAIL AND
LEAD WATERS BE SET IN TOP OF CURB @ PROJECTION OF
SIDE LOT LINES.
2. COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND
ALIGN WITH THE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION
SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER
WATERS ALLOWED IN DRIVEWAYS.
3. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER
SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF
EAGLE MOUNTAIN.
4. ALL OPEN SPACE/COMMON SPACE TO BE PUBLIC UTILITY AND
ACCESS/PERMISSION EASEMENTS IN THEIR ENTIRETY.
COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS
ASSOCIATION, INC. LOCATED AT 1090 W. SOUTH JORDAN PARKWAY,
SOUTH JORDAN, UTAH 84066
5. @ STREET LIGHT
6. @ FIRE HYDRANT

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

PARCEL B
(COMMON SPACE)
4295 S.F.
0.10 AC.

-R=194.46
Δ=39°01'55"
L=132.47
CH=N50°20'29"W 129.93
(RADIUS BEARS: N20°08'33"E)

4.00

BASIS OF BEARING: SECTION LINE
S0°37'03"W 2044.34

SOUTHWEST CORNER
SECTION 28,
T5S, R1W, SLB&M
(2006 UTAH COUNTY MONUMENT)

DOMINION ENERGY APPROVAL

DORHAM ENERGY APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAN CONTAINS PUBLIC UTILITY MATTERS. DORHAM ENERGY MAY SUFFER OTHER LOSSES IN ORDER TO AVOID THIS DEVELOPMENT. THE PLAN DOES NOT CONSTITUTE ASSOCIATION OR WAIVER OF ANY RIGHTS OR OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAN, INCLUDING THOSE SET FORTH IN THE OFFERS AND NOTICES AND THIS NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DORHAM ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-568-8530.

APPROVED THIS 11 DAY OF April 20 19
 DOMINION ENERGY
 BY- DeeDee Smith
 TITLE- gas account sup rep

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTILITY CODE ANN § 54-3-47 THIS PLAY CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES INCORPORATED THEREIN.
2. PURSUANT TO UTILITY CODE ANN § 17-27a-800(4)(C)(X) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE FUEL AS INCORPORATED IN THIS PLAY AND APPROVES THIS PLAY SOLELY FOR THE PURPOSE OF PROVIDING FUEL TO THE UTILITIES OPERATING PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUEST OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

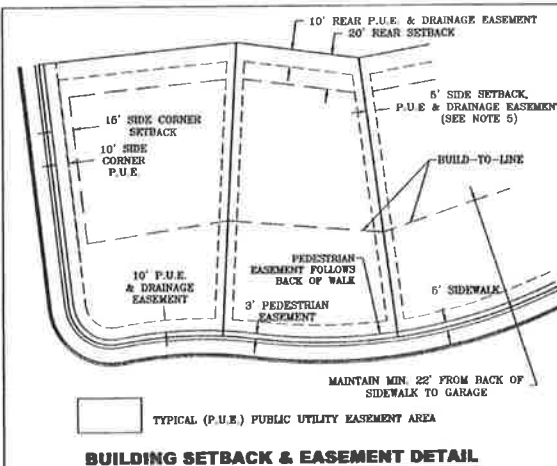
- (1) A REVERSED EGRESS OR EIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PROSCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE
TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED
BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH
NO. 4 TARIFF.

[Signature] 4/10/19
DIRECT COMMUNICATIONS DATE

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD			
C1	500.50	14°25'18"	185.95	N28°24'37"E	125.84	C17	358.50	2°32'00"	15.78	S1°53'08"W	15.78	C33	194.46	1°04'40"	35.35	S84°30'07"E	36.30
C2	500.00	1°19'38"42"	171.43	S28°20'32"W	170.60	C18	303.50	1°25'58"97"	68.88	S7°07'01"W	68.71	C34	184.46	2°32'42"	70.67	S47°28'28"E	70.62
C3	173.50	69°48'46"	181.12	S29°17'20"E	173.01	C19	303.50	1°12'25"41"	67.02	S21°49'51"W	66.72	C35	194.46	4°02'33"	16.55	S33°15'48"E	16.54
C4	500.50	10°56'04"	95.37	N28°59'03"E	95.23	C20	303.50	5°34'34"	29.54	S28°49'58"W	29.53	C36	226.50	5°48'45"	236.45	S29°17'20"E	226.66
C5	447.50	14°20'20"	112.64	N28°24'37"E	112.34	C21	500.50	3°10'41"	27.78	N34°01'55"E	27.78	C38	358.50	36°00'12"	217.79	S18°07'09"W	214.42
C6	70.00	17°07'28"	20.92	N12°21'28"	20.64	C22	500.00	0°08'06"	63.54	S21°36'14"W	63.51	C39	303.50	35°00'12"	185.42	S18°07'09"W	182.55
C7	70.00	121°00'42"	147.84	S28°20'28"W	121.66	C23	226.50	6°09'47"	20.41	S1°57'51"E	20.40	C40	330.00	50°00'12"	201.60	S18°07'09"W	198.48
C8	70.00	30°07'31"	37.82	N22°41'07"E	37.36	C24	226.50	9°28'55"	37.56	S9°17'41"E	37.51	C41	474.00	14°28'17"	110.31	N28°24'37"E	118.96
C9	500.00	0°41'26"	6.03	S37°49'10"W	6.03	C25	226.50	12°30'46"	49.48	S28°18'02"E	49.37	C42	200.00	50°48'45"	208.79	S29°17'20"E	199.43
C10	500.00	0°02'06"	8.06	S34°27'24"W	52.64	C26	226.50	13°07'08"	51.66	S33°06'16"E	51.75						
C11	500.00	6°47'04"	59.21	S28°02'50"W	59.17	C27	226.50	13°37'05"	53.83	S46°23'05"E	53.71						
C12	358.50	8°29'49"	52.87	S33°44'30"W	52.82	C28	226.50	6°54'06"	23.33	S56°14'40"E	23.32						
C13	358.50	0°37'51"	3.92	S35°18'20"W	3.92	C29	226.50	1°41'06"	6.86	S60°02'16"E	6.86						
C14	358.50	7°25'33"	46.20	S10°06'40"W	46.17	C30	226.50	9°11'00"	36.31	S65°28'13"E	36.27						
C15	358.50	7°54'31"	49.21	S15°08'47"W	49.17	C31	173.50	24°26'59"	74.04	S46°58'13"E	73.48						
C16	358.50	8°00'19"	49.51	S7°09'22"W	49.77	C32	173.50	35°21'48"	107.08	S17°03'50"E	105.39						





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

Monday, September 30, 2019

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

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

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder
Chris Cozens, DAI



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

Wednesday, October 02, 2019

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

SUBJECT: Oak Hollow phase "A" plat 4 out of warranty Bond Release

City Recorder:

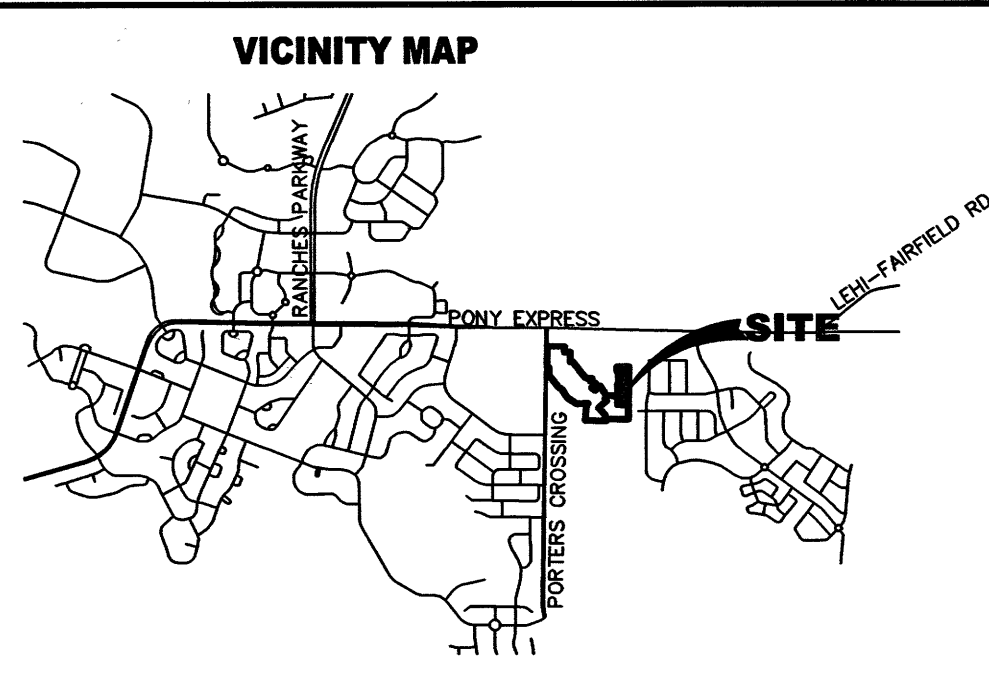
The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds still held by the developer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

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

Sincerely,

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

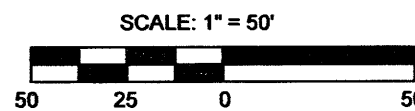
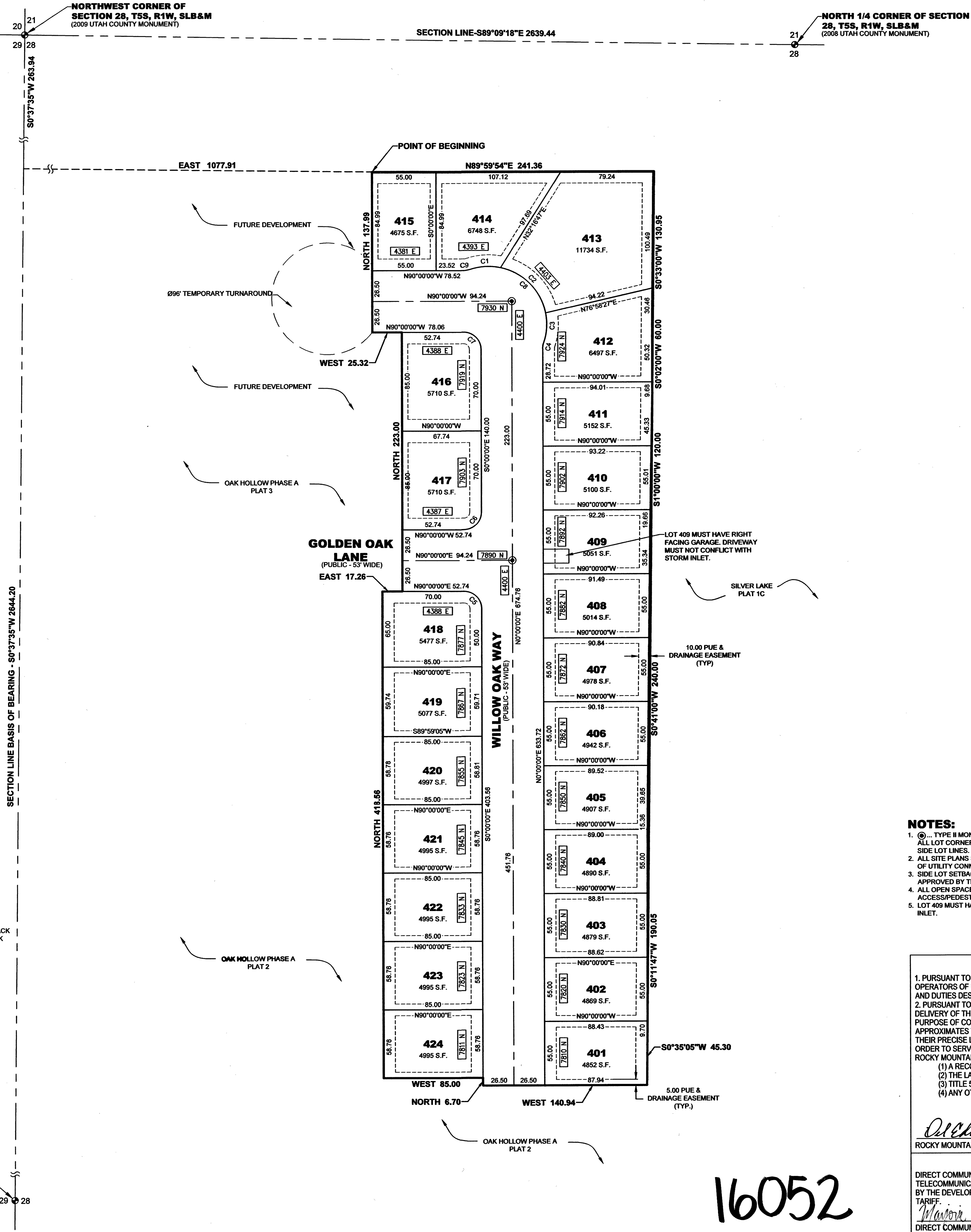
Cc: Fionnuala Kofoed, City Recorder



OAK HOLLOW

PHASE A PLAT 4 A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, T5S, R1W, SLB&M EAGLE MOUNTAIN, UTAH

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00	30°52'41"	26.95	S86°33'04"W 26.62
C2	50.00	66°44'02"	58.24	N44°38'34"W 55.00
C3	50.00	30°09'49"	26.32	N3°48'22"E 26.02
C4	15.00	18°53'16"	4.94	N9°26'38"E 4.92
C5	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C6	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C7	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C8	50.00	127°46'33"	111.51	N45°00'00"W 89.79
C9	15.00	18°53'16"	4.94	S80°33'22"W 4.92



May 2, 2018
DATE

[Signature]
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

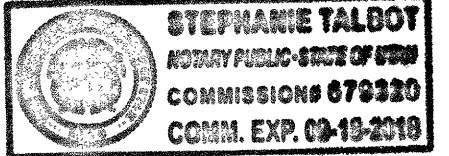
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2ND DAY OF May, A.D. 2018

[Signature]
Travis Stoltz Assistant Secretary
Fieldstone Oak Hollow LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH
ON THIS 2ND DAY OF May, A.D. 2018, PERSONALLY APPEARED BEFORE ME *[Signature]* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE *Assistant Secretary* OF *Fieldstone Oak Hollow LLC*, A LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



[Signature]
Stephanie Talbot
NOTARY PUBLIC FULL NAME: Stephanie Talbot
COMMISSION NUMBER: 070320
MY COMMISSION EXPIRES: 03/19/19
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council* OF *Eagle Mountain City*, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS DAY OF May, A.D. 2018
APPROVED BY MAYOR *[Signature]* APPROVED BY CITY ATTORNEY *[Signature]*

APPROVED *[Signature]* ATTEST *[Signature]*
(See Seal Below) (See Seal Below)
CLERK/RECORDER

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS 2ND DAY OF May, 2018
QUESTAR GAS COMPANY
BY: *[Signature]*
TITLE: *gas account support rep*

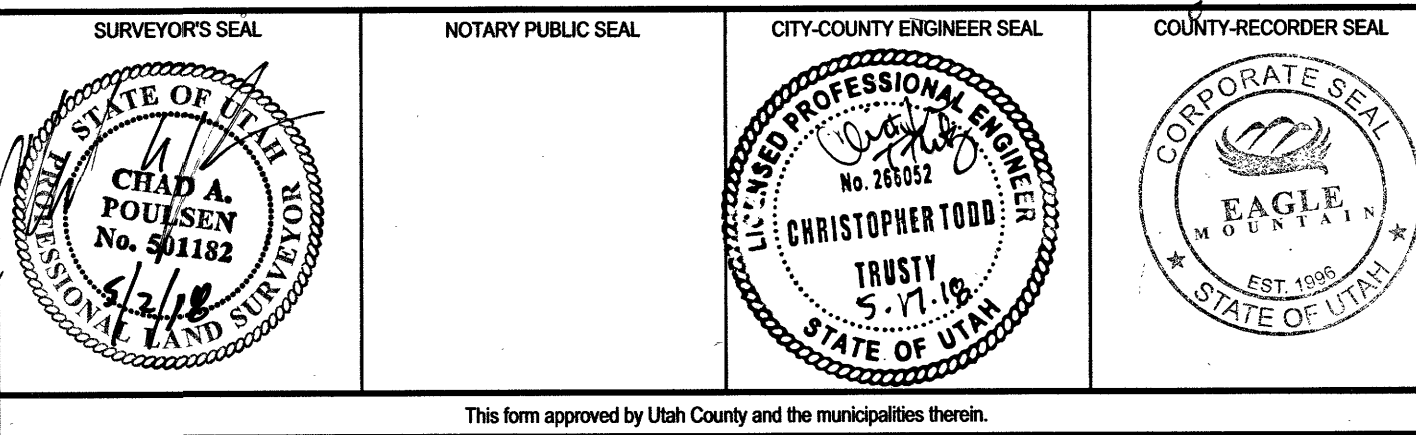
PLAT PHASE A PLAT 4

OAK HOLLOW

SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 50'



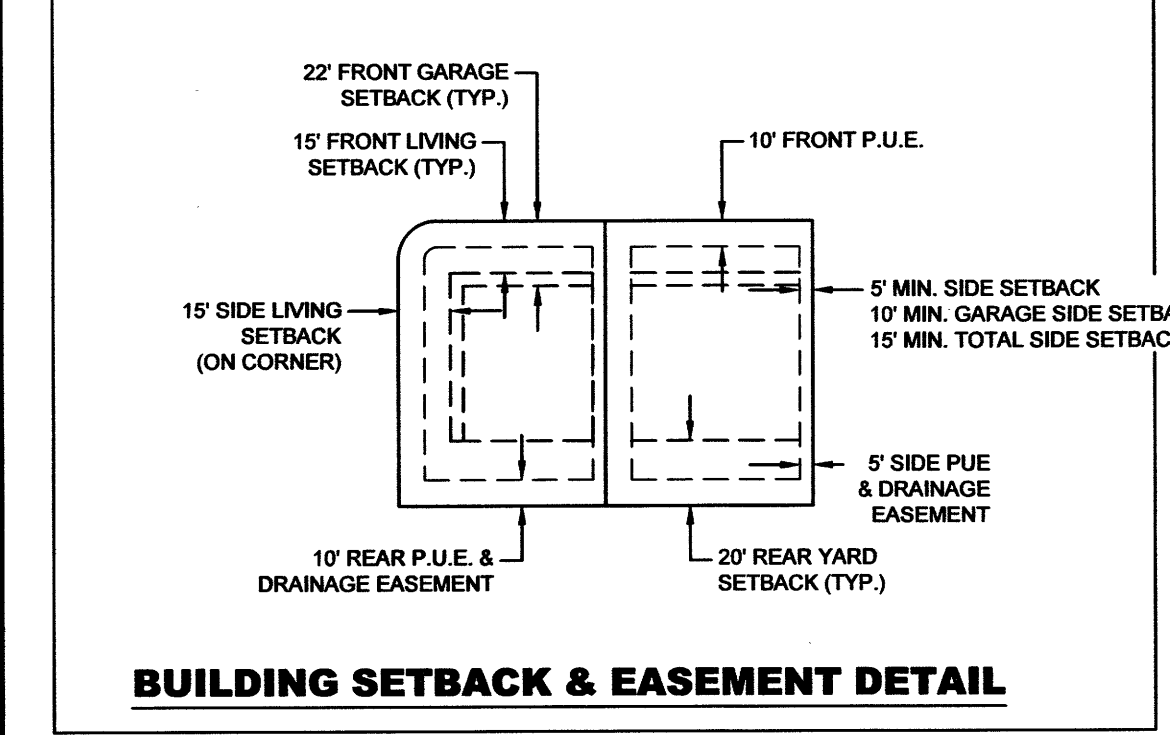
ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
(4) ANY OTHER PROVISION OF LAW.

[Signature] 5/2/18
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.
[Signature] 5/2/18
DIRECT COMMUNICATIONS DATE



WEST 1/4 CORNER OF SECTION 28, T5S, R1W, SLB&M (1959 UTAH COUNTY MONUMENT)

16052

28-5-14, 70, 027



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

Wednesday, October 09, 2019

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

SUBJECT: Silverlake plat 15 exit warranty Release

City Recorder:

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

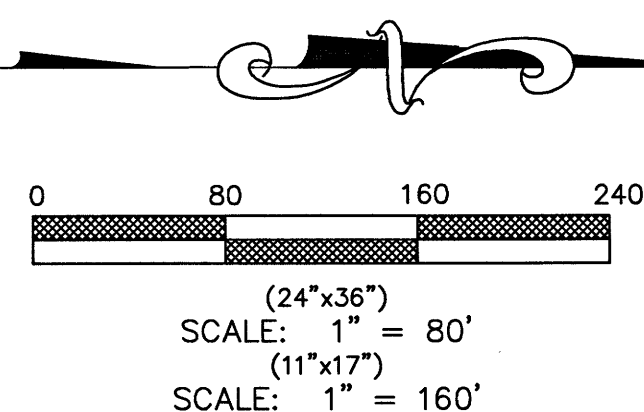
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

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

- FOUND SECTION CORNER
- PRIVATE
- LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
- PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY
- COMMON AREA
- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE



SILVERLAKE PLAT "15"

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

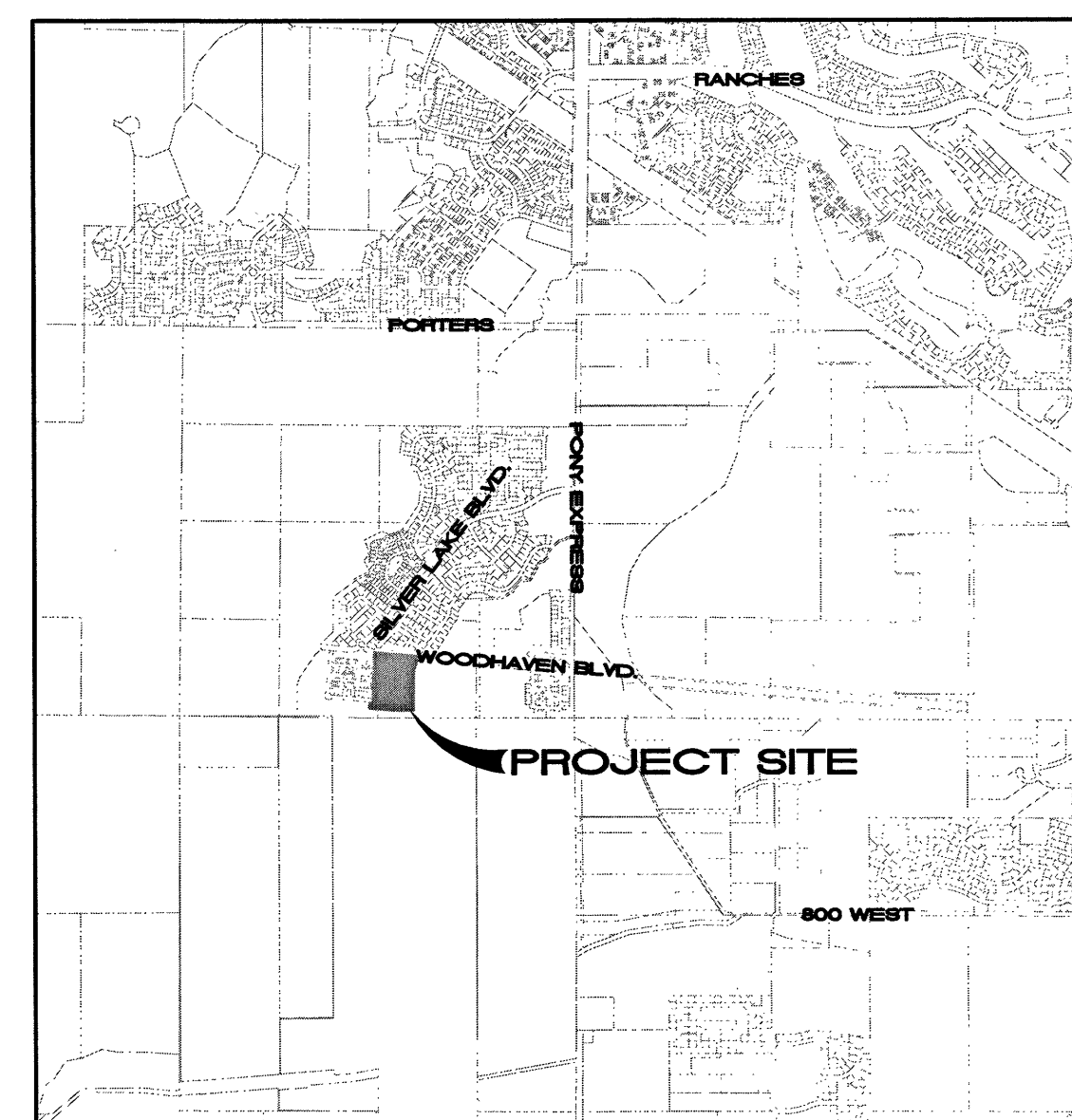


DEVELOPER: FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA, SUITE 250
LEHI, UT 84043 801-766-4442

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

FOUND UTAH COUNTY BRASS CAP 2008
EAST QUARTER CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1959
NORTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



VICINITY MAP NTS

QUESTAR GAS COMPANY APPROVAL

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

Approved this 15 day of February 20 17 Quest Gas Company
By: Donny Eldridge Title: Pic. Con Specialist

ROCKY MOUNTAIN POWER APPROVAL

1. Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

- (1). A recorded easement of right of way
- (2). The law applicable to prescriptive rights
- (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
- (4). Any other provision of law

Del Edwards 3/14/17
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

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

Cheryl Chappell 2/15/17
DIRECT COMMUNICATIONS DATE

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

- NOTES:
- 1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
 - 2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
 - 3- PRIVACY FENCING FACING WOODHAVEN BOULEVARD MUST BE CONSISTENT IN LOOK, MATERIALS, COLOR, AND CONSTRUCTION WITH THE RANCHES FENCING ALONG SILVERLAKE PARKWAY.
 - 4- ALL COMMON AREA INCLUDING PRIVATE ROADWAYS WILL BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.
 - 5- PARCEL A IS TO BE DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY SILVERLAKE H.O.A.
 - 6- LIMITED COMMON AREAS - SHARED DRIVEWAY OWNED IN COMMON AND MAINTAINED BY LOTS FRONTING THE DRIVEWAY

15443 SHEET 1 of 2

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "15" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°08'18" East 498.49 feet and South 89°44'32" West 96.06 feet from the East Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 02°43'28" East 156.15 feet; thence South 00°40'22" West 130.63 feet; thence South 05°03'23" West 337.85 feet; thence North 84°57'05" West 100.09 feet; thence North 05°02'55" East 37.88 feet; thence North 85°16'06" West 169.75 feet; thence South 04°49'19" West 15.26 feet; thence North 85°02'46" West 392.59 feet; thence South 05°02'55" West 16.65 feet; thence North 84°57'05" West 88.07 feet; thence North 84°56'23" West 40.00 feet; thence North 05°03'37" East 549.95 feet; thence Northerly 42.28 feet along the arc of a 500.00 foot radius curve to the right, through a central angle of 04°50'34", the cord of which bears North 07°28'54" East 42.25 feet; thence South 80°05'47" East 40.00 feet; thence Northeasterly 46.27 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 106°01'55" the cord of which bears North 62°55'11" East 39.94 feet; thence South 64°03'52" East 22.50 feet; thence Southeasterly 200.01 feet along the arc of a 437.50 foot radius curve to the left, through a central angle of 26°11'37" the cord of which bears South 77°09'40" East 198.27 feet; thence North 89°44'32" East 468.35 feet to the point of beginning.

Parcel contains: 10.42 acres more or less.

ENT. 207812017 No. 15443
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Mar 01 3:59 pm FEE: 141.00 BY MG
RECORDED FOR EAGLE MOUNTAIN CITY

Feb 14, 2017
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-8A-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
Rockness Development, Inc.
Nathan Hutchinson, President

AUTHORIZED SIGNATURE(S)
[Signature]

ACKNOWLEDGEMENT

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

On the 14th day of February 20 17, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the owners.

My Commission Expires 9-12-18
15443
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE
[Signature]
PRINTED NAME OF NOTARY
E. Rachel Wilson

ACCEPTANCE BY LEGISLATIVE BODY

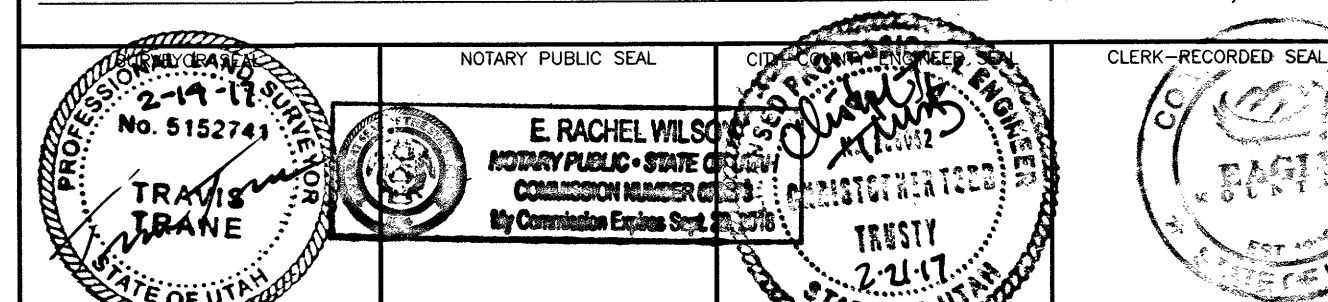
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 26 day of February 20 17.

APPROVED BY MAYOR: [Signature] APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature] ATTEST BY CITY RECORDER: [Signature]
(See Seal Below) (See Seal Below)

PLAT "15" SHEET 1 OF 2

SILVERLAKE A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



800-28-5-11
76-038

UNIT	ADDRESS	UNIT	ADDRESS
1501	7589 NORTH SILVER PARK DRIVE	1542	7569 NORTH HUTCH LANE
1502	7579 NORTH SILVER PARK DRIVE	1543	7573 NORTH HUTCH LANE
1503	7569 NORTH SILVER PARK DRIVE	1544	7577 NORTH HUTCH LANE
1504	7559 NORTH SILVER PARK DRIVE	1545	7581 NORTH HUTCH LANE
1505	7549 NORTH SILVER PARK DRIVE	1546	7582 NORTH COTTAGE LANE
1506	7539 NORTH SILVER PARK DRIVE	1547	7578 NORTH COTTAGE LANE
1507	7529 NORTH SILVER PARK DRIVE	1548	7574 NORTH COTTAGE LANE
1508	7519 NORTH SILVER PARK DRIVE	1549	7570 NORTH COTTAGE LANE
1509	7509 NORTH SILVER PARK DRIVE	1550	7566 NORTH COTTAGE LANE
1510	7499 NORTH SILVER PARK DRIVE	1551	7562 NORTH COTTAGE LANE
1511	7488 NORTH SILVER PARK DRIVE	1552	7554 NORTH COTTAGE LANE
1512	7498 NORTH SILVER PARK DRIVE	1553	7550 NORTH COTTAGE LANE
1513	7508 NORTH SILVER PARK DRIVE	1554	7546 NORTH COTTAGE LANE
1514	7518 NORTH SILVER PARK DRIVE	1555	7542 NORTH COTTAGE LANE
1515	7528 NORTH SILVER PARK DRIVE	1556	7538 NORTH COTTAGE LANE
1516	7538 NORTH SILVER PARK DRIVE	1557	7534 NORTH COTTAGE LANE
1517	7548 NORTH SILVER PARK DRIVE	1558	7535 NORTH COTTAGE LANE
1518	7558 NORTH SILVER PARK DRIVE	1559	7539 NORTH COTTAGE LANE
1519	7568 NORTH SILVER PARK DRIVE	1560	7543 NORTH COTTAGE LANE
1520	7578 NORTH SILVER PARK DRIVE	1561	7547 NORTH COTTAGE LANE
1521	7588 NORTH SILVER PARK DRIVE	1562	7551 NORTH COTTAGE LANE
1522	7598 NORTH HUTCH LANE	1563	7555 NORTH COTTAGE LANE
1523	7576 NORTH HUTCH LANE	1564	7563 NORTH COTTAGE LANE
1524	7572 NORTH HUTCH LANE	1565	7567 NORTH COTTAGE LANE
1525	7568 NORTH HUTCH LANE	1566	7571 NORTH COTTAGE LANE
1526	7564 NORTH HUTCH LANE	1567	7575 NORTH COTTAGE LANE
1527	7560 NORTH HUTCH LANE	1568	7579 NORTH COTTAGE LANE
1528	7552 NORTH HUTCH LANE	1569	7583 NORTH COTTAGE LANE
1529	7548 NORTH HUTCH LANE	1570	7511 NORTH COTTAGE LANE
1530	7544 NORTH HUTCH LANE	1571	7503 NORTH COTTAGE LANE
1531	7540 NORTH HUTCH LANE	1572	7495 NORTH COTTAGE LANE
1532	7536 NORTH HUTCH LANE	1573	7494 NORTH COTTAGE LANE
1533	7532 NORTH HUTCH LANE	1574	7502 NORTH COTTAGE LANE
1534	7533 NORTH HUTCH LANE	1575	7510 NORTH COTTAGE LANE
1535	7537 NORTH HUTCH LANE	1576	7507 NORTH HUTCH LANE
1536	7541 NORTH HUTCH LANE	1577	7499 NORTH HUTCH LANE
1537	7545 NORTH HUTCH LANE	1578	7491 NORTH HUTCH LANE
1538	7549 NORTH HUTCH LANE	1579	7490 NORTH HUTCH LANE
1539	7553 NORTH HUTCH LANE	1580	7498 NORTH HUTCH LANE
1540	7561 NORTH HUTCH LANE	1581	7506 NORTH HUTCH LANE
1541	7565 NORTH HUTCH LANE		

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	42.26	500.00	4°50'34"	42.25	N07°28'54"E
C2	46.27	25.00	106°01'55"	39.94	N62°55'11"E
C3	200.01	437.50	26°11'37"	198.27	S77°09'40"E
C4	71.29	525.50	7°46'23"	71.24	N01°09'43"E
C5	67.83	500.00	7°46'23"	67.78	N01°09'43"E
C6	64.37	474.50	7°46'23"	64.33	N01°09'43"E
C7	24.21	15.00	92°28'00"	21.66	S43°30'32"W
C8	22.92	15.00	87°32'00"	20.75	N46°29'28"W
C9	12.35	15.00	47°10'00"	12.00	S28°37'55"W
C10	12.35	15.00	47°10'00"	12.00	N18°32'05"W
C11	12.35	15.00	47°10'00"	12.00	S28°37'55"W
C12	12.35	15.00	47°10'00"	12.00	N18°32'05"W
C13	32.72	525.50	3°34'03"	32.71	N03°15'54"E
C14	38.57	525.50	4°12'21"	38.57	N00°37'18"W
C15	36.38	474.50	4°23'34"	36.37	N00°31'41"W
C16	28.00	474.50	3°22'49"	27.99	N03°21'30"E
C17	36.68	460.00	4°34'06"	36.67	S07°20'40"W
C18	46.39	25.00	106°18'25"	40.01	S62°46'56"W
C19	200.92	439.50	26°11'37"	199.18	S77°09'40"E
C20	33.99	439.50	4°25'50"	33.98	S66°16'46"E
C21	166.94	439.50	21°45'47"	165.94	S79°22'35"E

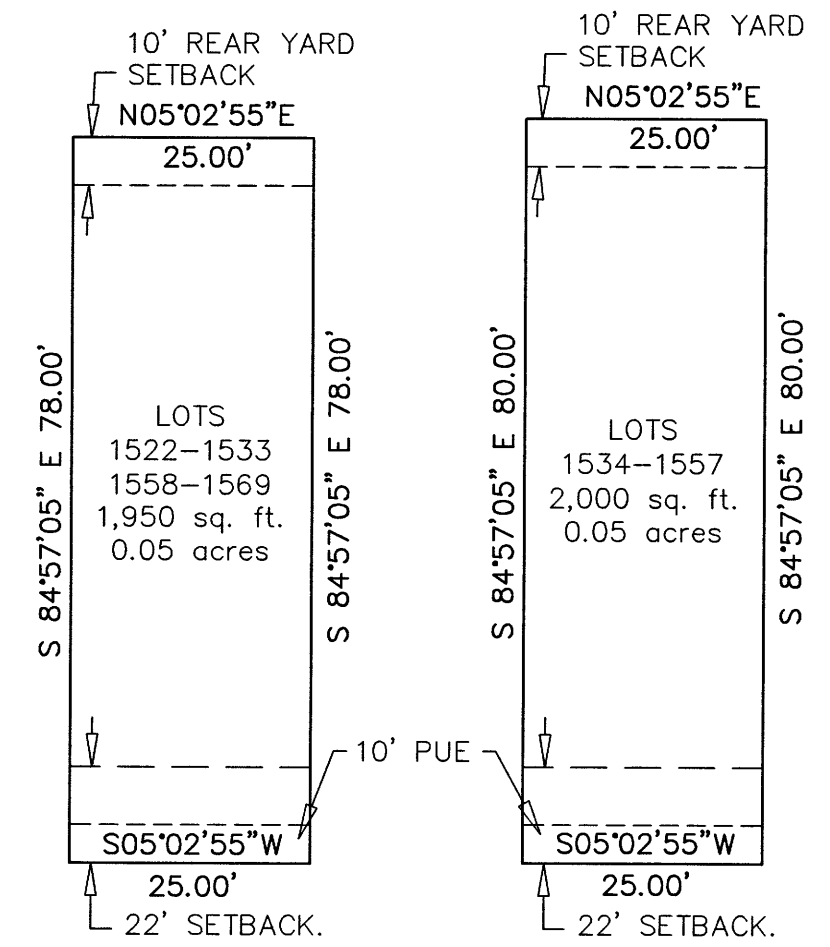
FOUND SECTION CORNER	
	PRIVATE
	LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE & FIRE LANE WITH NO PARKING SIGNS)
	PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY
	COMMON AREA
	SUBDIVISION BOUNDARY
	SECTION LINE
	ROAD CENTER LINE
	EASEMENT LINE

LAND USE	
ACREAGE:	10.42 acres
ACREAGE IN LOTS:	5.66 acres
COMMON / OPEN SPACE:	3.91 acres
TOWNHOME LOTS:	48 LOTS
CLUSTER LOTS:	12 LOTS
SINGLE FAMILY LOTS:	21 LOTS
TOTAL # OF LOTS:	81 LOTS
AVE. SINGLE FAMILY LOT:	5,275 SF
LARGEST SINGLE FAMILY LOT:	6,461 SF
SMALLEST SINGLE FAMILY LOT:	4,582 SF
SMALLEST CLUSTER LOT:	3,171 SF
UNIT DENSITY:	7.77 UNITS PER ACRE

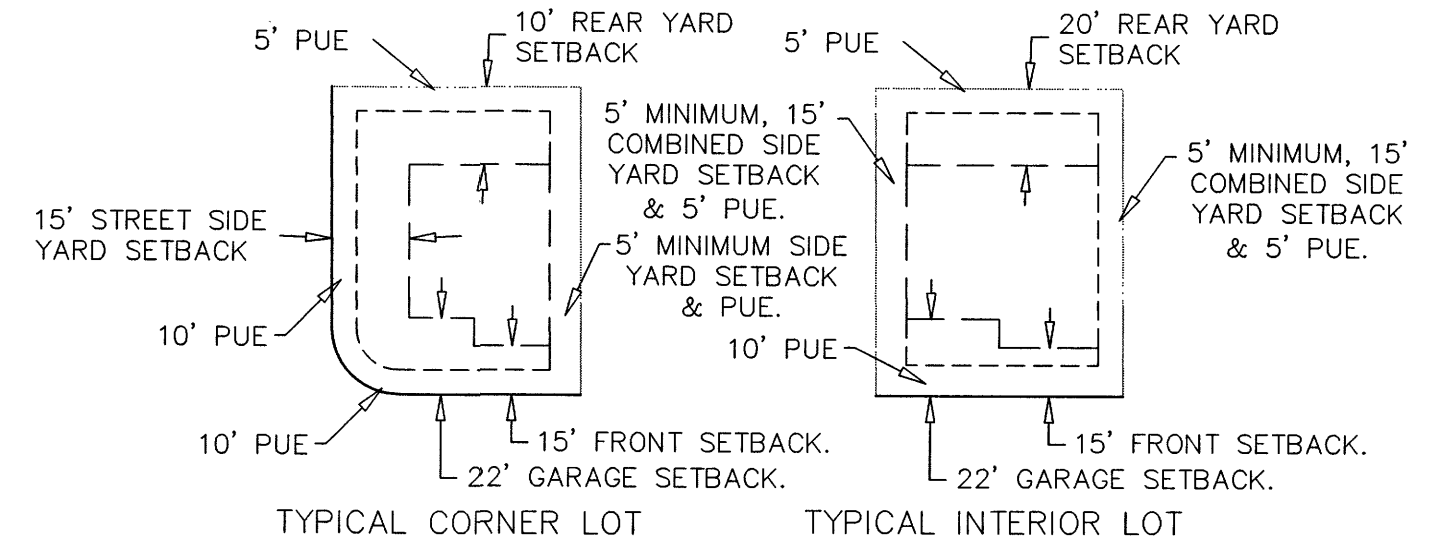
LOTS POINT OF BEGINNING LOCATED FROM THE EAST QUARTER CORNER		
LOTS	LENGTH	BEARING
1522-1533	560.88	N 36°43'16" W
1534-1537	708.34	N 48°45'16" W
1558-1569	875.97	S 56°25'32" W
1570-1575	759.64	N 82°44'21" W
1576-1581	386.99	N 80°36'21" W

SILVERLAKE PLAT "15"

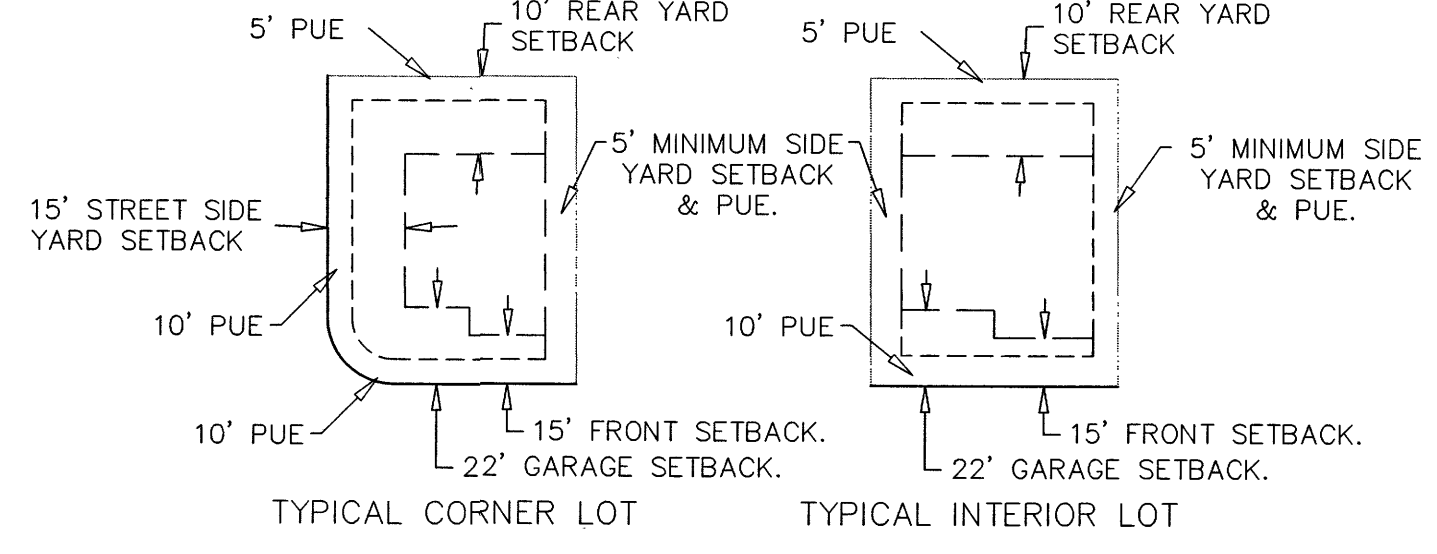
SITUATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-



SETBACK AND EASEMENT DETAIL
-NTS-
(LOTS 1501-1521)



SETBACK AND EASEMENT DETAIL
-NTS-
(LOTS 1570-1581)

15443 SHEET 2 of 2

PLAT "15"

SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL

CITY & COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL

2-14-17

No. 5152741

E. RACHEL WILSON

NOTARY PUBLIC - STATE OF UTAH

My Commission Expires 2-14-20

ENT-20781-2017 Map # 15443
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Mar 01 3:50 pm FEE 141.00 BY NG
RECORDED FOR EAGLE MOUNTAIN CITY



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Change Order #1 Well #6 (Facebook) - Widdison Turbine		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$60,608		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

BACKGROUND:

Widdison Turbine was contracted to perform the development pumping on the new well being constructed for the Facebook project. After mobilizing to the site and setting pumps, motor, meter, and pipeline, the pump date was inconsistent. A change order was requested to remove the existing pump and pump column, replace them with a deeper, smaller pump and meter, and reinstall the pump column.

This project is being funded by Facebook.

Attachments:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Change Order #1 Steeplechase Offsite Improvements (Facebook) - Reynolds Brothers Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$696,745		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

That the City Council approve Change Order #1 to Reynolds Brothers Construction in the amount of \$696,745 for the Steeplechase (Facebook) Project.

BACKGROUND:

As part of the required infrastructure for Facebook, the City solicited bids for several projects through one contractor. This bid included the water lines, the for sewer and re-use lines, the extension of Pony Express Parkway, and the installation of two Pressure Reducing Valves. As this project progressed, items were added as needed that were not included in the original scope. Now that the project is substantially complete, an accounting of these changes are being presented as a change order so that final payment can be made.

Changes made included installing a temporary bypass road to allow access to the Facebook site during construction of Pony Express. Additional water line stubs were added along the 30 inch line to allow for future connections. Fire hydrants were added along Lake Mountain Road. Thrust restraints were added on the water line at the City's request. Additional water line length was added as the alignment was shifted during construction. Raising existing manholes along Pony Express was added as the roadway design elevations had not been fully coordinated at the time of bid.

Attachments:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

October 1, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

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

Mayor Westmoreland called the meeting to order at 4:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

2. AGENDA REVIEW

10. BID AWARDS

10.A. Rodeo Grounds Prefabricated Restrooms – CXT Concrete Buildings

Councilmember Clark requested items related to this project note the location as Pony Express Memorial Park, as the park includes more than the rodeo grounds.

10.B. Eagle Mountain Influent Pump Station Upgrade – Corrio Construction

City Engineer Chris Trusty explained this bid award is to upgrade the pump that sends sewage into the City's treatment facility.

12. MINUTES

12.A. September 3, 2019 Regular City Council Meeting Minutes

Councilmember Burnham requested a minor change to the minutes. She stated she will inform City Recorder Fionnuala Kofoed of the change.

13. PRELIMINARY PLATS & SITE PLANS

13.A. Holiday Oil Tank Expansion – Site Plan

Councilmember Curtis confirmed with Planning Manager Michael Hadley that staff agrees with the Planning Commission's recommendations of approval.

Councilmember Clark stated fuel tanks are required to be a certain distance from homes, and asked if the increased storage affects the required distance. Fire Chief Ross Fowlks explained the applicant must obtain a permit through the Fire Prevention Bureau; this will address that concern. Community Development Director Steve Mumford explained the Fire Marshal has informed the applicant of the permitting process.

13.B. John Walden Clubhouse – Site Plan

This item was removed from the agenda at the applicant's request.

13.C. West Side Theatre Company – Temporary Site Plan

Mr. Hadley explained the application is for a temporary site plan to allow a temporary performance structure, storage units and necessary facilities to be installed on City property just east of the SilverLake Amphitheater. The site will include a forty-foot by sixty-foot structure where performances will be held, portable restrooms, garbage and recycling containers, shipping containers for storage, and canopies from the tent to the restrooms and to the shipping containers. An executed memorandum of understanding (MOU) indicates that the City intends to lease this property to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theater company for the benefit of City residents.

West Side Theatre Company (WSTC) Director Hannah Farr explained they have created a new plan that addresses concerns the Council had when the item was discussed approximately six months ago. She introduced theater volunteer member Rob Sciammarella, Fetzer Architectural Millwork Executive Vice President of Business Development. Mr. Sciammarella explained he has been involved with the design and construction of high-end theaters around the country, and his company assists smaller theater companies on a volunteer basis to build permanent structures. The intent of this application is to obtain approval for a temporary structure to begin fundraising. He stated the project presents very low risk to the City, as the structures are removable, except for the sprung tent's concrete pad foundation. WSTC has created a budget, and they believe the needed funds can be raised quickly. The original cost of the project was \$118,000 but will be increased by approximately \$20,000 for the upgraded tent structure. While the organization is a non-profit entity, their goal is that revenue from ticket sales and donations will cover all expenses, with additional revenue going to improvements to the theater operation. They will raise all of the funds needed for the entire project before beginning any construction.

Ms. Farr explained they held two performances in August which were well attended. WSTC has between 100 and 150 people who have volunteered over the last year.

Councilmember Curtis stated the MOU was granted to allow WSTC to fundraise and expressed concern that fundraising has not taken place and the organization is now requesting approval for a temporary site plan. He explained he is concerned that the City will incur costs such as utility use.

Councilmember Clark asked if they will have all of the funds raised by November of this year, as the construction timeline notes a start date of next month. Ms. Farr explained the intent is to place shipping containers on site next month for storage. They plan to install a larger sprung structure than was originally presented, which will include storage area, so the shipping containers will likely not remain on site. Mr. Sciammarella stated they would like approval for the shipping containers in order to utilize them during the construction period.

Councilmember Curtis stated shipping containers are not allowed for other construction processes. Mr. Mumford stated construction trailers and metal buildings are allowed during construction. He stated if the shipping containers are covered or wrapped, they would be viewed similarly to other buildings in construction sites in the City. Mr. Sciammarella stated if the shipping containers are not removed after construction, they would be wrapped and would not look like shipping containers.

Councilmember Clark expressed concern that the presented plan is not complete. Mr. Sciammarella explained their intent for this meeting is to receive approval for a temporary tent structure. They will go through the permitting and approval process once funds are raised.

Mr. Mumford explained the previous City Council discussion related to a permanent structure. He stated this application is to determine if the Council will consider a temporary structure at this location, as that was not included in the original discussions when the MOU was approved. He said the Council can update the MOU to include details regarding the type of structure allowed, or they can approve a temporary site plan, as was done for the temporary seminary building at Rockwell Charter High School.

Ms. Farr stated they are seeking a commitment from the Council that they will consider a temporary structure at this site. Once they have that commitment and have raised their funds, they will go through the City's required development process.

Councilmember Clark asked why the budget shows \$17,000 for production costs but only \$10,000 in revenue. Mr. Sciammarella explained the theater's previous history was used to create this budget, but they have not had a consistent location for productions. Once they have a final cost for construction, they will update the budget. They will raise additional funds if needed to cover construction and operational expenses.

Councilmember Curtis expressed concern that the WSTC budget is not realistic and that the sprung tent will be at this location permanently. Ms. Farr explained the estimated annual revenue for the first season is approximately \$26,000. This equates to ticket sales of sixty to seventy percent of theater capacity. The first season expenses are estimated to be between \$17,000 and \$20,000. She explained the sprung tents can be removed, and the condition of approval from the PC was that the agreement is readdressed in one year.

Councilmember Clark stated a show was cancelled previously due to lack of personnel. Ms. Farr explained one individual had a personal issue and rather than offer a production that was not the up to their standards, they determined that cancelling was the best decision. She said this space will allow them to obtain more volunteers and will help lower overhead costs as they will not be renting facilities. She requested the City Council allow them to try for one year.

Mr. Sciammarella stated he will present a more precise financial statement to the Council. Ms. Farr stated there are no facilities for rent on a monthly basis. They currently rent by the hour, which adds additional costs such as storage and personnel time with transporting equipment before and after each production.

Councilmember Gricius stated the plan is temporary, so if the Council does not like how it is functioning, it is only for one year. Mr. Sciammarella stated they can include removal of the concrete pad in their fundraising, if that will mitigate the Council's concerns. This location with the City's lease of \$1 per year will allow the theater company's revenue to cover the costs associated with daily operations.

Councilmember Clark asked if residents will be notified of the potential business.

Mr. Mumford said notification is required for residences within 600 feet, and a public hearing is held at the Planning Commission meeting. He stated many residences are closer than 150 feet to commercial locations throughout the City. Mayor Westmoreland stated the amphitheater's use is known to surrounding residents.

Discussion ensued regarding noise; Councilmember Gricius stated the noise ordinance will apply to this use.

Councilmember Curtis asked if a fence will be required and if the intent of WSTC is to be profitable. Ms. Farr stated any revenue received that exceeds expenses will be placed back into the company, and if the City requires a privacy fence, they will install one.

Councilmember Burnham stated generators should not be permitted at this location. Mr. Mumford explained the applicants can work with Rocky Mountain Power to bring power to the site. Mr. Sciammarella said they can work with the power company to determine the cost to bring power to this site, and they can include this expense in fundraising efforts.

Councilmember Clark asked the applicants to return with more concrete details.

Ms. Kofoed stated the applicant wanted to know whether the Council would consider a sprung structure; staff felt a temporary site plan was the best option to present to the Council.

Mr. Mumford explained the temporary site plan approval process allows the Council to waive application requirements. Councilmember Clark expressed concern that the structure will not be temporary.

Mr. Sciammarella stated the theater company's desire is to prove to the City that this concept is sustainable with the end goal of a permanent building.

City Administrator Ifo Pili explained the applicants are seeking confirmation that the Council will consider a sprung structure, not approval of the site plan. Once they have commitment from the Council that a temporary structure will be considered, they can raise funds and bring final, complete plans to the City Council with a site plan application.

Councilmember Clark stated concerns regarding the budgeted costs for the structure, as well as the impact to surrounding residences.

Councilmember Burnham stated she would approve a temporary structure, as long as it is aesthetically pleasing.

Councilmember Gricius said she would approve a temporary structure, as well.

Councilmember Curtis stated storage containers would cause concern for him, and he would not approve of any hard costs to the City, such as water and power.

Ms. Farr stated they do not want the City to fund any portion of the construction or operation.

Councilmember Clark requested this item be removed from the consent agenda for further discussion.

13.D. Strides Pediatric Therapy – Site Plan and Preliminary Plat

Councilmember Curtis asked if the elevations meet Municipal Code. Mr. Mumford stated they do; however, the Planning Commission requested the elevations be similar to homes in the agriculture area and not look like commercial buildings. The applicants have not been able to find structures for their office space that look like homes. There are not specific elevation standards in Municipal Code for equine-assisted therapy centers.

Councilmember Curtis asked why the road to the site is adjacent to the current dirt road. Mr. Hadley explained the previous property owner had an access easement along the adjacent homeowner's driveway, but that homeowner did not want therapy center traffic

to utilize the driveway. The applicant purchased a strip of land north of the adjacent property owner's lot for access to the therapy center.

Councilmember Burnham said landscaping can improve the visual appeal of the structures. Mr. Mumford said the applicant has moved the structures to the west side of the existing barn to be less visible to adjacent residences.

Councilmember Clark asked if the Council could require siding or other material on the buildings. Mr. Mumford said this is a commercial use in an agriculture zone, so there is more flexibility in design standards. The Council can require the applicant to comply with all of the commercial design standards, or they can offer flexibility due to the agriculture setting. The resident adjacent to this property attended the previous meeting and only expressed concerns regarding the capacity of the septic system. The capacity has been verified as an appropriate size for the use.

Councilmember Burnham asked if the delay was due to the access easement. Mr. Mumford explained the delay was due to the septic system. The Utah County Health Department reviewed the system and has granted approval for the current phase of the project. If the business expands, a new septic system will be required.

13.E. SilverLake South – Preliminary Plat

Mr. Mumford stated the Planning Commission reviewed this project and expressed concerns regarding connectivity in the northwest area and southeast area, park sizes and locations, the street name of the street that will connect to Silver Creek Way, and that cluster lots may not strictly comply with the definition of cluster lots in Municipal Code or in the SilverLake Master Development Agreement.

The Planning Commission was concerned about traffic near the new elementary school. To mitigate these concerns, the developer has removed one access onto Golden Eagle Road and moved it to connect at SilverLake Parkway. Two road lengths are slightly over the allowed length, so the Council will need to determine if another pedestrian access is needed.

Mr. Mumford explained Golden Eagle Road was originally planned as a local residential road. Flagship Homes has agreed to widen the road in front of the new elementary school to allow for turn lanes. This school has more parking than any other school in the City. Councilmember Clark expressed concern that there is not enough room for vehicles to park on both sides of the road, in addition to through traffic. Mr. Mumford said any further widening of the road would utilize impact fees.

Councilmember Burnham said the difference between Black Ridge Elementary and this school is that many more children will walk to this school, versus parents driving as they do to Black Ridge Elementary.

Councilmember Gricius stated the biggest concern will be parents parking along SilverLake Parkway as the queue may stretch that long. She asked if they can prohibit parking with red curbs near the school. Mr. Trusty said the Utah County Sheriff's Office will likely prohibit parking on one side of the road.

Utah County Sheriff's Office Chief Deputy Eric McDowell said Brookhaven Elementary has the largest student population on the smallest lot in the district. The design of the new school will help alleviate the issues that exist at Brookhaven. The widened road alleviates traffic concerns, as does the increase in parking stalls.

Councilmembers Clark, Gricius, and Burnham requested the south side curb of Golden Eagle Road be painted red to prohibit parking.

Councilmember Clark asked about crossing guards at the traffic circle during school hours. Assistant City Administrator/Finance Director Paul Jerome stated the traffic circle does not have a traffic control device that stops vehicles. Flashing beacons are in place at the traffic circle at Eagle Mountain Boulevard and Pony Express Parkway to bring attention to pedestrian traffic, but these streets may not be long enough for a flashing beacon to be effective.

Chief Deputy McDowell suggested crosswalks be located along clear lines of sight on SilverLake Parkway, versus crosswalks at the traffic circle. He stated the meandering roads will assist in reducing traffic speed.

All Councilmembers agreed to require red striping along the south side of Golden Eagle Road across from the new elementary school.

Councilmembers Clark and Gricius said the applicant needs to provide a safe route to school in the straight areas of SilverLake Parkway, not at the traffic circle.

Councilmember Curtis said parks are not located within a quarter mile of every home, which is required in the SilverLake Master Development Agreement. He stated it is not reasonable to include the neighborhood park in phase 28, and asked if the powerline corridor is included in the required open space amenity points calculation. Mr. Mumford explained the Master Development Agreement allows the powerline corridor to be included, if improved. Councilmember Curtis expressed concern that the only improvement will be grass.

Mr. Mumford explained the detailed landscape plan is not included, as the site is so large. Staff has requested a detailed plan be presented to the Planning Commission for approval. The applicants have removed trails from the open space calculations at staff's direction.

Councilmember Clark requested the item return to the Council with an amenity calculation worksheet.

Mayor Westmoreland recommended this be removed from the consent agenda for further discussion.

14. AGREEMENTS

14.A. AGREEMENT – Agreement between Eagle Mountain City, Utah and the Eagle Mountain Chamber of Commerce for the Management and Maintenance of the Ladder Signs.

Economic Development Director Aaron Sanborn explained this agreement transfers the maintenance and management of the ladder signs from the City to the Eagle Mountain Chamber of Commerce. This agreement is similar to the agreement the City had with the Lehi Area Chamber of Commerce, but includes a clause allowing the City final approval of all ladder sign locations and advertisers. As staff time will be utilized, five percent of the sign revenue will return to the City to cover those expenses. Mr. Sanborn explained that he and Councilmember Burnham are on the Chamber's Board of Directors and can provide City oversight.

Councilmember Curtis asked if the agreement restricts signs for developments outside of the City. Mr. Sanborn explained the agreement directs the applicant to the Municipal Code, which prohibits signs for developers with projects outside of the City. He said to clarify that point, he will remove the priority list and direct applicants to the City's Municipal Code.

Councilmember Clark asked if the goal is to have the Eagle Mountain Chamber of Commerce take over economic development events such as ShopFest, and how much time Mr. Sanborn spends on Chamber functions. Mr. Sanborn said he would like the Chamber to become more involved in City economic development events; this year, they have been involved with ShopFest and the Limitless Car Show. Before the Chamber brought on a director, he spent approximately one quarter of his time on Chamber functions.

Councilmember Curtis expressed concern that the City is funding Chamber functions and events. He stated the sign fund should be utilized for event expenses such as City staff time. The City should not subsidize the Chamber.

Councilmember Burnham stated the Chamber is offering services to businesses that the City has not previously been able to offer.

Mr. Pili explained the City started the Chamber to offer services to City residents. The City was going to remove all ladder signs, but came up with a creative way to keep the signs to help local businesses. He said they can have a discussion in the future regarding economic development and Chamber functions.

Councilmember Clark asked if the percentage of revenue noted in the agreement will cover City staff time.

Councilmember Burnham explained that Mr. Sanborn was previously managing the ladder signs; the agreement removes that responsibility from him and frees his time up for economic development.

Councilmember Clark asked if the Chamber receives funds from the City's budget. Mr. Sanborn said the City pays membership dues and anything above that membership payment has come from the ladder sign revenue. Of the budgeted \$30,000 for the Eagle Mountain Chamber of Commerce, \$5,000 is for membership dues and the remaining is a pass through for the ladder sign revenue. The City collects the revenue for the ladder signs and passes those funds on to the Chamber. With this agreement, the ladder sign revenue will go directly to the Chamber. A budget amendment will be presented reflecting this change.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:13 p.m.

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

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

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

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:06 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

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

- Business After Hours – The Eagle Mountain Chamber of Commerce will hold their monthly Business After Hours networking event at Eagle Mountain Storage, 9469 N. Mt. Airey Drive, from 5:30 p.m. to 7:30 p.m.
- Witches & Wizards Movie Night – Enjoy a free showing of Hocus Pocus at SilverLake Amphitheater on Friday, October 4 at 7:00 p.m. Come dressed as a witch or wizard and get a prize. Free popcorn while supplies last. Food trucks will have hot drinks, food, and treats for purchase.
- Halloween Town – Eagle Mountain City’s traditional Halloween event, Halloween Town, will be held Saturday, October 26 from 11:00 a.m. to 2:00 p.m. at Nolen Park. Businesses and organizations are invited to register for a free informational booth. Visit emcity.org/events and click on the Halloween Town link to register. Bring the kids in costume for trick-or-treating, a free car show, and a dog costume contest. Food trucks will be on site with food for purchase.
- Christmas Village Vendors – Eagle Mountain City is accepting applications for holiday gift and craft vendors for the Christmas Village Boutique on December 7. Please visit emcity.org/events and click on the Christmas Village link on the calendar.
- Seniors Meal Service – The Eagle Mountain Senior Council is offering meal service at the Senior Center on Wednesdays and Thursdays, except for the first Thursday of the month. For details and menu offerings, please visit emcity.org/events and click on the Lunch at Senior Center links.
- City Notifications – We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about road construction projects, City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m.

Zac Summers expressed concerns regarding traffic flow at the West Side Theatre Company, and stated the structure will be unusable for half of the year. He said storage containers are not permitted, and portable restrooms should not be permanently located in residential back yards. He also asked how the concrete pad will accommodate drainage.

Mayor Westmoreland confirmed with Community Development Director Steve Mumford that the details of the parking will be similar to parking for concerts at this location. Mr. Mumford explained the applicant performed an informal traffic study, which was presented at the previous Planning Commission meeting. He stated the commercial center to the west of this site is different regarding traffic concerns, as there are five commercial businesses at that location. He said the applicant has indicated other entities can use the building and stated he is unsure if it will

be used year-round. These and other items such as restrooms will be determined later in the application process.

Elizabeth Evans with the Board of Directors for Eagle Mountain Arts Alliance stated art programs are expanding in the City. She expressed concern regarding the possibility that the West Side Theatre Company building will be the only location for City-sponsored art programs. She stated if the City would consider other art center locations in addition to the West Side Theatre Company site, she supports the proposal.

Mayor Westmoreland stated if the arts community continues to grow in the City, the Council would likely entertain the idea of a more comprehensive building elsewhere in the City.

Jeff Ruth stated if the West Side Theater Company parking lot fills up, vehicles will likely park on Pony Express Parkway and in the residential areas near the site. He also requested penalties be increased for loose dogs.

Mayor Westmoreland closed the public hearing at 7:23 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gricius

Councilmember Gricius expressed appreciation for those in attendance and to the new Youth Council. She stated the State and Utah County are updating animal laws and said an upcoming podcast will address this issue as well.

Councilmember Clark

Councilmember Clark stated she is excited to see the youth in attendance. Be Ready Eagle Mountain is offering a free HAM radio class every Wednesday in October at City Hall. The class will be from 7:00 p.m. to 8:30 p.m. The test at the end of the class is \$14. Also, the Military and Veterans Advisory Board is planning the veterans' pancake breakfast.

Councilmember Burnham

Councilmember Burnham expressed gratitude to the youth in attendance, particularly to the Youth Council. Her son was a Youth Council Mayor and received a two-year scholarship at Utah Valley University due to his involvement with Youth Council.

Councilmember Curtis

Councilmember Curtis thanked those in attendance and those who spoke during public comment.

9. APPOINTMENTS

9.A. Youth Council - 1-year terms

City Recorder Fionnuala Kofoed stated Brooke Bytheway was the sole individual who ran for Youth Council this year and as such, should be appointed as Youth Mayor. Five of the ten individuals in attendance at the meeting on September 18 submitted letters of interest to fill the

Youth Council vacancies, and a sixth letter of interest was sent to an incorrect email address. She encouraged all youth to participate in Youth Council, even if not appointed. Utah State representatives will be in attendance at the November 13 Youth Council meeting.

MOTION: *Councilmember Clark moved to appoint Ilse Jessup to the Youth Council for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Clark moved to appoint Ela Rose to the Youth Council for a one-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Clark moved to appoint Tyler Selis to the Youth Council for a one-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Clark moved to appoint Salem Shimakonis to the Youth Council for a one-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Clark moved to appoint Sydney Williams is to the Youth Council for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

MOTION: *Councilmember Clark moved to appoint Brooke Bytheway as Youth Council Mayor for a one-year term. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Ms. Kofoed administered the oath of office to the appointed individuals.

CONSENT AGENDA

10. BID AWARDS

10.A. Rodeo Grounds Prefabricated Restrooms – CXT Concrete Buildings

10.B. Eagle Mountain Influent Pump Station Upgrade

11. BOND RELEASES

- 11.A. Brandon Park Phase A Plat 2 Bond Release – Into Warranty
- 11.B. Overland Phase A Plat 1 Bond Release – Out of Warranty
- 11.C. Spring Run Phase A Plat 2 Bond Release – Out of Warranty
- 11.D. Spring Run Phase B Plat 2 Bond Release – Out of Warranty
- 11.E. Colonial Park Phase 3 – Out of Warranty
- 12. MINUTES
 - 12.A. September 3, 2019 Regular City Council Meeting Minutes
- 13. PRELIMINARY PLATS & SITE PLANS
 - 13.A. Holiday Oil Tank Expansion – Site Plan
 - 13.B. John Walden Clubhouse – Site Plan
 - 13.C. West Side Theatre Company – Temporary Site Plan
 - 13.D. Strides Pediatric Therapy – Site Plan and Preliminary Plat
 - 13.E. SilverLake South – Preliminary Plat

MOTION: *Councilmember Curtis moved to approve the consent agenda, removing item 13.B. from the agenda, at the applicant's request, and moving items 13.C. and 13.E. to the scheduled items. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Councilmember Curtis requested staff prepare a checklist of what Councilmembers should review when releasing bonds. City Engineer Chris Trusty explained staff has items they look for such as defects of material and workmanship when determining the eligibility of developments for bond releases. They want to ensure developers are not held accountable for damage caused by builders. He will send a list to the Councilmembers showing what staff reviews and will inform the Council of extenuating circumstances such as releasing a bond in the winter with the understanding that a slurry seal will be applied to a subdivision street once the weather improves.

SCHEDULED ITEMS

- 13. PRELIMINARY PLATS & SITE PLANS
 - 13.C. West Side Theatre Company – Temporary Site Plan

Councilmember Clark asked for guidance regarding the motion for this item, as the Council did not receive an actual temporary site plan. Ms. Kofoed stated the Council can make a motion they are comfortable with regarding the item. The Council can state a certain structure type will be allowed and condition the approval on a site plan returning to the Council, with required documentation.

Councilmember Curtis stated he is comfortable approving a sprung structure and amending the memorandum of understanding (MOU), but not approving the site plan.

Councilmember Clark stated the Council did not draft the MOU and asked if it is appropriate for the Council to make a motion to amend it.

Councilmember Burnham stated the Council needs to determine if a sprung structure will be allowed at this location and if the Council will permit a fee waiver. If not, the applicant will not continue moving forward with their current plan. They want that assurance before drafting final budgets and plans.

City Attorney Jeremy Cook stated the MOU is non-binding. The City has indicated the current administration's intent is to lease the land to the applicant. If the Council would like to have a more binding commitment, a motion can be made to update the MOU with appropriate language.

City Administrator Ifo Pili asked the Council if they would like the MOU changed. Councilmember Curtis stated the MOU can be updated to state the Council may consider a sprung structure, but he wants to ensure the applicant knows that plans presented would not be approved automatically. Mr. Pili explained if the Council will genuinely consider a sprung structure, amending the MOU is the best option at this point.

Councilmember Clark stated there are only so many fundraising dollars in the community. A resident communicated to her that donations are decreasing due to the increased number of schools and programs in the area.

Mr. Pili reiterated the applicant simply wants to know if the Council will consider the idea of a sprung structure.

Councilmember Gricius stated she would consider a sprung structure and those types of buildings can be aesthetically pleasing. She stated she would not approve of storage containers at the site before the funds are raised.

Councilmember Burnham agreed and stated she appreciates that the applicant committed to not beginning any construction until all funds have been raised. She stated the location is not ideal, but the City is not the entity paying for or building the structure.

Councilmember Clark stated the Eagle Mountain Arts Alliance previously did not approve of this project due to the fact that the location is not centrally located in the City. Assistant City Administrator/Finance Director Paul Jerome explained the extra distance to Cory Wride Park

will decrease the number of volunteers, as they draw talent from surrounding areas, as well as from within the City.

Councilmember Clark said that the stated position of West Side Theatre Company (WSTC) is to not only serve the residents of Eagle Mountain, but to also provide an arts venue for Saratoga Springs and Lehi. She asked why the City would subsidize a project that serves more than just Eagle Mountain residents.

Councilmember Burnham said the Eagle Mountain Arts Alliance is not proposing any plan at this time. She explained that allowing WSTC to build a theater does not mean that the Council will not consider a proposal from the Eagle Mountain Arts Alliance.

Councilmember Gricius agreed and stated it is not an either/or option.

Councilmember Curtis stated the City will not subsidize the project at all. He asked if a gravel road would be permitted, versus a permanent road, and expressed concerns that the applicant may not understand all of the requirements of a site plan.

Planning Manager Michael Hadley stated a letter from WSTC committed to providing all required documentation for a site plan during the development process.

MOTION: *Councilmember Burnham moved to add the following language to the memorandum of understanding with West Side Theatre Company: “The Eagle Mountain City Council is not opposed to a temporary tent structure similar to the rendering attached hereto as Exhibit A, provided that West Side Theatre Company complies with all City standards and approval processes, and resolves any concerns of the Council with respect to noise, parking, restroom facilities, and storage,” and the fee for the approval is waived. Councilmember Gricius seconded the motion.*

Councilmember Curtis asked what the definition of temporary is. Mr. Cook stated the lease can dictate how long the structure can be in place and can include any requirements the Council feels appropriate. Councilmember Burnham said the agreement with Pony Express Events was initially readdressed every year.

Councilmember Clark expressed concerns regarding temporary site plan requirements; the motion requires the applicant to comply with City standards, but Municipal Code does not require temporary site plan applications to include details that the Council would like to review. Mr. Mumford explained Municipal Code does not have fewer requirements for temporary site plans; it gives the Planning Commission and City Council the ability to waive requirements.

Mr. Cook stated the motion is to amend the MOU, not to approve of a site plan, and reiterated that the MOU is a non-binding agreement.

Councilmember Curtis asked if the agreement can include a time limit for the temporary structure. Councilmember Burnham stated that will be included in the site plan approval. She

said if the Council decides that the temporary structure will only be allowed for two years, it will not be cost effective to the applicant.

Councilmember Clark stated she supports the arts but is not open to a sprung structure at this location.

Those voting aye: Stephanie Gricius and Donna Burnham. Those voting nay: Colby Curtis and Melissa Clark. Mayor Westmoreland voted aye, breaking the tie. The motion carried with a vote of 3:2.

13.E. SilverLake South – Preliminary Plat

Councilmember Curtis stated the cluster homes must have a component of open space, and every home must have a park within a quarter-mile radius. Councilmember Burnham asked if cluster homes are supposed to be designed similarly to Colonial Park.

Mr. Mumford said Colonial Park is more defined as a garden court. Municipal Code does not require open space to be immediately adjacent to the home, but the open space must be close. The intent is that open space is provided in lieu of a back yard.

Councilmember Curtis stated a painted red curb on the south side of Golden Eagle Road across from the elementary school will mitigate parking and traffic issues.

Pete Evans with Flagship Homes stated he understands that a preliminary plat this large is unusual. They anticipate returning to the Planning Commission and possibly the City Council with a detailed parks plan. Regarding the school site, it has two fronts, versus the single front at Brookhaven Elementary. He explained the parent drop off will be located on the west side of the building with the kindergarten drop off located to the north, which removes traffic from Golden Eagle Road. They also removed an access from the residential area to Golden Eagle Road and relocated the access point to SilverLake Parkway.

Councilmember Clark stated a safe route to school needs to be planned in a location away from the traffic circle. Mr. Evans stated if lots to the west of the school have not been sold, they can include a walking path through that area to the school. If the lots have already been sold, they will consider other areas to include a path away from the traffic circle.

Regarding the cluster home open space issue, Mr. Evans said they have consolidated open space to make it more usable. The SilverLake Master Development Agreement (MDA) has a restriction on the number of townhomes in any given area. They have planned each open space area to be large enough to serve all cluster homes. He requested a variance of the quarter-mile distance requirement for the homes in the southwest portion of the plan, due to the programmed open space at the school and church. They feel they have met the intent of the MDA and of Municipal Code.

Councilmember Curtis said if the amenities are not required now, they will not be installed. Mr. Evans explained the MDA lists what amenities are required and they will return with a parks plan that notes the amenities in each park.

Councilmember Curtis stated in his subdivision in SilverLake, they have grass and two pocket parks. He stated they were told a neighborhood park would come with development of future phases, but the neighborhood park is not planned until phase 28. Councilmember Clark asked if Municipal Code requires parks at specific times during development.

Bronsen Tatton with Fieldstone Homes explained the MDA requires the clubhouse at a certain number of building permits, but does not determine how many building permits can be issued before parks are developed. He said phases 19 and 20 will contain a park for two- to five-year-olds with a nest swing, spinning bowl, and slide tower. The park for five- to twelve-year-olds will contain a pendulum swing, as well as a spinning plate. They intend to bring the park programming back for Planning Commission review. The MDA includes requirements for the park amenities, with which they intend to comply.

Councilmember Clark asked what phase does not meet the quarter-mile park requirement. Mr. Mumford said not all homes in phase 26 are within a quarter-mile of a park. Mr. Tatton stated they may be able to remove a portion of another park and locate it in phase 26. He explained the phasing may be updated to accommodate the construction of a church building; the neighborhood park may be developed sooner than originally anticipated.

Councilmember Curtis expressed concern that parks are not in this area and said a requirement can be included that the park is built before a certain number of building permits are granted. Mr. Evans asked if the Council has the ability to impose that condition of approval. Mr. Cook stated if the Council is uncomfortable with the proposed plan, the application can be tabled.

Mr. Evans explained he is not saying they will not commit to building the park by a certain number of building permits, but stated they have an MDA and are meeting the requirements.

Councilmember Curtis expressed frustration that the completed areas of this development do not have parks and stated all homes could potentially be built without any completed parks. Mr. Evans explained that they bond approximately \$2,800 per lot for improvements.

Councilmember Clark stated she cannot approve the preliminary plat with the incorrect phasing, but knowing that the park will be installed by a certain number of building permits could mitigate that concern.

Councilmember Curtis stated he could not approve the preliminary plat without an amenity plan. Mr. Evans stated there are approximately 1,200 approved lots in this area under the MDA. The plan submitted includes 1,069 lots, including the 278 previously approved lots. He committed to include the park by the 300th building permit issued after this meeting.

Discussion ensued regarding the City Council approving the preliminary plat with the condition that staff reviews the parks plan, and the neighborhood park is installed by the 300th building permit.

Mr. Mumford stated the Planning Commission recommended condition of approval is that the parks plan returns to the Planning Commission for approval. He explained the landscape plan has to meet Municipal Code. The MDA is specific to acreage of parks and trail systems, and states the City's parks and amenities standards must be met. Mr. Evans explained that the site plan application for the townhomes will include park plans.

Councilmember Curtis confirmed that the Councilmembers will approve the preliminary plat as long as an amenity worksheet is approved by the Parks and Recreation Director and the neighborhood park is completed by the 300th building permit south of the wash, not including currently issued permits.

Discussion ensued regarding removing a portion of a larger park and placing the park area in an area that does not meet the quarter-mile distance requirement. The Council determined that leaving the large park as it is currently planned is best.

Regarding the connectivity issue, the Council stated the proposed plan will be approved.

Mr. Mumford suggested the crossing on SilverLake Parkway not be adjacent to the parent drop off at the elementary school. Councilmember Clark stated the applicant can work with staff to determine the best location for a crosswalk.

Councilmember Curtis asked if split rail fencing is required along Tickville Wash and requested one be installed for safety. Mr. Mumford said the City is responsible to install a trail and fence along the north end of the wash. Mr. Trusty is researching a grant to improve the safety of the wash areas where the slopes are significantly steep.

Mr. Mumford presented Saratoga Springs City's future transportation map. Saratoga Springs has requested Golden Eagle Road be a local road. Foothill Boulevard is the next priority for Saratoga Springs.

Discussion ensued regarding the condition of approval related to the neighborhood park. The Council agreed to the condition that the park is completed by the 578th recorded lot south of Tickville Wash.

Councilmember Curtis asked about the condition regarding the name of Silver Creek Way. Mr. Mumford said Tickville Wash can serve as a good location to switch street names, but the Planning Commission requested the road name remain consistent. Mr. Evans said one homeowner lives on that street, but they are willing to update the name.

MOTION: *Councilmember Curtis moved to approve the SilverLake South preliminary plat with the following conditions:*

1. *Applicant shall pay a cash escrow to the City of \$2,810.40 per lot at plat recording.*
2. *Detailed landscape plans, including the design and amenities with point calculations, for the parks shall be submitted for approval by the Parks and Recreation Director and Planning Director along with the associated final plat.*
3. *Fencing along SilverLake Parkway and Golden Eagle Road shall match the collector road fencing approved for the Silverlake South area.*
4. *The road connection to Silver Creek Way across Tickville Wash shall be built prior to recording any plat north of Harvest Crop Drive.*
5. *The road that will connect to Silver Creek Way shall continue that name to the south.*
6. *Developer shall construct an upgraded entryway monument at either the western edge of the project along Golden Eagle Road, or the southern end of the project at SilverLake Parkway. Improvements shall consist of a landscaped entryway with a permanent monument sign bearing the name of the subdivision.*
7. *The applicant shall construct the walking path as presented.*
8. *The neighborhood park shall be installed prior to the recording of a plat containing the 300th lot in this project, in addition to the 278 already recorded in SilverLake Plats 16 through 20.*
9. *The applicant shall work with City staff to provide safe crossing routes to the elementary school.*

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

14. AGREEMENTS

14.A. AGREEMENT – Agreement between Eagle Mountain City, Utah and the Eagle Mountain Chamber of Commerce for the Management and Maintenance of the Ladder Signs.

Mr. Pili explained the history of ladder signs in the City. He stated to establish the Eagle Mountain Chamber of Commerce, the City needed to assist the Chamber during the initial creation of the organization.

Mayor Westmoreland explained the City chose to fund a local Chamber instead of the Lehi Area Chamber of Commerce. Mr. Pili stated creating the Eagle Mountain Chamber of Commerce took time, effort and funding. Using the ladder signs for Chamber funds was a creative way to establish the Chamber. These funds are not tax dollars.

Councilmember Curtis stated the signs are on City land using City capital improvements.

Councilmember Clark stated the City should not allow the Chamber to receive sign revenue in addition to financial support from the City.

Economic Development Director Aaron Sanborn explained \$25,000 of the \$30,000 line item in the City's budget is included as a pass through of the ladder sign revenue. The City pays \$5,000 to the Chamber for annual dues. An additional \$48,000 was placed in the budget in case the City retained management of the sign program and the signs needed to be replaced.

Councilmember Clark asked if staff will prepare a budget amendment. Mr. Pili explained that budget amendments are not typically presented for lowered expenses. He reiterated that the City is not paying the Chamber anything other than the annual dues.

Councilmember Curtis asked how much staff time is spent on Chamber matters. Mr. Pili stated economic development directors attend chamber events. These events are the City's opportunities to support local businesses.

Councilmember Curtis stated other City departments are not involved in related programs the way the Economic Development Director is with the Chamber. Mr. Pili explained the City provides a venue to Pony Express Events and paid \$5,000 for their fireworks display.

Councilmember Curtis stated the lines are blurred between government and private entities. It creates problems to have the Economic Development Director focused on the Chamber. He expressed frustration that the City is so focused on economic development that other areas are lacking.

Regarding staff time, Mr. Sanborn stated it will take approximately thirty minutes to approve a sign slat; with an average wage of \$30 an hour, it will cost approximately \$500 a year for City staff to provide the required oversight to the ladder sign program. The 5% of revenue that the Chamber will pay the City will be more than \$500 a year.

MOTION: *Councilmember Gricius moved to approve an agreement between Eagle Mountain City, Utah and the Eagle Mountain Chamber of Commerce for the management and maintenance of the ladder signs with the condition that Article 4 Section 1 is amended to the following: "Compliance with Municipal Code. All ladder signs must comply with the Eagle Mountain City Municipal Code and Exhibit A, including but not limited to size, content, colors, designs, and priority. Minor modifications such as dimensions of sign slats are permissible as long as all slats on the single sign are the same dimension." Councilmember Burnham seconded the motion. Those voting aye: Stephanie Gricius, Donna Burnham, and Melissa Clark. Those voting nay: Colby Curtis. The motion carried with a vote of 3:1.*

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

None.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Gricius moved to adjourn the meeting at 9:19 p.m. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:19 p.m.

Approved by the City Council on October 15, 2019.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

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

PUBLIC HEARING:

No

REQUIRED FINDINGS:

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

RECOMMENDATION:

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

BACKGROUND:

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

ITEMS FOR CONSIDERATION

Parking:

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

Stagecoach Run:

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

Street Lights / Lighting:

The project will be required to install street lights along the public roads as

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

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

- 1) Applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.
- 2) The access to the trash receptacles and catering loading area shall be removed and the trash receptacles shall be moved to another location (southeast portion of the site is recommended).

PREPARED BY:
Steve Mumford, Planning

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

Architecture:

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

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

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

Attachments:

[Walden Clubhouse - Site Plan Drawings](#)

[Walden Clubhouse - Colored Elevations](#)

[09.24.2019 PC Minutes Approved.pdf](#)

CODE INFORMATION		
2018 IBC / 2018 IFC / 2017 NEC / 2018 IPC / 2018 IMC / 2018 IECC / 2018 IFGC / ICC ANSI A117.1–2009		
<u>Code Item</u>	<u>IBC Reference Code Requirement</u>	<u>Actual Building Design</u>
Occupancy Classification	Chapter 3	Assembly Group A–3 Business Group B Educational Group E
Construction Type	602.5	Type V–B
Fire Sprinklers		Yes
Allowable Building Height	Table 504.3 Assembly Group A–3: 60 feet Business Group B: 60 feet Educational Group E: 60 feet	29’–9”
Allowable Stories Above Grade	Table 504.4 Assembly Group A–3: 2 Business Group B: 3 Educational Group E: 2	2
Allowable Area	Table 506.2 Assembly Group A–3: 18,000 sf Business Group B: 27,000 sf Educational Group E: 28,500 sf Storage Group S–2: 40,500 sf	9,164 sf
Total Occupant Load	Table 1004.1.2	See Egress Floor Plan
Common Path of Travel	Table 1006.2.1 Assembly Group A–3: 75 feet Business Group B: 100 feet Educational Group E: 75 feet	See Egress Floor Plan
Maximum Travel Distance	Table 1017.2 Assembly Group A–3: 250 feet Business Group B: 300 feet Educational Group E: 250 feet	See Egress Floor Plan
Egress Information	1005.3.1 Stairways: 0.3” per Occupant 1005.3.2 Others: 0.2” per Occupant	56” Stairways = 186 occupants (1) Lower Level Doors = 180 occupants (7) Main Level Doors = 1,120 occupants
36” door = 32” clear = 160 people at 0.20” per person Pair of 36” doors = 64” clear = 320 people at 0.20” per person		

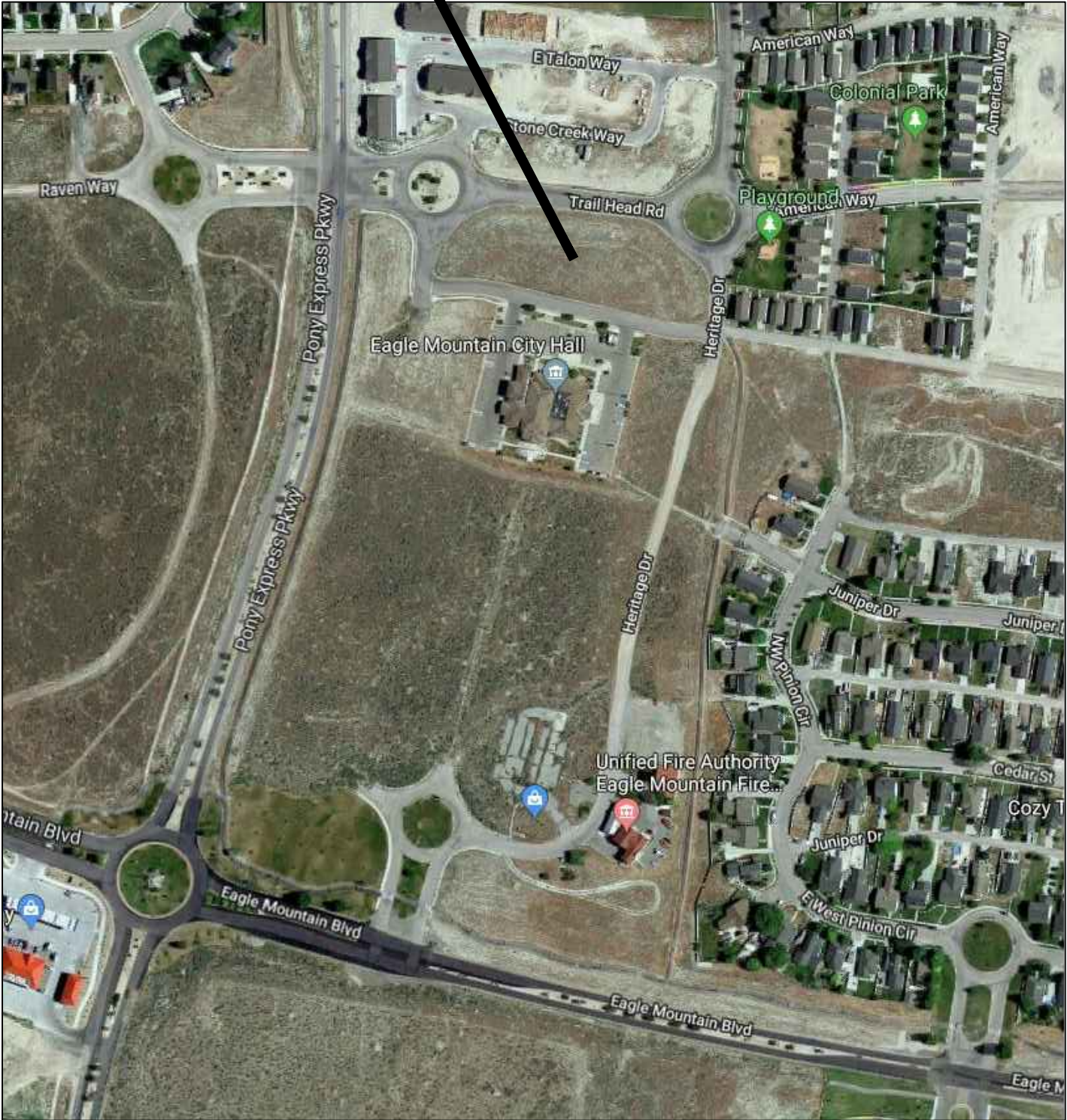
PLUMBING FIXTURE COUNT - TABLE 2902.1			
Total Occupants	Assembly Group A–3: 334 Business Group B: 39 Educational Group E: 34		
<u>Water Closets</u> Assembly Group A–3:	Male: 1 per 125 Female: 1 per 65	167/125 = 1.34 167/65 = 2.57	
Business Group B:	1 per 25 for the first 50	39/25 = 1.56	
Educational Group E:	1 per 50	34/50 = 0.68	
		Required: 6.15 Provided: 8	
<u>Lavatories</u> Assembly Group A–3:	1 per 200	334/200 = 1.67	
Business Group B:	1 per 40 for the first 80	39/40 = 0.98	
Educational Group E:	1 per 50	34/50 = 0.68	
		Total Required: 3.33 Total Provided: 6	
<u>Service Sink</u> Assembly Group A–3:	1	1	
Business Group B:	1	1	
Educational Group E:	1	1	
		Total Required: 1 Total Provided: 2	
<u>Drinking Fountains</u> Assembly Group A–3:	1 per 1000	334/1000 = 0.34	
Business Group B:	1 per 100	39/100 = 0.39	
Educational Group E:	1 per 100	34/100 = 0.34	
		Total Required: 1.07 Total Provided: 6	

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

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

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

VICINITY MAP	
	
SITE INFORMATION	
Assessor Parcel Number	59:044:0152
Total Parcel Area	70,041 sf / 1.608 acres
Building Area	9,425 sf (13.45%)
Impervious Areas	37,372 (53.35%) - Concrete Walks / Pads 11,285 sf - Concrete Curb and Gutter 1,186 lf - Concrete Drive Approach 2 - Asphalt Paving 18,946 sf - Playground 3,598 sf
Landscaping Areas On-Site	23,244 sf (33.18%)
Landscaping Park Strip	5,658 sf
Parking Provided	- Regular 43 stalls - Van Accessible 2 stalls
Parking Required	- Child Preschool (4 stalls) 1 stall per staff plus 1 - Health/Fitness 2,110 sf (14 stalls) 1 stall per 150 sf - Meeting/Reception Rooms 5,389 sf (21 stalls) 1 stall per 250 sf - Office and Professional 1,226 sf (4 stalls) 1 stall per 300 sf

CONSULTANTS	
ARCHITECT	Evans & Associates Architecture 11576 South State Street #103B Draper, UT 84020 Phone: (801) 553–8272 Contact: Chad Spencer chad@studio–ea.com
CIVIL ENGINEER	Excel Engineering, Inc. 12 West 100 North #201 American Fork, UT 84003 Phone: (801) 756–4504 Contact: David Peterson david@excelcivil.com
LANDSCAPE ARCHITECT	In Site Design Group 17 North 470 Weest American Fork, UT 84003 Phone: (801) 756–5043 Contact: Darren Wilson darren@isdgllc.com
STRUCTURAL ENGINEER	BHB Consulting Engineers 2766 South Main Street Salt Lake City, UT 84115 Phone: (801) 355–5656 Contact: Chris Hofheins chris@bhbenigneers.com
MECHANICAL ENGINEER	David L Jensen & Associates 547 West 500 South, #140 Bountiful, UT 84010 Phone: (801) 294–9299 Contact: Rick Jensen rjensen@dljeng.com
ELECTRICAL ENGINEER	Envision Engineering 240 East Morris Avenue, #200 Salt Lake City, UT 84115 Phone: (801) 534–1130 Contact: Scott Kingery skingery@envisioneng.com
KITCHEN CONSULTANT	W.S. Reich & Associates 2846 South 450 West Bountiful, UT 84010 Phone: (801) 915–0404 Contact: Brian Boswell brian@wsreich.com
ELEVATOR CONSULTANT	Otis Elevator Company Phone: (801) 486–9295 ext. 13 Contact: Alan Sansom alan.sansom@otis.com

GENERAL NOTES

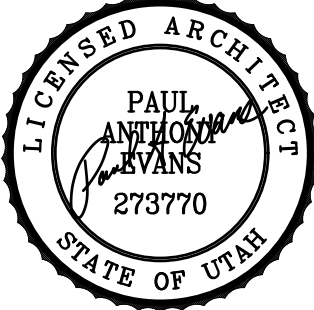
- THE CONTRACTOR IS TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY REQUIREMENTS AND TO CONTACT THE UTAH DIVISION OF AIR QUALITY AT 801.536.4400.
- PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75–FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE, IN THE FOLLOWING AREAS AS REQUIRED IN IFC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

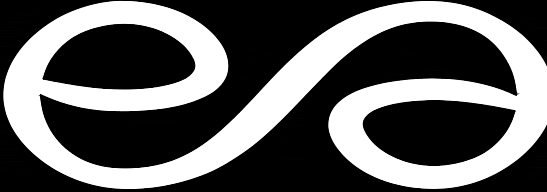
OWNER-FURNISHED ITEMS

- MATERIAL TESTING
- SPECIAL INSPECTIONS
- WASHER, DRYER, REFRIGERATOR
- CABINETS AND COUNTERTOPS
- PLAYGROUND PAVILIONS
- SITE FURNITURE INCLUDING BENCHES, PICNIC TABLES, GARBAGE CANS
- GAZEBO
- PLAYGROUND EQUIPMENT

DEFERRED ITEMS

- PREFABRICATED METAL PLATE WOOD TRUSSES
- FIRE ALARM
- FIRE SPRINKLERS





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

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

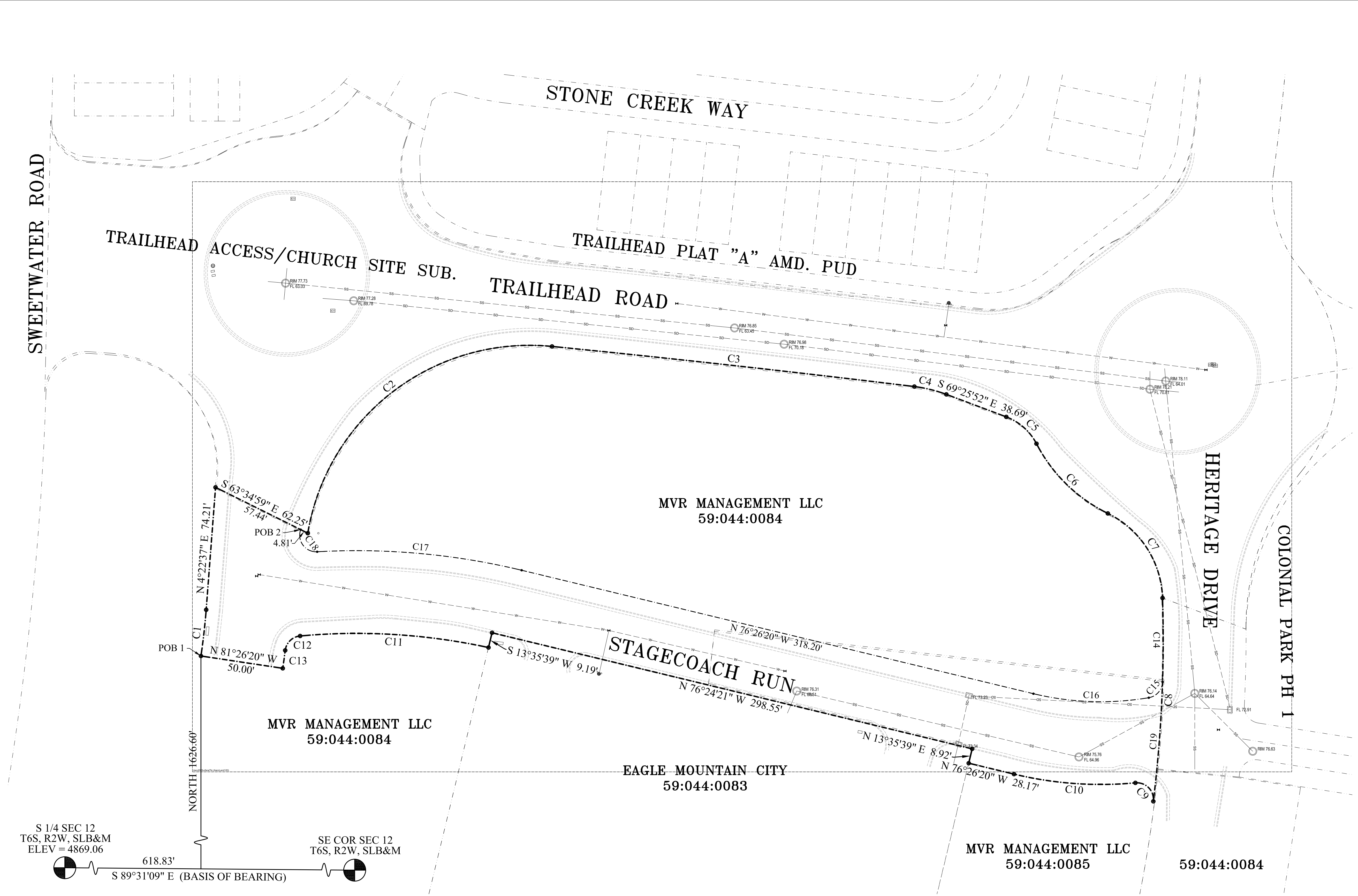
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

COVER SHEET / CODE INFORMATION

G001



COMBINED DESCRIPTION

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

CLUBHOUSE PARCEL DESCRIPTION

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

NARRATIVE

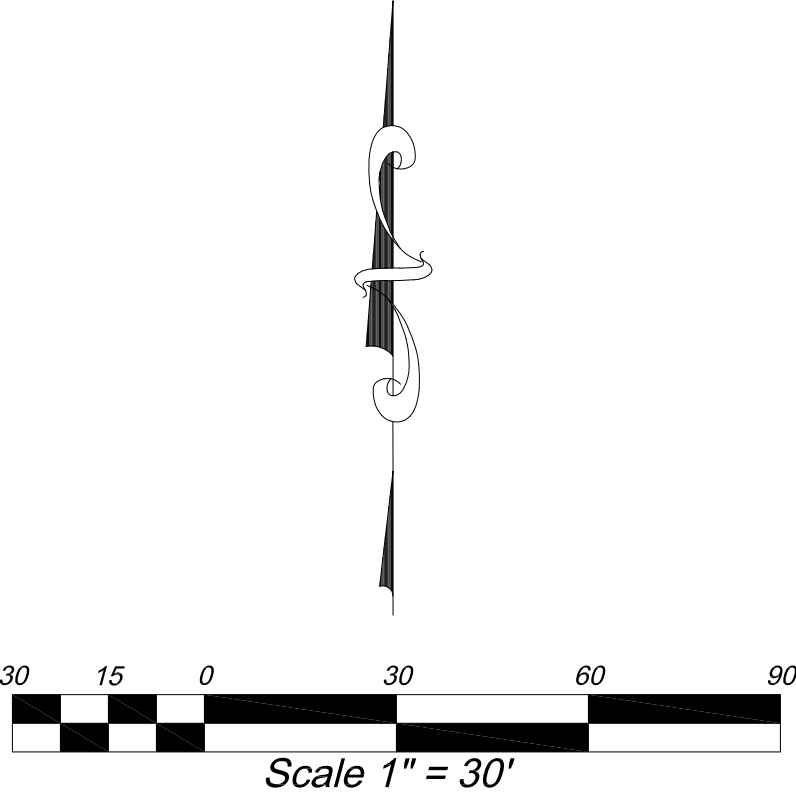
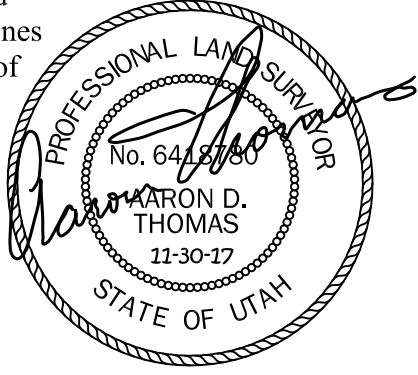
The Basis of Bearing for this survey is South 89°31'09" East along Section Line from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the Southeast Corner of said Section 12. Both monuments were located as shown on county tie sheets. The purpose of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

SURVEYOR'S CERTIFICATION

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

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

Aaron D. Thomas
AARON D. THOMAS - PLS NO. 6418780



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

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

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

CIVIL ENGINEER:
EXCEL ENGINEERING
David W. Petersen, P.E., License #270593
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

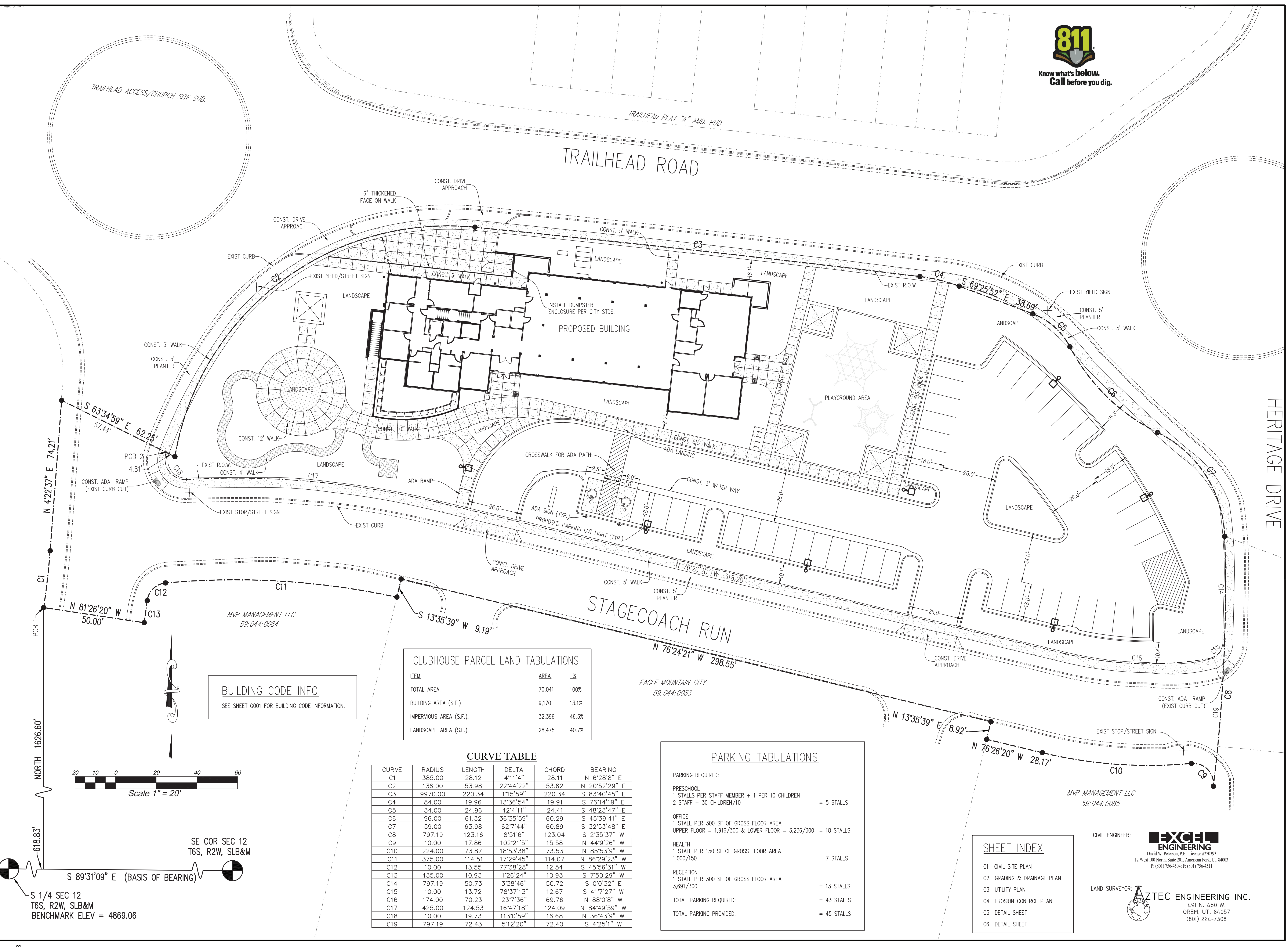
EAGLE MOUNTAIN CLUBHOUSE

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

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



KEYED NOTES



BUILDING CODE INFO
SEE SHEET G001 FOR BUILDING CODE INFORMATION.

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

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

PARKING TABULATIONS	
PARKING REQUIRED:	
PRESCHOOL 1 STALLS PER STAFF MEMBER + 1 PER 10 CHILDREN 2 STAFF + 30 CHILDREN/10	= 5 STALLS
OFFICE 1 STALL PER 300 SF OF GROSS FLOOR AREA UPPER FLOOR = 1,916/300 & LOWER FLOOR = 3,236/300	= 18 STALLS
HEALTH 1 STALL PER 150 SF OF GROSS FLOOR AREA 1,000/150	= 7 STALLS
RECEPTION 1 STALL PER 300 SF OF GROSS FLOOR AREA 3,691/300	= 13 STALLS
TOTAL PARKING REQUIRED:	= 43 STALLS
TOTAL PARKING PROVIDED:	= 45 STALLS

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

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

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



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

The John Walden
Clubhouse

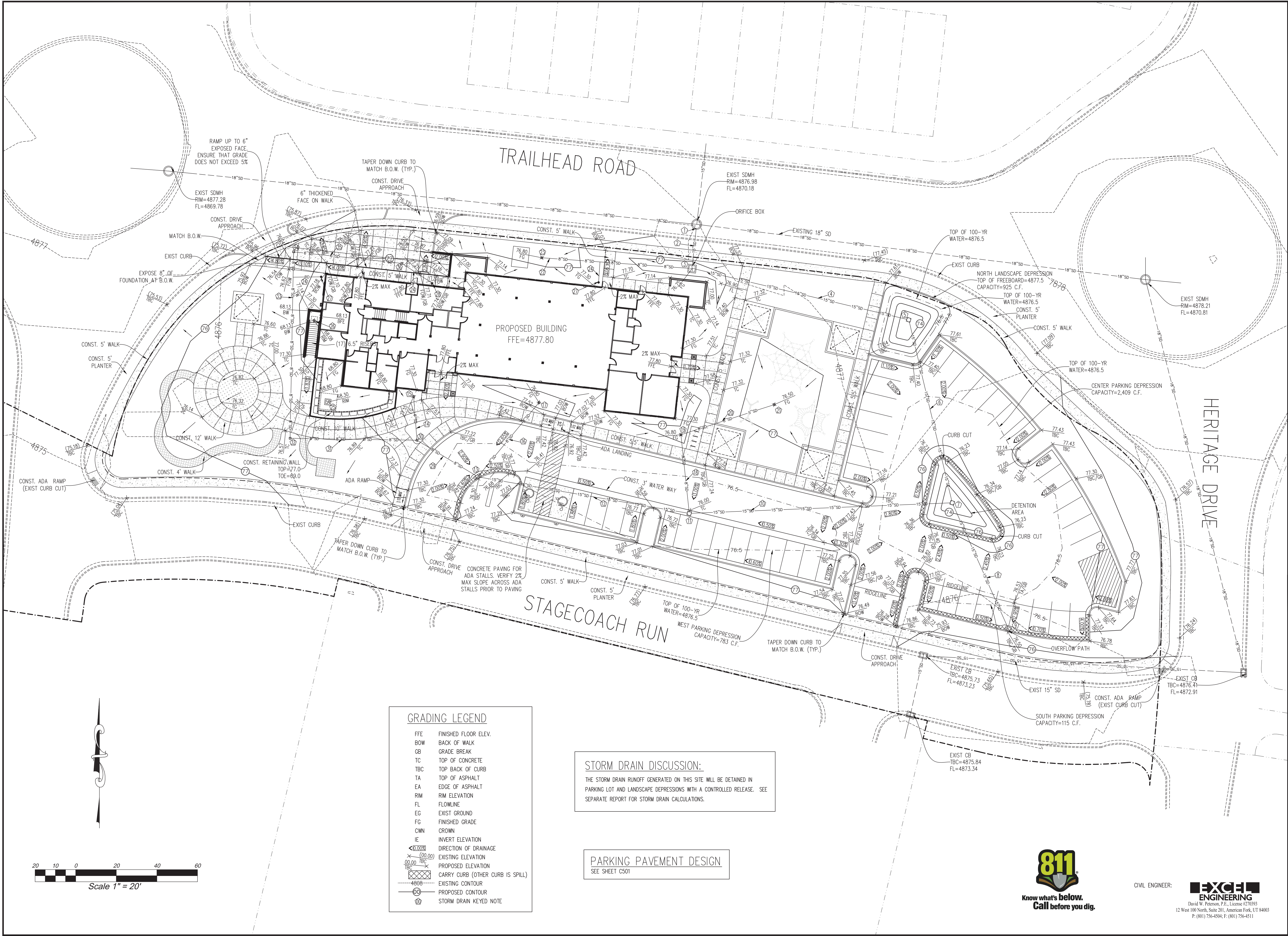
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

CIVIL SITE PLAN

C201



STORM DRAIN KEYED NOTES

- CONNECT TO EXISTING SDMH, RIM=4876.98, EXIST 18" THRU=4870.18, PROPOSED 15" IE IN=4870.43
- CONST. 18.5 L.F. 15" ADS HP STORM PIPE @ S=1.5%
- CONST. 3'X3' BOX W/ 2.25" ORIFICE PLATE AND SNOOT TYPE HP OVER OUTLET, GRATE=4876.75, 8" IE IN=4873.33, 15" IE THRU=4870.70, BOTTOM OF BOX=4867.70
- CONST. 108.2 L.F. 15" ADS HP STORM PIPE @ S=0.4%
- CONST. 18" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4874.00, 15" IE THRU=4871.13
- CONST. 92.7 L.F. 15" ADS HP STORM PIPE @ S=0.4%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4874.00, 15" IE THRU=4871.50
- CONST. 68.0 L.F. 15" ADS HP STORM PIPE @ S=1.8%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4876.50, GRATE=4876.00, 15" IE OUT=4872.75
- CONST. 129.7 L.F. 15" ADS HP STORM PIPE @ S=0.5%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X2' ROAD AND HIGHWAY GRATE, GRATE=4875.88, 8" IE IN=4872.71, 15" IE THRU=4872.13
- CONST. 105.7 L.F. 15" ADS HP STORM PIPE @ S=0.4%
- CONST. 24" NYLOPLAST DRAIN BASIN WITH 2'X3' ROAD AND HIGHWAY GRATE, TBC=4876.30, GRATE=4875.80, 8" IE OUT=4873.13, 15" IE OUT=4872.55
- CONST. 21.6 L.F. 6" ADS @ S=4.3%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.38
- CONST. 47.4 L.F. 8" ADS @ S=2.6%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.38
- CONST. 38.0 L.F. 8" ADS @ S=2.4%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE THRU=4873.61
- CONST. 47.8 L.F. 8" ADS @ S=1.0%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE OUT=4874.08
- CONST. 72.7 L.F. 8" ADS @ S=1.0%
- CONST. 10" NYLOPLAST DRAIN BASIN, TOP OF MULCH=4876.80, GRATE=4876.55, 8" IE THRU=4874.05
- CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE OR WITH 8"X8" TEE (SEE PLAN VIEW)
- CONST. 2'X2' INLET BOX WITH STANDARD GRATE & NO BOTTOM TO THE BASIN, GRATE=4868.30, BOTTOM OF SIDES OF BASIN=4865.30, TOP OF GRAVEL=4862.30, INSTALL 8'X8'X4" DEEP GRAVEL AREA UNDER SUMP.
- CONST. 12" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE & NO BOTTOM TO THE BASIN, GRATE=4868.30, BOTTOM OF SIDES OF BASIN=4865.30, TOP OF GRAVEL=4862.30, INSTALL 8'X8'X4" DEEP GRAVEL AREA UNDER SUMP.
- CONST. 10" NYLOPLAST DRAIN BASIN W/ STANDARD 12"X12" GRATE, AT BOTTOM OF RAIN CHAIN, GRATE=4877.30, 6" IE OUT=4875.30
- CONST. 10" NYLOPLAST DRAIN BASIN W/ STANDARD 12"X12" GRATE, GRATE=4877.75, IE OUT=4875.75
- CONST. 34.0 L.F. 8" ADS @ S=0.5%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID GRATE, GRATE=4877.35, 6" IE IN=4873.47, 8" IE THRU=4873.30
- CONST. 62.5 L.F. 8" ADS @ S=0.5%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID GRATE, GRATE=4876.50, 8" IE THRU=4873.61
- CONST. 92.0 L.F. 8" ADS @ S=0.5%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID H2O GRATE, GRATE=4876.10, 6" IE IN=4874.24, 8" IE THRU=4874.07
- CONST. 53.7 L.F. 6" ADS @ S=1.6%
- CONST. 10" NYLOPLAST DRAIN BASIN W/ SOLID H2O GRATE, GRATE=4877.10, 6" IE THRU=4875.10

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

The John Walden Clubhouse

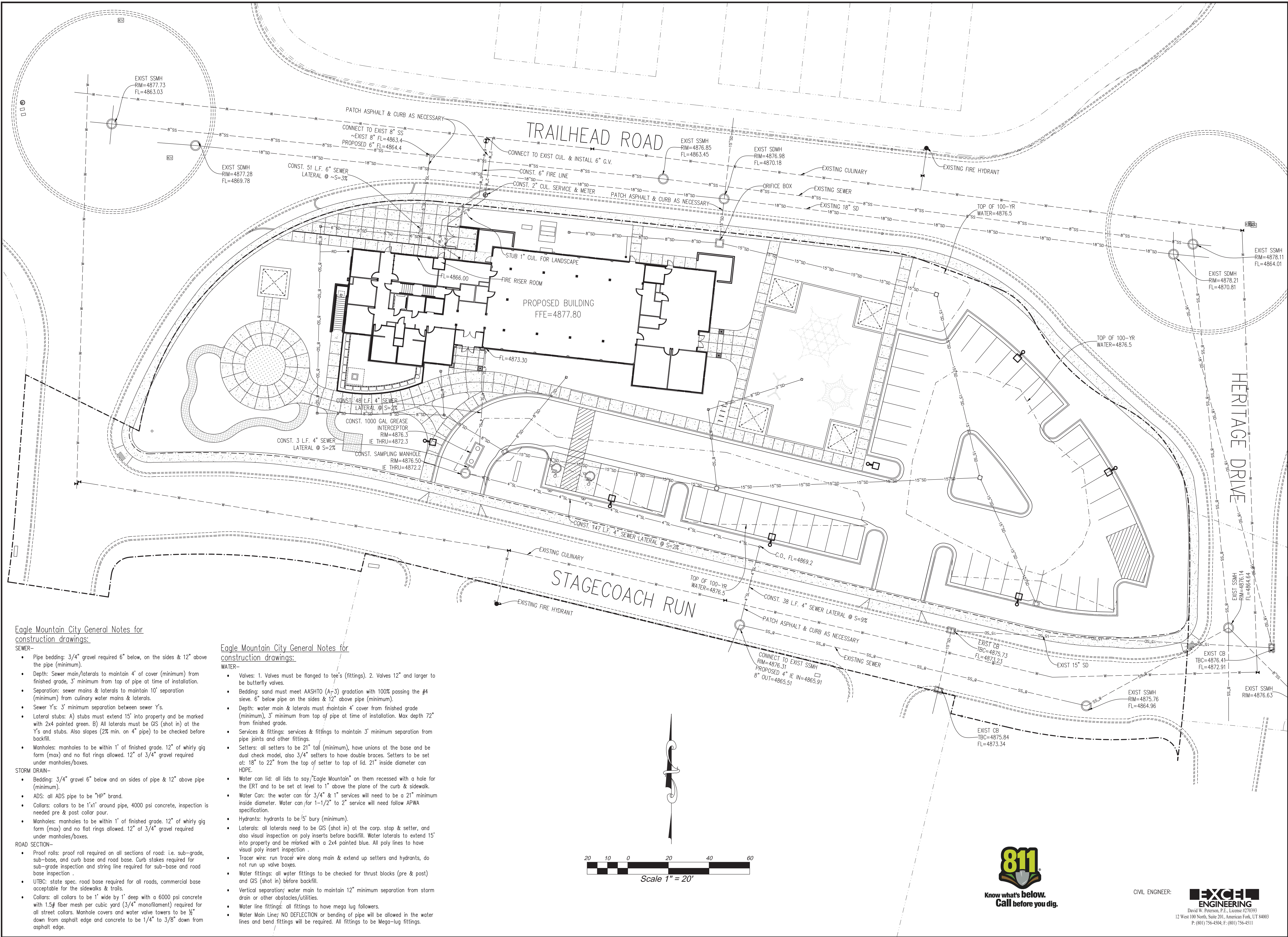
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

GRADING & DRAINAGE PLAN

C202



Eagle Mountain City General Notes for construction drawings:

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

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

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

Eagle Mountain City General Notes for construction drawings:

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

KEYED NOTES



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

The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

UTILITY PLAN

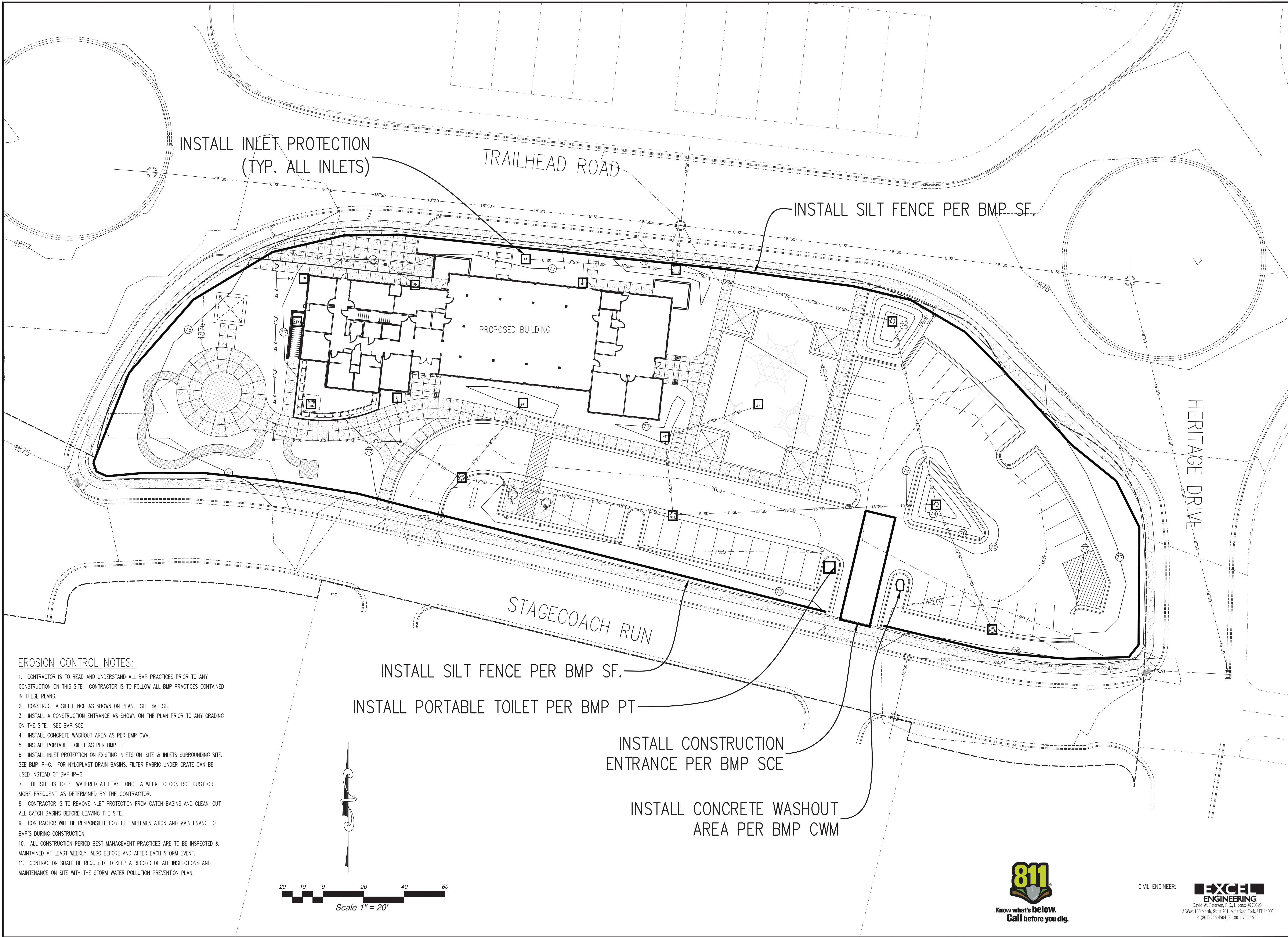
C203



CIVIL ENGINEER:

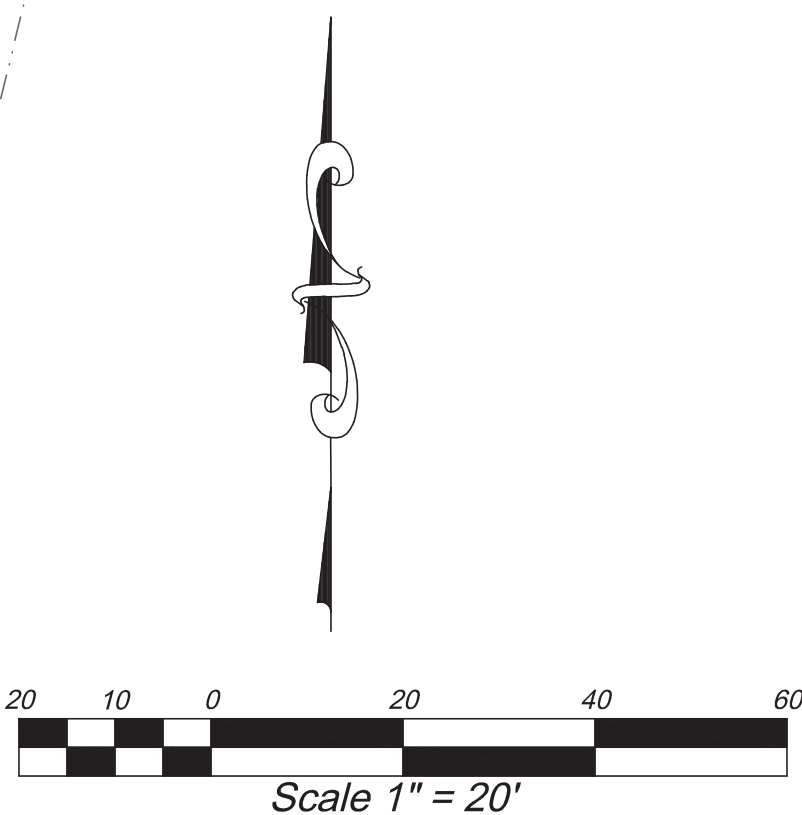


David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511



EROSION CONTROL NOTES:

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



KEYED NOTES



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

**The John Walden
Clubhouse**

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

EROSION CONTROL PLAN

C204



Know what's below.
Call before you dig.

CIVIL ENGINEER:



David W. Peterson, P.E., License #270093
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

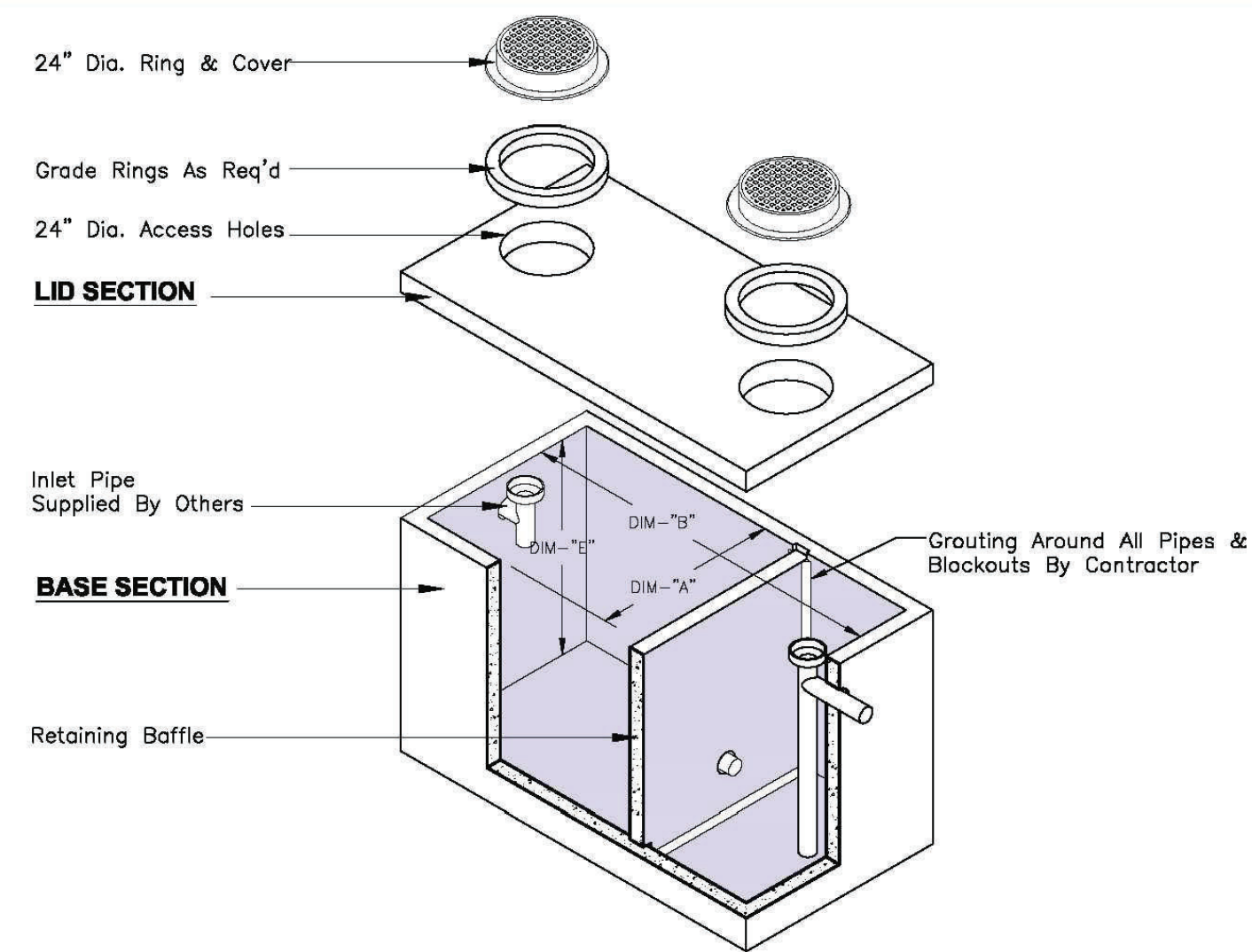
Water

Single Grease Interceptor
Model: SGI-Standard



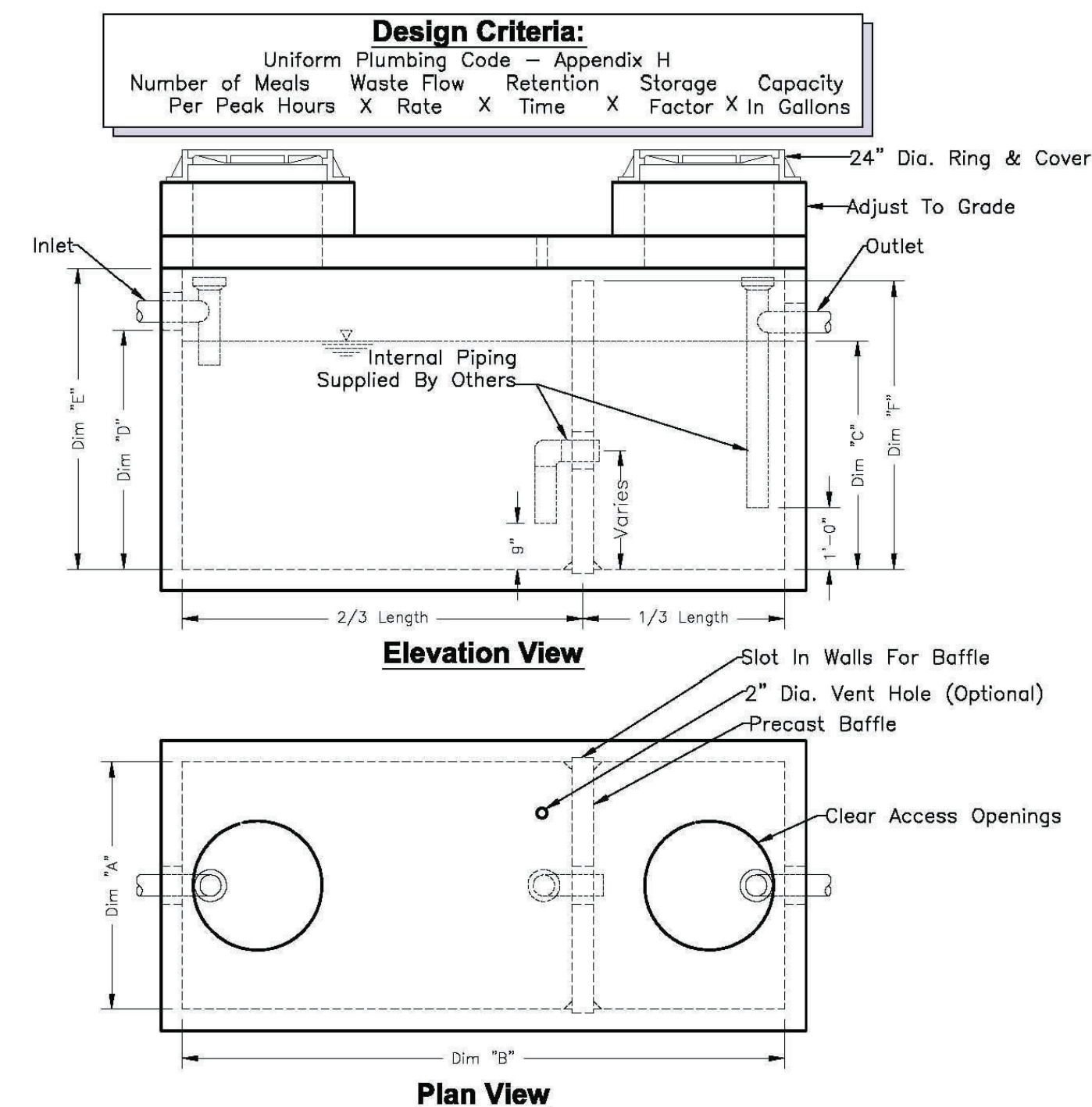
Water

Single Grease Interceptor
Model: SGI-Standard



GALLON CAPACITY	MODEL No.	DIM "A"	DIM "B"	WATER DEPTH DIM "C"	DIM "D"	DIM "E"	DIM "F"	WEIGHT
320	463-GI	4'-0"	6'-0"	2'-0"	2'-2"	3'-0"	2'-10"	7,535
500	4113-G	4'-0"	11'-0"	2'-0"	2'-2"	3'-0"	2'-10"	11,831
750	4114-G	4'-0"	11'-0"	2'-6"	2'-8"	4'-0"	3'-10"	14,031
1000	4116-GS	4'-0"	11'-0"	3'-0"	3'-2"	4'-0"	3'-10"	16,031
1250	4115-GS	4'-0"	11'-0"	4'-0"	4'-2"	5'-0"	4'-10"	16,431
1500	4116-G	4'-0"	11'-0"	5'-0"	5'-2"	6'-0"	5'-10"	18,831
1800	4118-GS	4'-0"	11'-0"	5'-6"	5'-8"	6'-6"	6'-10"	20,031
2000	4117-G	4'-0"	11'-0"	6'-0"	6'-2"	7'-0"	6'-10"	21,231
2500	8286-G	6'-0"	12'-0"	4'-6"	4'-8"	6'-0"	5'-10"	24,529
3000	8267-G	6'-0"	12'-6"	5'-6"	5'-8"	7'-0"	6'-10"	27,454
3500	11123-G	11'-0"	12'-0"	3'-8"	3'-10"	5'-0"	4'-10"	37,890
5000	11175-G	11'-0"	17'-0"	3'-8"	3'-10"	5'-0"	4'-10"	47,085
5500	11176-G	11'-0"	17'-0"	5'-1"	4'-2"	5'-8"	5'-7"	51,451
6000	11195-G	11'-0"	18'-0"	4'-0"	4'-2"	5'-8"	5'-7"	55,897
7000	12225-G	11'-0"	22'-0"	4'-0"	4'-2"	5'-0"	4'-10"	45,883
8000	12226-G	11'-0"	22'-0"	4'-8"	4'-8"	5'-8"	5'-7"	62,566
9000	12176-G	11'-0"	27'-0"	4'-0"	4'-2"	5'-8"	5'-7"	73,680
10000	12126-G	11'-0"	29'-0"	4'-8"	4'-8"	5'-8"	5'-7"	78,128
11000	13348-G	11'-0"	34'-0"	4'-0"	4'-2"	5'-8"	5'-7"	89,241

FOR THIS SITE—



- Notes:**
1. Concrete: 28 Day Compressive Strength $f'_c = 4500$ psi
 2. Rebar: ASTM A-615 Grade 60
 3. Mesh: ASTM A-185 Grade 65
 4. Design: ACI-318-02 Building Code
ASTM C-857 "Minimum Structural Design
Loading For Underground Precast Concrete
Utility Structures"
 5. Loads: H-20 Truck Wheel w/ 30% Impact Per AASHTO
 6. Fill w/ Clean Water Prior To Start-Up System
 7. Monitor for Leaks & Supply & Install All Piping & Sampling Tees
 8. Gray Water Only.

Great Plains West Region

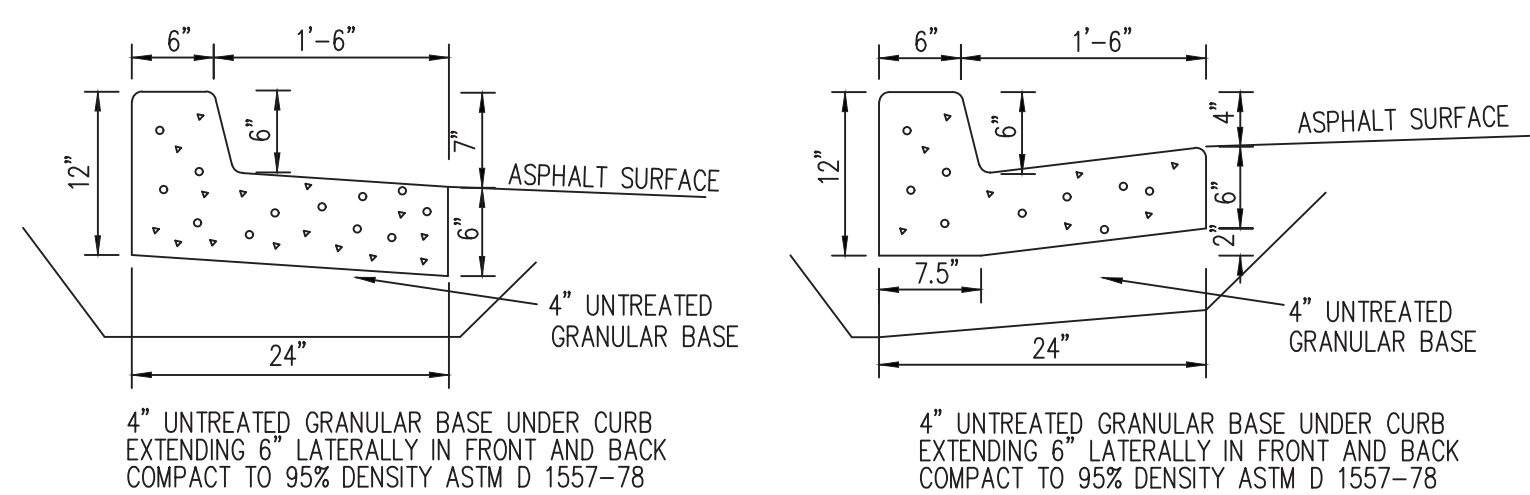
For more information about our products please visit us on the web at
oldcastleprecast.com
 © 2013 Oldcastle Precast, Inc.
W-WT-1

888-9 Oldcastle
(888-965-3227)

Great Plains West Region

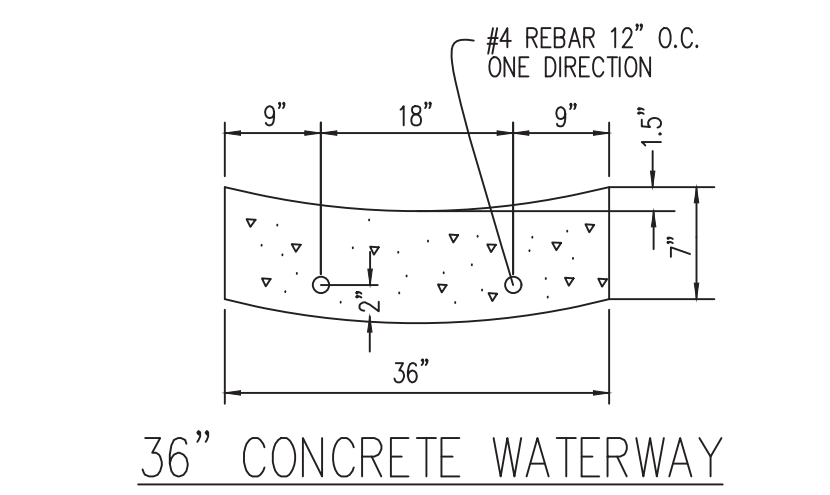
For more information about our products please visit us on the web at:
oldcastleprecast.com
 © 2013 Oldcastle Precast, Inc.
W-WT-2

888-9 Oldcastle
(888-965-3227)



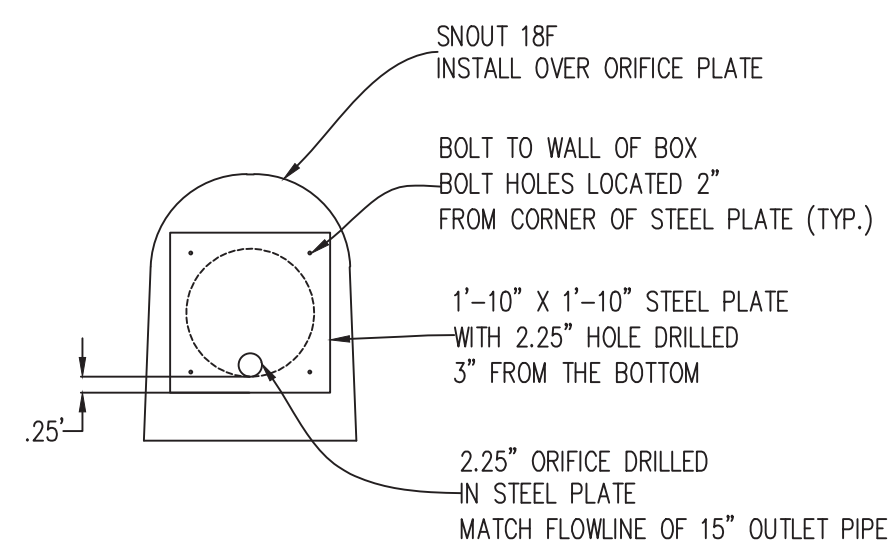
SPILL CURB
NOT TO SCALE

CARRY CURB
NOT TO SCALE

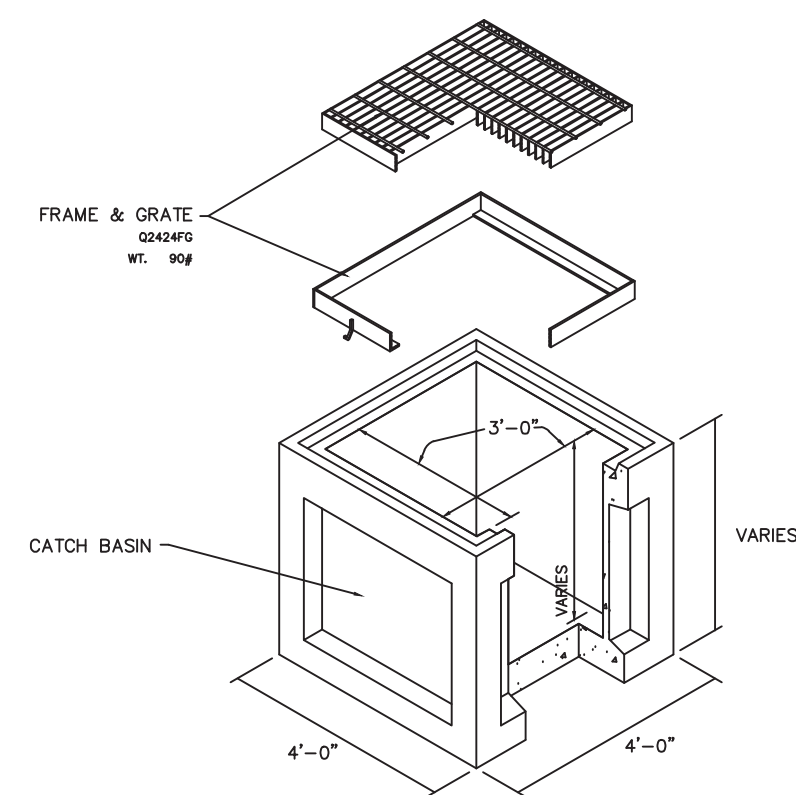


36" CONCRETE WATERWAY

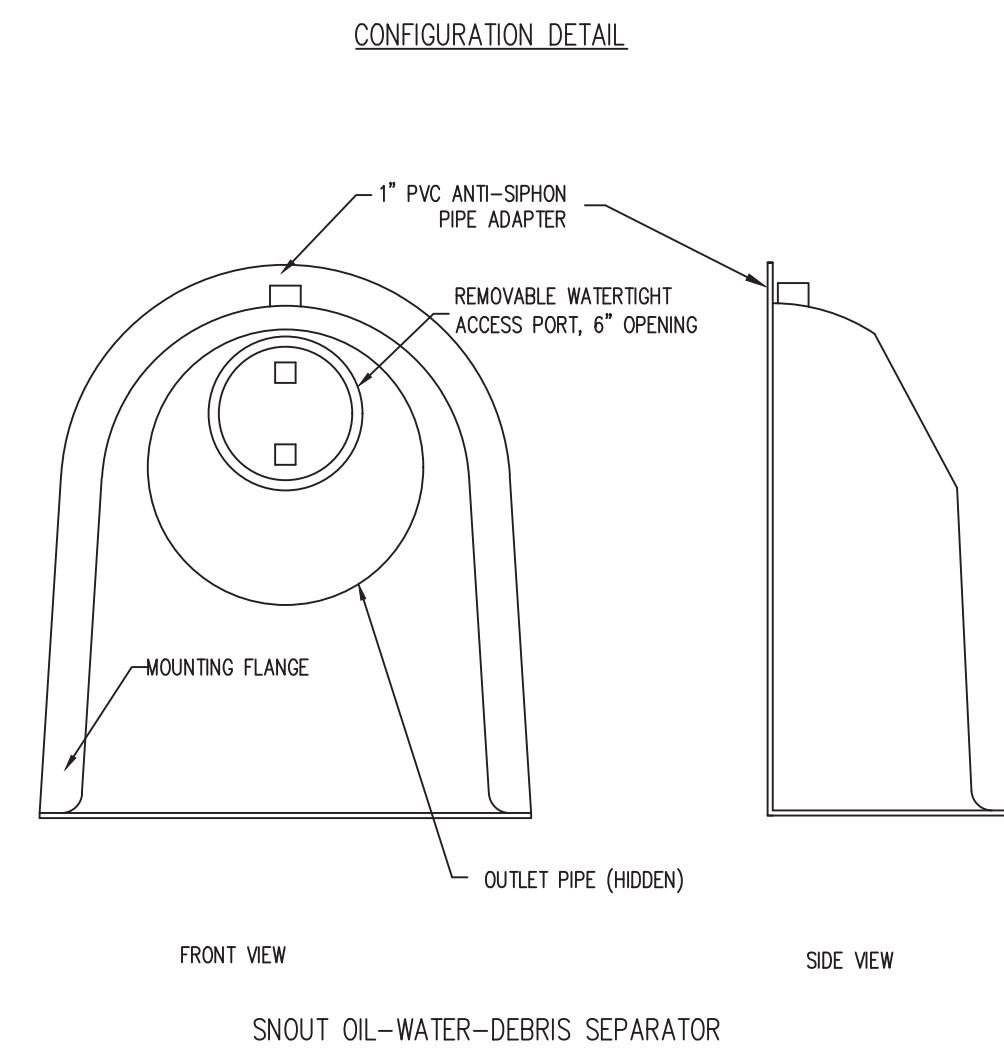
NOTE: USE 2" STEEL CHAIR SUPPORTS 18" O.C. FOR SPECIFIED REBAR.



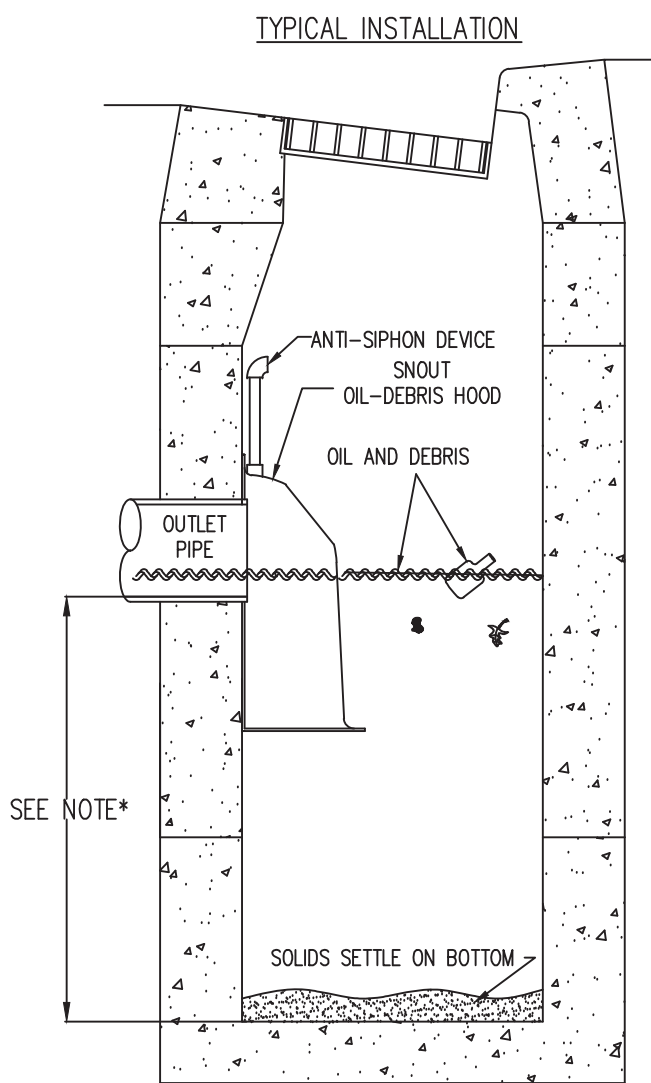
ORIFICE PLATE INSTALLATION DETAIL



3'X3' BOX DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

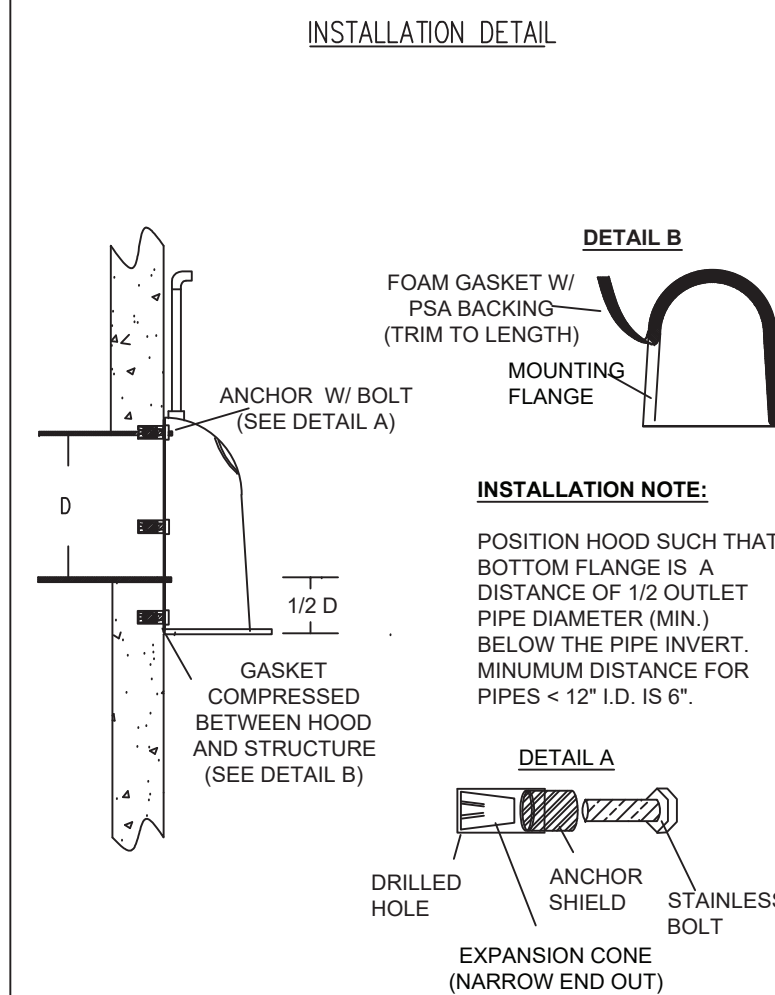


*NOTE- SUMP DEPTH OF 36" MIN. FOR $\leq 12"$ DIAM. OUTLET. FOR OUTLETS $\geq 15"$, DEPTH = 2.5-3X DIAM.

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 354-7585
WEB SITE: www.bestmp.com
OR PRE-APPROVED EQUIP.
2. ALL HOODS SHOULD BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH 150 GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <2" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

US Patent # 6126817



HOOD SPECIFICATION FOR
CATCH BASINS AND
WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER SP-SN	

SNOUT DETAIL



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

The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

March 12, 2019

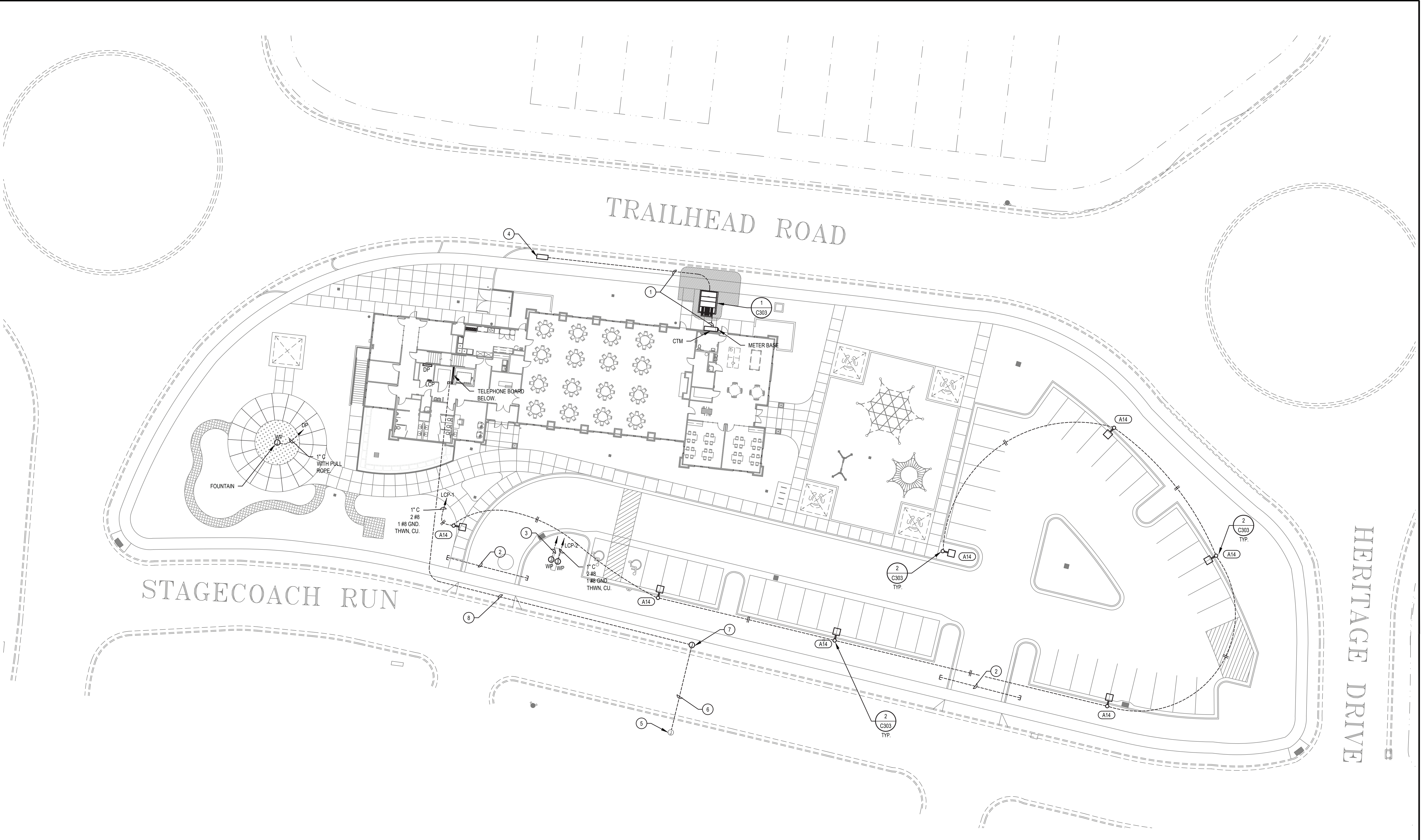
DETAIL SHEET

C206

CIVIL ENGINEER:



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



KEYED NOTES #

1. SEE ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
2. TWO (2) 4" CONDUIT SLEEVES.
3. EXTEND A 1" CONDUIT WITH PULL ROPE TO THE TELEPHONE BOARD FOR DATA TO MONUMENT SIGN. CONFIRM EXACT SIGN LOCATION WITH THE OWNER PRIOR TO ANY ROUGH-IN. TERMINATE CONDUIT AT THE TELEPHONE BOARD AND WITHIN THE SIGN WITH NYLON BUSHINGS.
4. NEW ROCKY MOUNTAIN POWER GROUND SLEEVE. CONFIRM EXACT LOCATION WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.
5. EXISTING DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. CONTRACTOR TO FIELD VERIFY. EXACT LOCATION WITH DIRECT COMMUNICATIONS.
6. EXTEND A 4" CONDUIT WITH PULL ROPE ACROSS ROAD TO NEW IN-GRADE JUNCTION BOX. BORE ACROSS ROAD TO NEW IN-GRADE JUNCTION BOX LOCATION. COORDINATE ALL UTILITIES IN ROAD PRIOR TO BORING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO COST TO THE OWNER OR CITY.
7. DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. JUNCTION BOX IS FURNISHED AND INSTALLED BY DIRECT COMMUNICATIONS. COORDINATE ALL WORK WITH DIRECT COMMUNICATIONS.
8. EXTEND A 2" CONDUIT WITH PULL ROPE FROM THE IN-GRADE JUNCTION BOX TO THE TELEPHONE BOARD IN THE BASEMENT. UTILIZE LONG SWEEP ELBOWS TO COMPLY WITH FIBER OPTIC CABLE BENDING RADIUS REQUIREMENTS.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER AND DIRECT COMM REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMM.

UTILITY COORDINATION

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE TO THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DUE TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.



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

The John Walden Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

February 4, 2019

ELECTRICAL SITE PLAN

C301

ROCKY MOUNTAIN POWER REPRESENTATIVE:
DEL EDWARDS
801.756.1233
DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833



ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

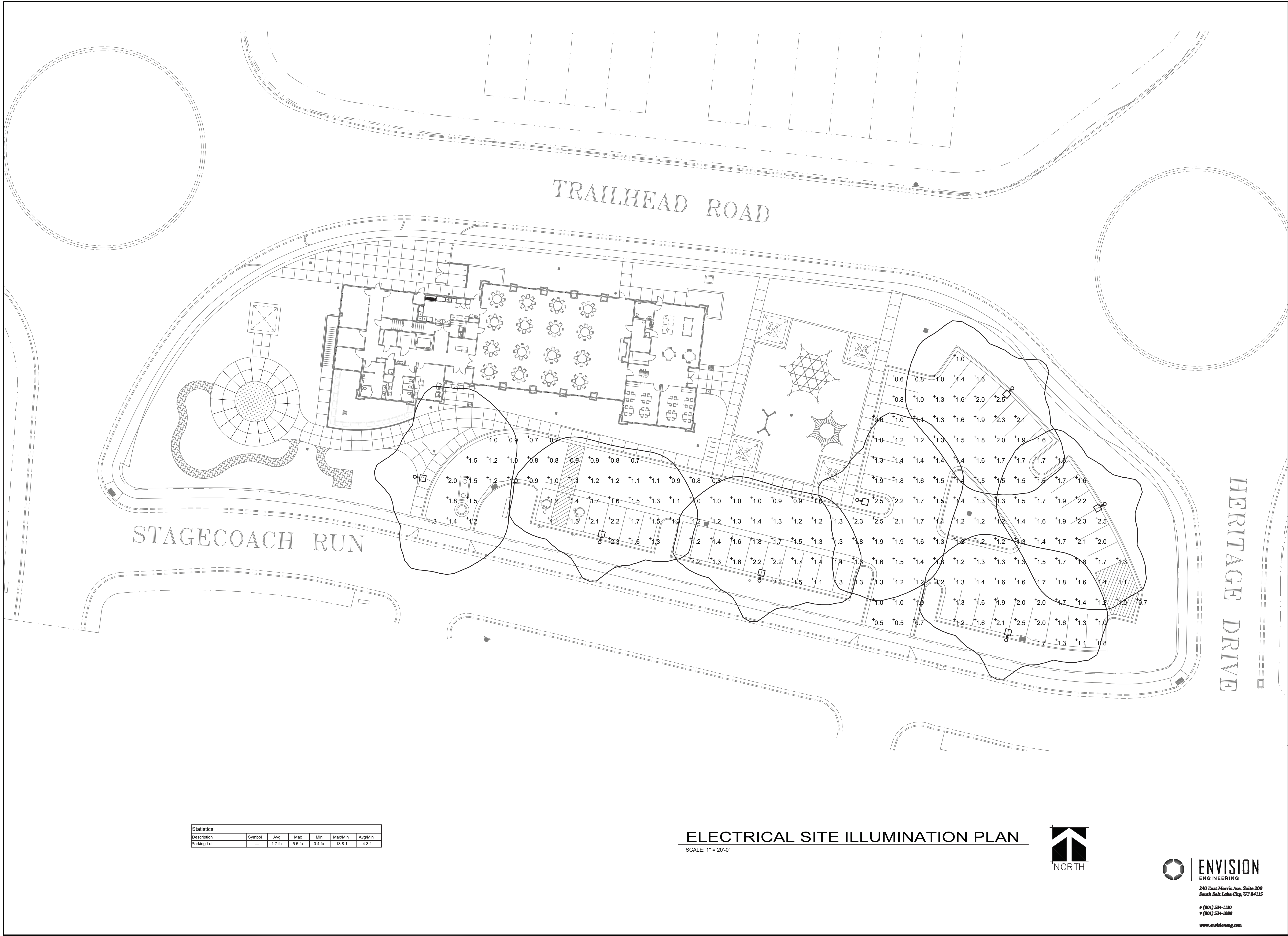


ENVISION
ENGINEERING

240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115

P (801) 534-1130
F (801) 534-1080

www.envisioneng.com



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.7 fc	5.5 fc	0.4 fc	13.8:1	4.3:1

ELECTRICAL SITE ILLUMINATION PLAN
SCALE: 1" = 20'-0"



ENVISION
ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
P (801) 534-1130
F (801) 534-1080
www.envisioneng.com



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

The John Walden
Clubhouse

Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

February 4, 2019

ELECTRICAL SITE ILLUMINATION PLAN

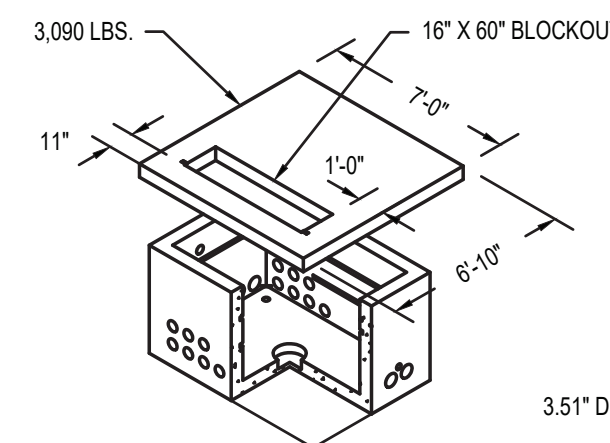
C302

2.4 - 25KV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992600 -STOCK ITEM 1790023
2.4 - 25KV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS, STOCK ITEM 7992601 -STOCK ITEM 1790024
2.4 - 25KV, 3-PHASE TRANSFORMER PAD, STOCK ITEM 1790021
35KV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992602 -STOCK ITEM 1008977
35KV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS, STOCK ITEM 7992603 -STOCK ITEM 1008975
35KV, 3-PHASE TRANSFORMER PAD, STOCK ITEM 1008958

OPTIONAL TOPS

2.4 - 25KV, 3-PHASE TRANSFORMER PADVAULT WITHOUT ACCESS
PCORP #7992601 - SI #1790024

2.4 - 25KV, 3-PHASE TRANSFORMER PAD ONLY (NO BASE)
PCORP #1790021

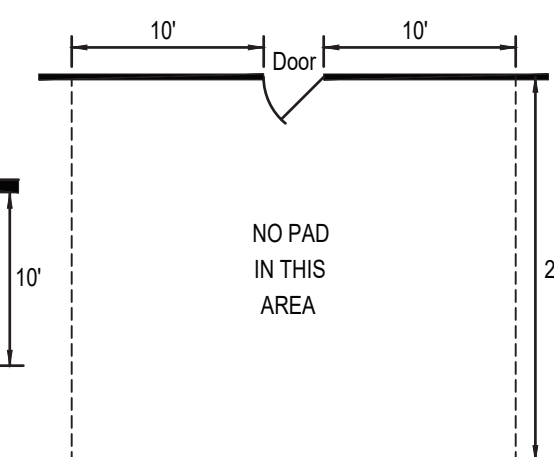
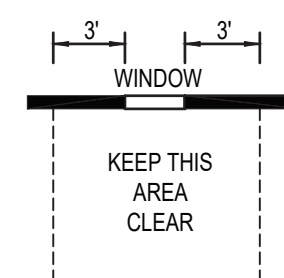
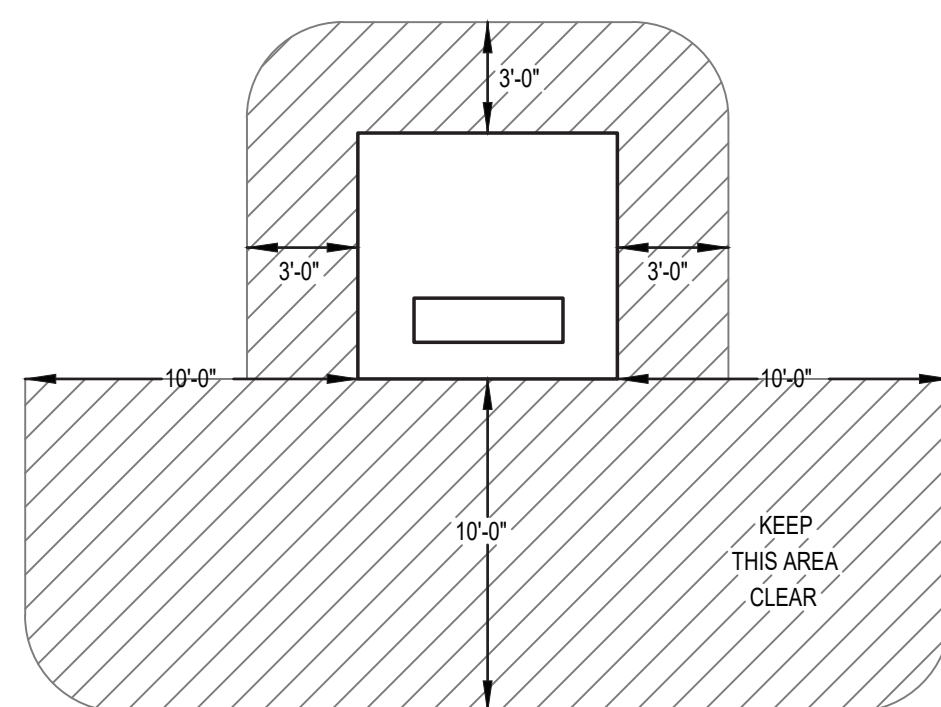


STAINLESS STEEL BOLT

STAINLESS STEEL DOWN CLEAT

HOLD DOWN CLEAT
DETAIL 1

1 1/4" X 2 1/2" STAINLESS STEEL HOLD-DOWN CLEAT - 2 REQ'D.
3/8" X 1 1/4" STAINLESS STEEL BOLT - 2 REQ'D.
3/8" STAINLESS STEEL BELLVILLE WASHER - 2 REQ'D.



1 ROCKY MOUNTAIN POWER TRANSFORMER PAD VAULT DETAIL
SCALE: NONE

TRENCHING KEYED NOTES: (T#)

1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.

TRENCHING GENERAL NOTES:

1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.



ENVISION
ENGINEERING

240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115

P (801) 534-1130
 F (801) 534-1080
www.envisioneng.com

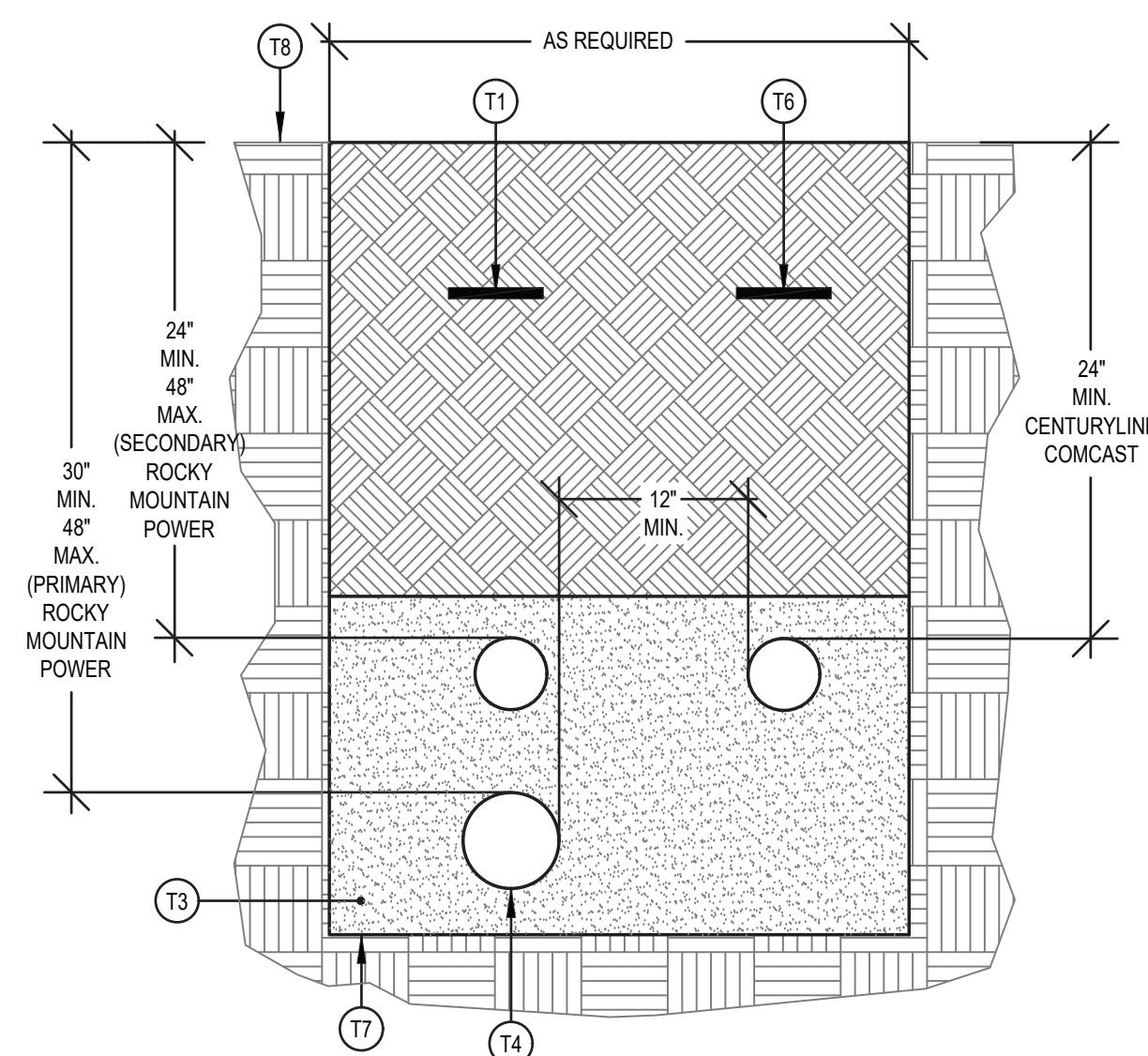
SECTION A-A

POLE HEIGHT	V ult = 115 MPH		V ult = 150 MPH	
	FTG DEPTH	FTG DEPTH	FTG DEPTH	FTG DEPTH
8'-0"	4'-0"	4'-0"		
12'-0"	4'-0"	4'-0"		
20'-0"	5'-0"	6'-0"		
30'-0"	6'-0"	7'-0"		
40'-0"	6'-0"	8'-0"		

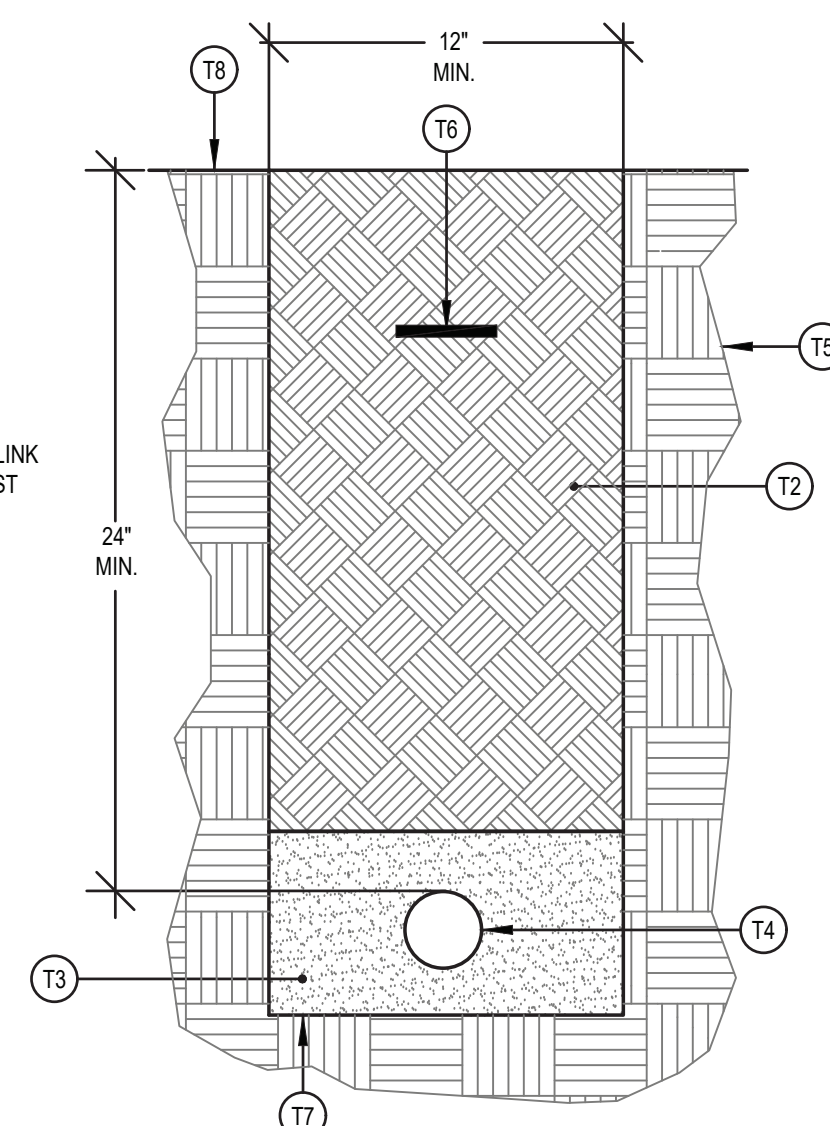
DESIGN CRITERIA:
 2012 IBC
 $S_s = 2.0$, SOIL SITE CLASS D LATERAL
 SOIL BRG = 100 PSF/FT
 ASSUMED 4.0 FT' AT TOP POLE

CONCRETE:
 $F_c = 4000$ PSI
 TYPE VII CEMENT

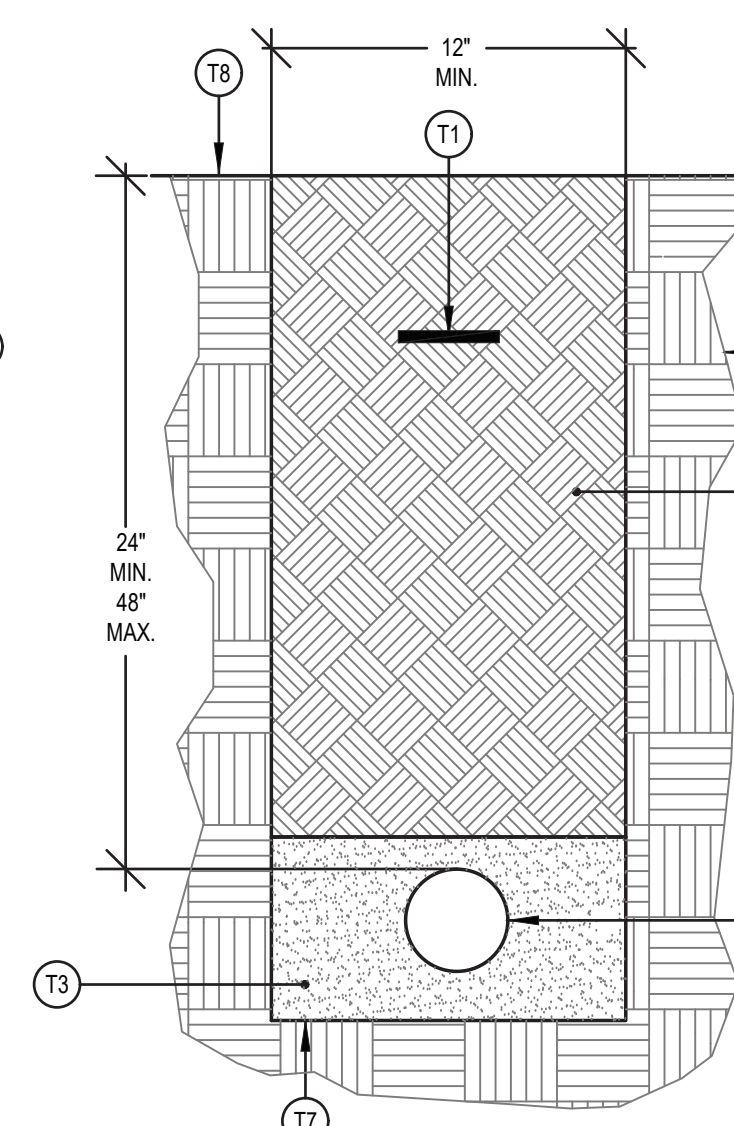
2 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
SCALE: NONE



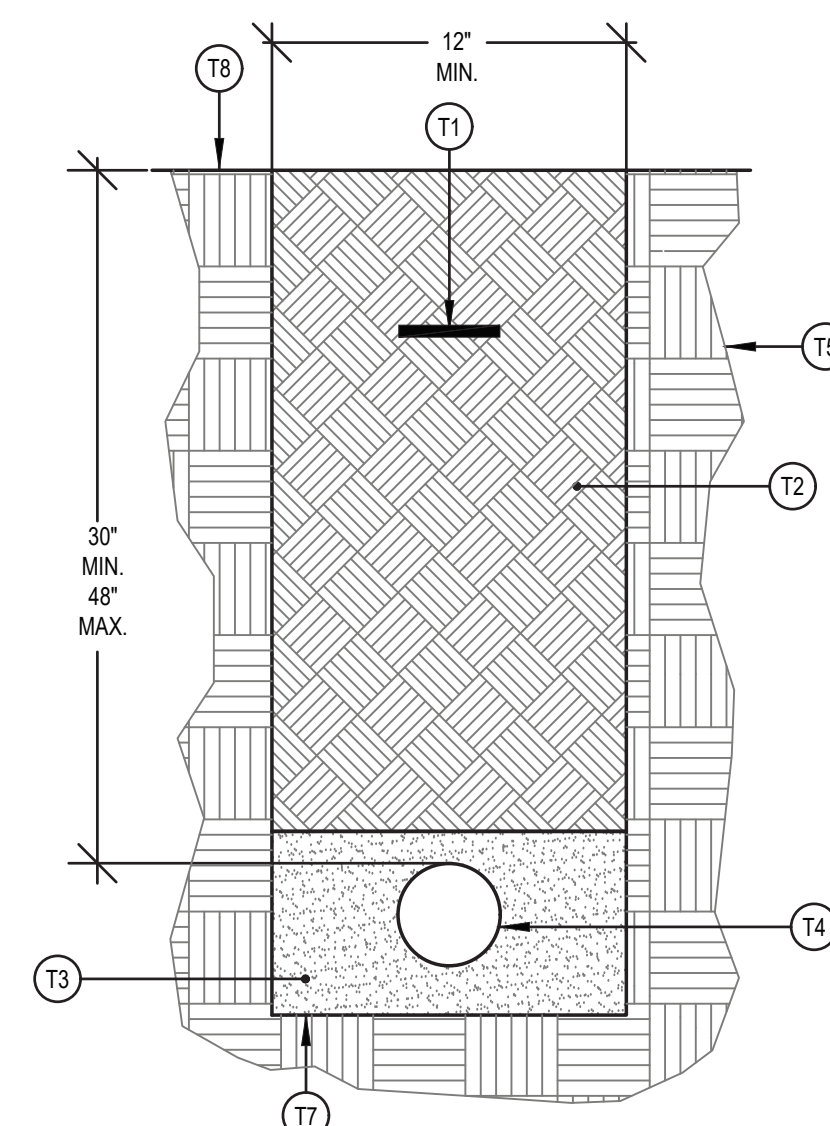
6 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST
(JOINT USE)



5 TRENCH DETAIL



4 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER
(SECONDARY POWER)



3 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER
(PRIMARY POWER)



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

The John Walden Clubhouse

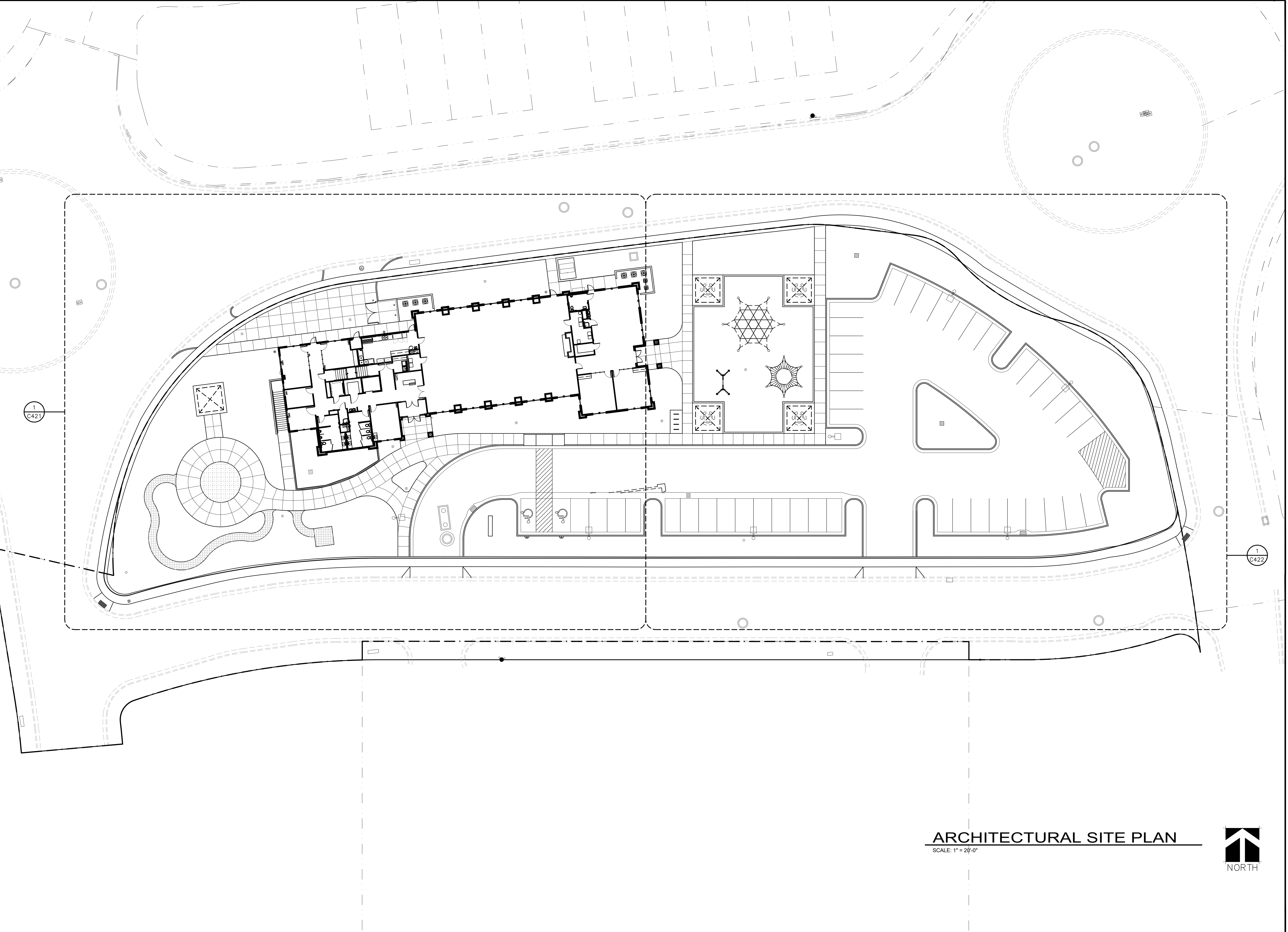
Stagecoach Run
Eagle Mountain, Utah

Project Number: 17-45

February 4, 2019

ELECTRICAL SITE PLAN DETAILS

C303

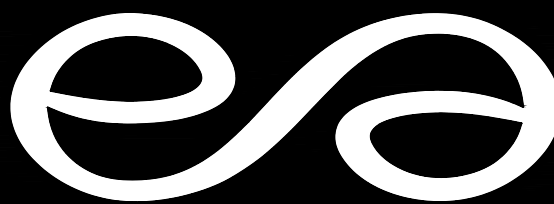
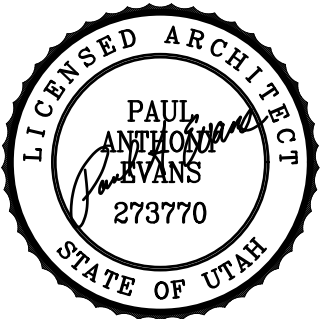


ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



- GENERAL NOTES
1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
 2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
 3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
 4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE
 5. THE CONTRACTOR SHALL PROVIDE A 6 FOOT HIGH CHAINLINK TEMPORARY FENCE AROUND THE PERIMETER OF THE SITE FOR THE DURATION OF THE CONSTRUCTION
 6. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
 7. EXTERIOR CONCRETE - USE 4,500 PSI. MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MINIMUM OTHERWISE.
 8. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
 9. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION



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

John Walden
Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

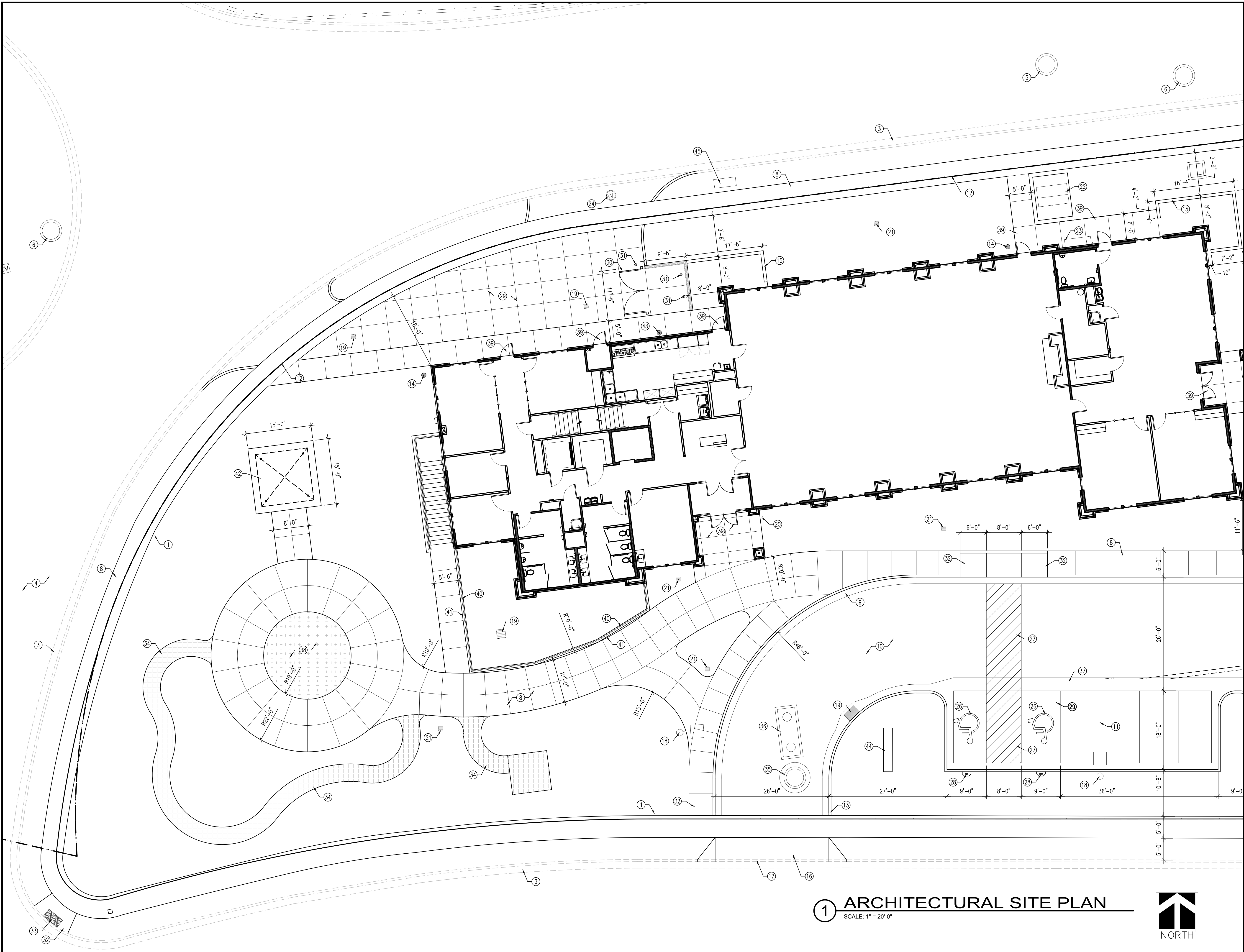
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

ARCHITECTURAL SITE PLAN

C401



- | KEYED NOTES |
|---|
| 1. 6'-0" HIGH WROUGHT IRON FENCE |
| 2. 6'-0" HIGH WROUGHT IRON FENCE WITH 12" WIDE CONCRETE MOW STRIP |
| 3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN, PROTECT DURING CONSTRUCTION |
| 4. EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT DURING CONSTRUCTION |
| 5. EXISTING SANITARY SEWER MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION |
| 6. EXISTING STORM DRAIN MANHOLE TO REMAIN, PROTECT DURING CONSTRUCTION |
| 7. EXISTING STORM DRAIN CATCH BASIN TO REMAIN, PROTECT DURING CONSTRUCTION |
| 8. CONCRETE SIDEWALK, SEE H/C501 |
| 9. CONCRETE CURB AND GUTTER, SEE C6 |
| 10. ASPHALT PAVEMENT, SEE C/C501 |
| 11. 4" WIDE PAINTED PARKING STRIPS, TYPICAL |
| 12. PROPERTY LINE |
| 13. TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES, SEE E/C501, TYPICAL |
| 14. DOWNSPOUT CATCH BASIN AT THE BOTTOM OF RAIN CHAIN, SEE GRADING AND DRAINAGE PLAN |
| 15. MECHANICAL ENCLOSURE |
| 16. CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS |
| 17. SAWCUT EXISTING CONCRETE CURB DOWN FOR NEW CONCRETE DRIVE APPROACH |
| 18. LIGHT POLE, SEE ELECTRICAL |
| 19. CATCH BASIN, SEE GRADING AND DRAINAGE PLAN |
| 20. CLEAN OUT TO GRADE, SEE 3/P501 AND UTILITY PLAN |
| 21. YARD DRAIN, SEE GRADING AND DRAINAGE PLAN |
| 22. TRANSFORMER, SEE ELECTRICAL |
| 23. MAIN DISTRIBUTION PANEL, SEE ELECTRICAL |
| 24. WATER METER, SEE UTILITY PLAN |
| 25. (4) BICYCLE RACKS WITH CONCRETE PAD, RACKS TO BE SET 2'-6" BETWEEN RACKS, SEE K/C501 |
| 26. PAINTED ACCESSIBLE PARKING SYMBOL |
| 27. PAINTED ACCESSIBLE AISLE |
| 28. VAN ACCESSIBLE ADA PARKING SIGNAGE WITH CONCRETE APRON, SEE A/C501 |
| 29. CONCRETE PAVEMENT, SEE D/C501 |
| 30. METAL DUMPSTER ENCLOSURE GATE, SEE A/C601 |
| 31. BOLLARD, SEE F/C501 |
| 32. ADA RAMP |
| 33. DETECTABLE WARNING PANEL |
| 34. STAMPED AND COLORED CONCRETE SIDEWALK |
| 35. SANITARY SEWER SAMPLING MANHOLE WITH 12" CONCRETE COLLAR, SEE UTILITY PLAN |
| 36. SANITARY SEWER GREASE INTERCEPTOR, SEE UTILITY PLAN |
| 37. CONCRETE WATERWAY, SEE GRADING AND DRAINAGE PLAN AND C206 |
| 38. WATER FEATURE |
| 39. CONCRETE ENTRY, SEE B/C501 |
| 40. CONCRETE RETAINING WALL, SEE STRUCTURAL |
| 41. 3'-6" HIGH METAL GUARDRAIL |
| 42. GAZEBO, OWNER PROVIDED AND INSTALLED |
| 43. DOWNSPOUT CATCH BASIN AT THE BOTTOM OF METAL DOWNSPOUT, SEE GRADING AND DRAINAGE PLAN |
| 44. MONUMENT SIGN |
| 45. ROCKY MOUNTAIN GROUND SLEEVE, SEE ELECTRICAL |

GENERAL NOTES
1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE
5. THE CONTRACTOR SHALL PROVIDE A 6 FOOT HIGH CHAINLINK TEMPORARY FENCE AROUND THE PERIMETER OF THE SITE FOR THE DURATION OF THE CONSTRUCTION
6. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
7. EXTERIOR CONCRETE - USE 4,500 PSI. MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI. MINIMUM OTHERWISE.
8. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
9. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION

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

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

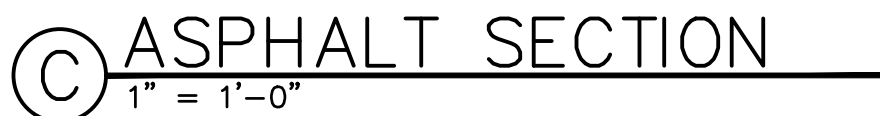
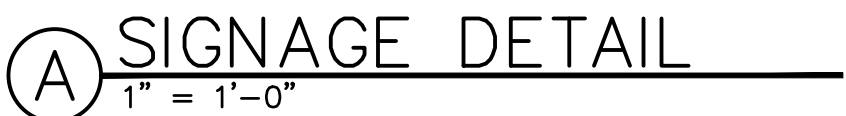
Project Number: 17-45

October 10, 2017 - Concept Plans

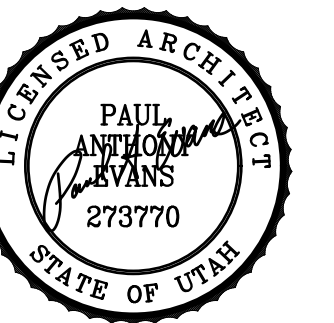
July 1, 2019 - Permit Set

ENLARGED ARCHITECTURAL SITE PLAN

C421



- ## GENERAL NOTES
1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
 2. 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
 3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
 4. EXTERIOR CONCRETE -- USE 4,500 PSI MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI MINIMUM OTHERWISE.
 5. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
 6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION



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

John Walden
Clubhouse

645 East Stagecoach Run
Eagle Mountain, Utah

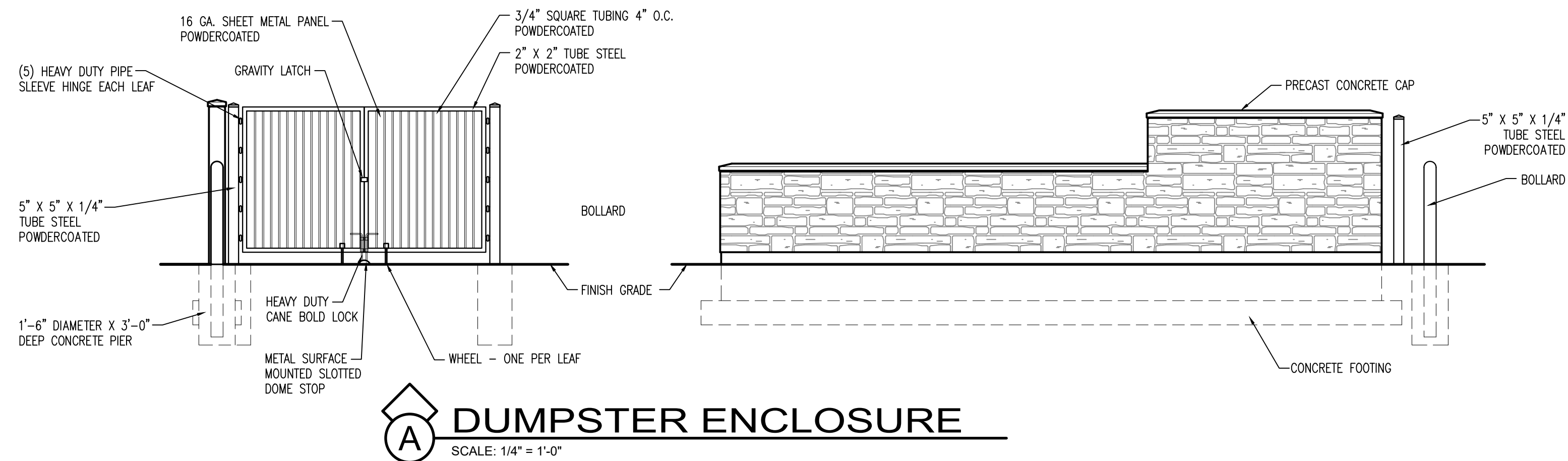
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

ARCHITECTURAL SITE DETAILS

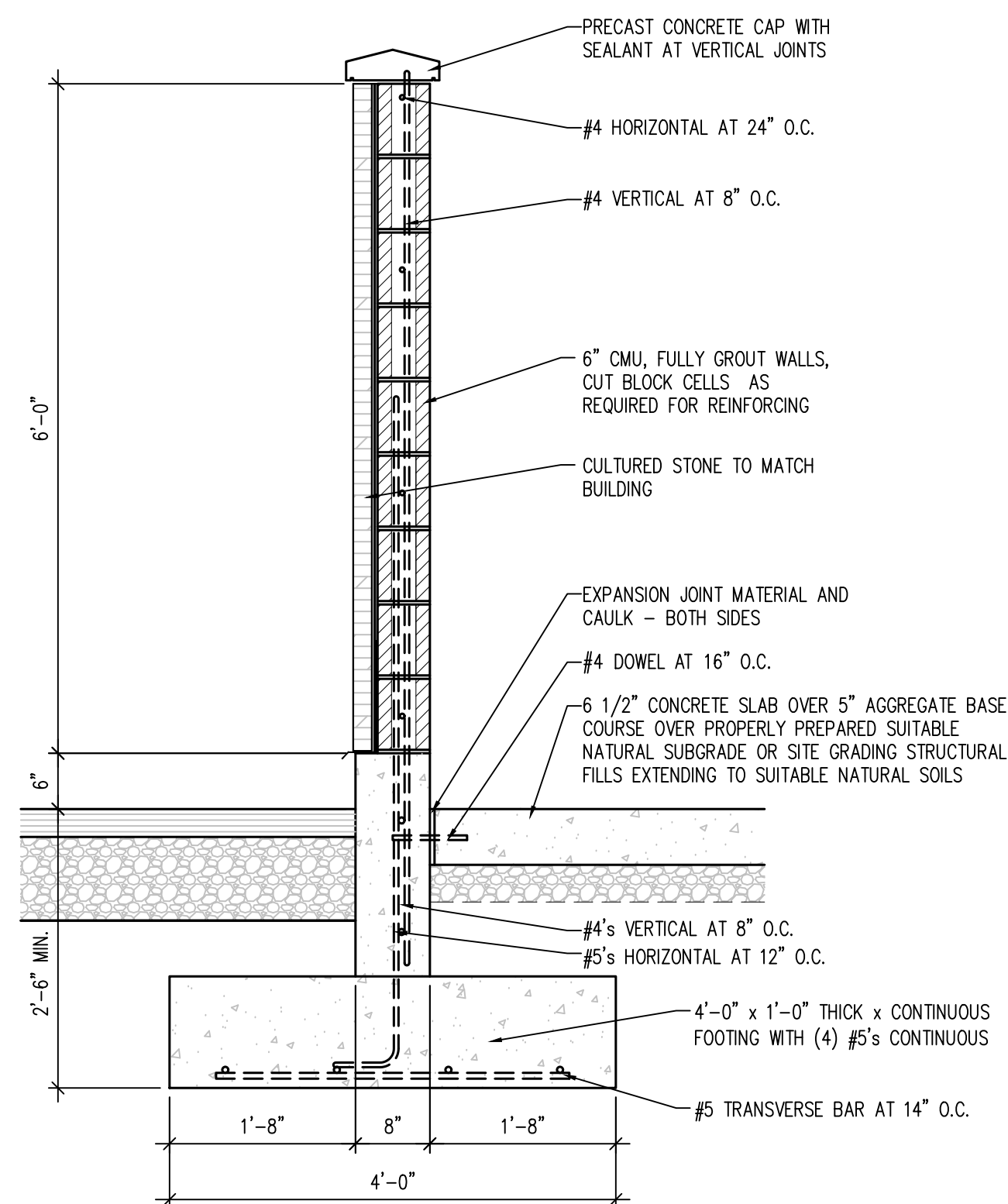
C501



A

DUMPSTER ENCLOSURE

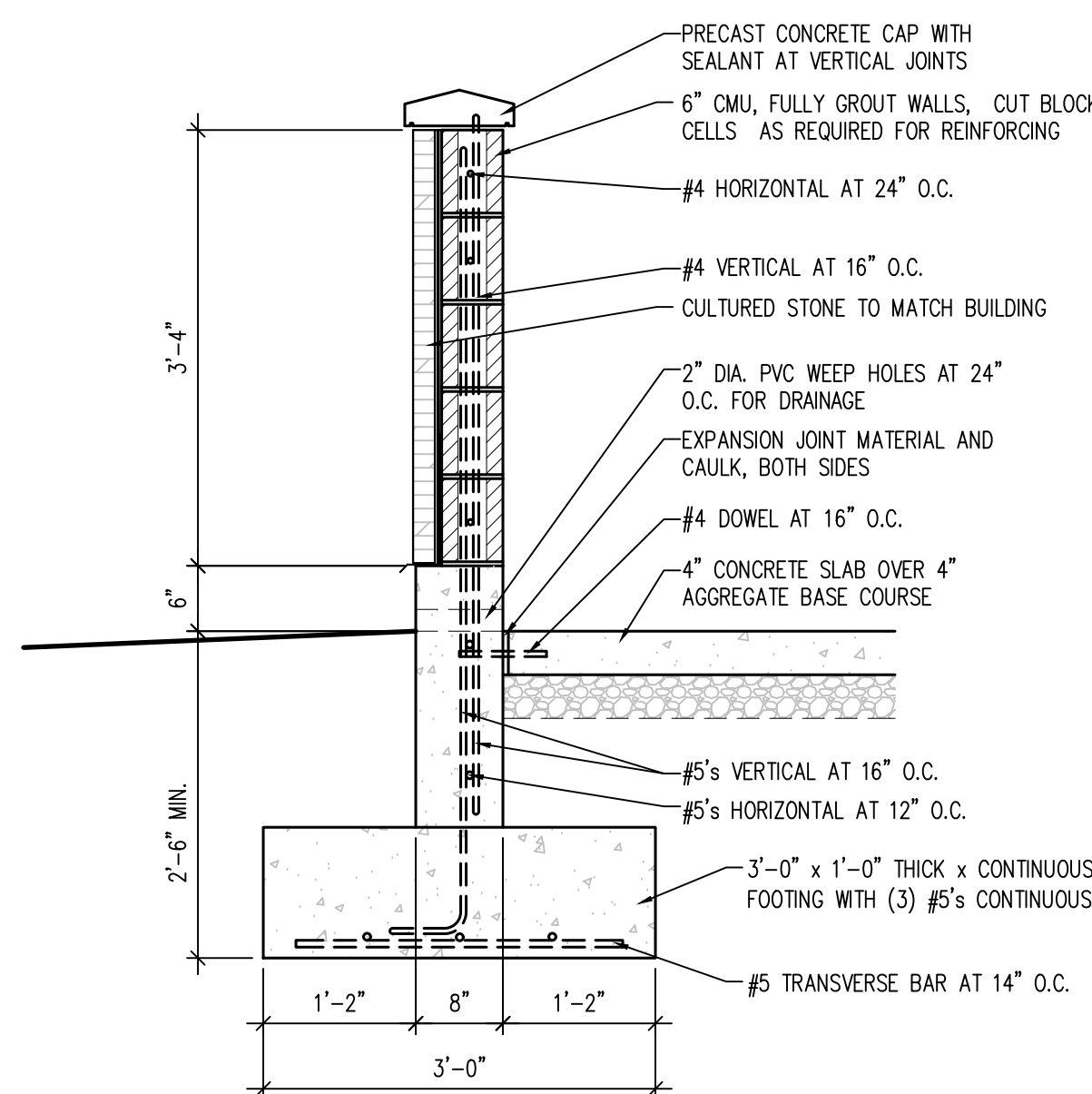
SCALE: 1/4" = 1'-0"



B

DUMPSTER ENCLOSURE

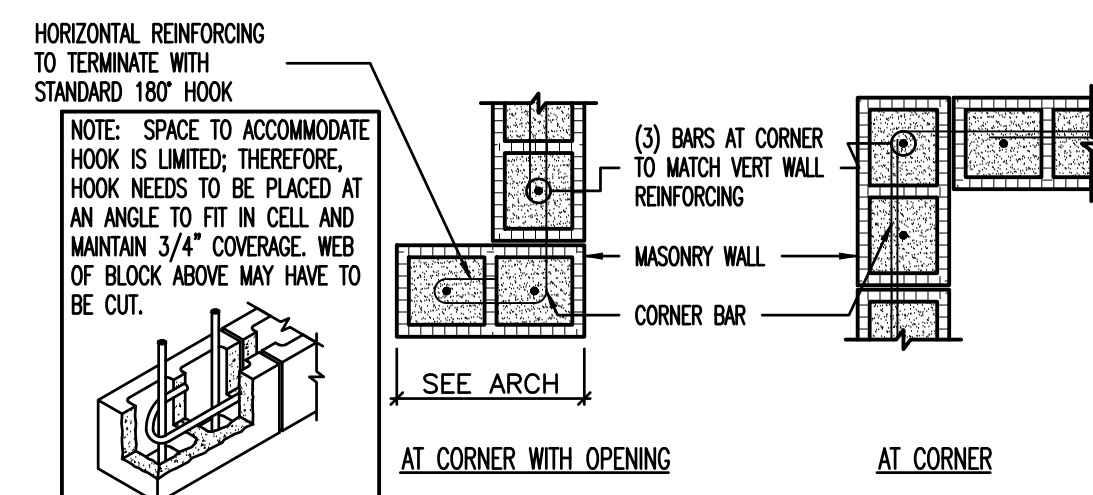
SCALE: 3/4" = 1'-0"



C

MECHANICAL ENCLOSURE

SCALE: 3/4" = 1'-0"



MASONRY TRASH ENCLOSURE NOTES:

- Materials, unless noted otherwise:
 - Concrete Masonry Units (CMU): Lightweight Grade N, Type 1, Minimum unit strength = 1900 psi, f'm = 1500 psi.
 - Mortar: Type S, Minimum compressive strength = 1800 psi.
 - Grout: Minimum compressive strength = 2,000 psi at 28 days.
 - Reinforcing Steel: ASTM 615 Grade 60 (Fy = 60 ksi)
- Reinforcement Cover:
 - A minimum coverage of one bar diameter over all the bars, but not less than 3/4". When masonry is exposed to soil, minimum coverage shall be 1.1/2".
- Construction Requirements:
 - All units shall be laid with full mortar beds on the face shells. All head joints shall be filled solidly with mortar for a distance in from the face of the units not less than the thickness of the longitudinal face shells. Cells which are to be grouted shall have full head joints.
 - Masonry walls shall be constructed with running bond.
 - Grout shall be placed by mechanical vibration during placing and re-vibrated after excess moisture has been absorbed but before workability is lost. Rodding of grout is not allowed.
 - Grout shall be 1.1/2 inches below top of unit in cells with vertical reinforcement to provide construction key.
 - Vertical cells to be filled with grout shall have vertical alignment sufficient to maintain a clear, unobstructed vertical cell measuring not less than 2 inches by 3 inches.
 - Vertical reinforcing shall be located at the center of the wall.
 - Reinforcing bars shall not be welded.
- Detailing Requirement
 - Lap all masonry bars 40" min.
 - All vertical reinforcing shall be doweled to the foundation wall below with the same size dowel and spacing (and in the same core) as the vertical wall reinforcing above.

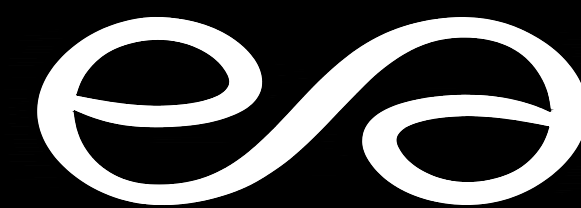
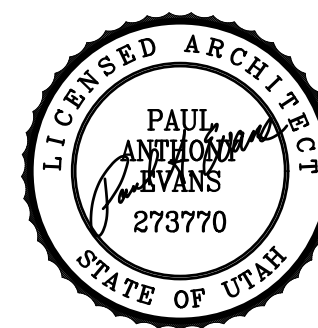
D

ENCLOSURE NOTES

SCALE: 3/4" = 1'-0"

GENERAL NOTES

- EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
- EXTERIOR CONCRETE - USE 4,500 PSI MINIMUM IF EXPOSED TO FREEZING AND/OR DE-ICERS, 4,000 PSI MINIMUM OTHERWISE.
- ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION



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

John Walden Clubhouse

1645 East Stagecoach Run
Eagle Mountain, Utah

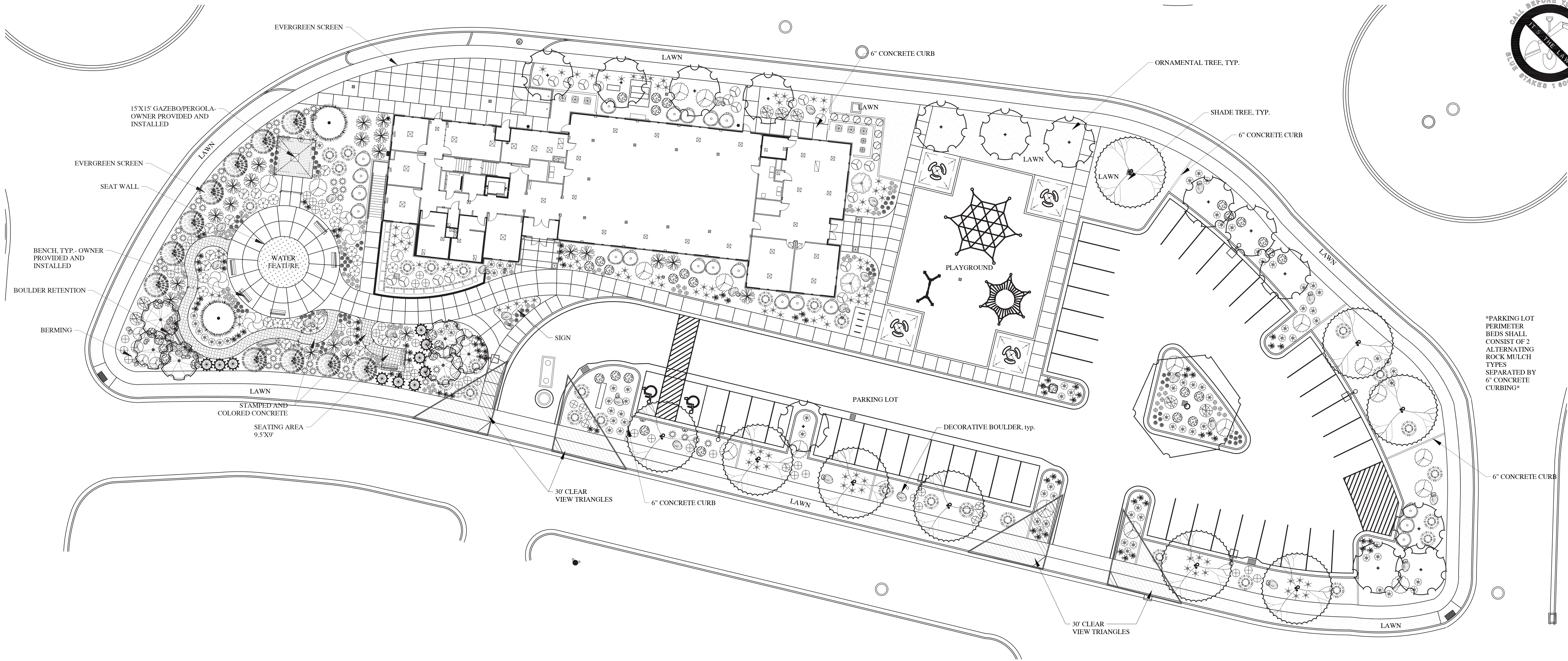
Project Number: 17-45

October 10, 2017 - Concept Plans

July 1, 2019 - Permit Set

DUMPSTER AND ENCLOSURE DETAILS

C601



EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA GLAUCA 'CONICA' CONICAL SPRUCE	10	6' HT.
	PICEA PUNGENS GLAUCA 'FAT ALBERT' FAT ALBERT COLORADO BLUE SPRUCE	11	6' HT.
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	2	6' HT.

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER PLATANOIDES 'EMERALD QUEEN' EMERALD QUEEN MAPLE	1	2" CAL.
	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEYLOCUST	9	2" CAL.
	MALUS X 'SNOWDRIFT' SNOWDRIFT CRAB APPLE	6	2" CAL.
	PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	14	2" CAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD	19	5 GAL.
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	8	5 GAL.
	EUONYMUS FORTUNEI 'EMERALD GAIETY' EMERALD GAIETY EUONYMUS	7	5 GAL.
	HIBISCUS SYRIACUS 'APHRODITE' APHRODITE ROSE OF SHARON	3	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' GINGER WINE NINEBARK	21	5 GAL.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	2	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW GRAGRANT SUMAC	21	5 GAL.
	ROSA X 'ICECAP' SHRUB ROSE	13	5 GAL.
	SAMBUCUS RACEMOSA 'SMNSRD4' LEMONY LACE ELDERBERRY	14	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	48	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' KINKKINNICK	7	5 GAL.
	BUXUS X 'GREEN VELVET' BOXWOOD	20	5 GAL.
	PINUS MUGO 'MOP' MUGO PINE	35	5 GAL.
	TAXUS X MEDIA 'EVERLOW' YEW	29	5 GAL.

PERENNIAL/GRASS LEGEND

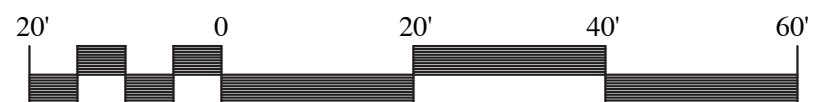
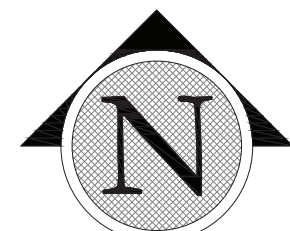
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	44	5 GAL.
	HEMEROCALLIS X 'COSMOPOLITAN' DAYLILY	83	5 GAL.
	HEMEROCALLIS X 'PANDORA'S BOX' DAYLILY	126	5 GAL.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	84	5 GAL.
	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	105	5 GAL.
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	86	5 GAL.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL. PRIOR TO SPREADING IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING. SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- ROCK MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.



SCALE: 1"=20'-0" ON 24X36 SHEET



CONSULTANTS:



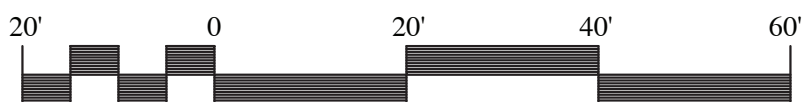
STAMP

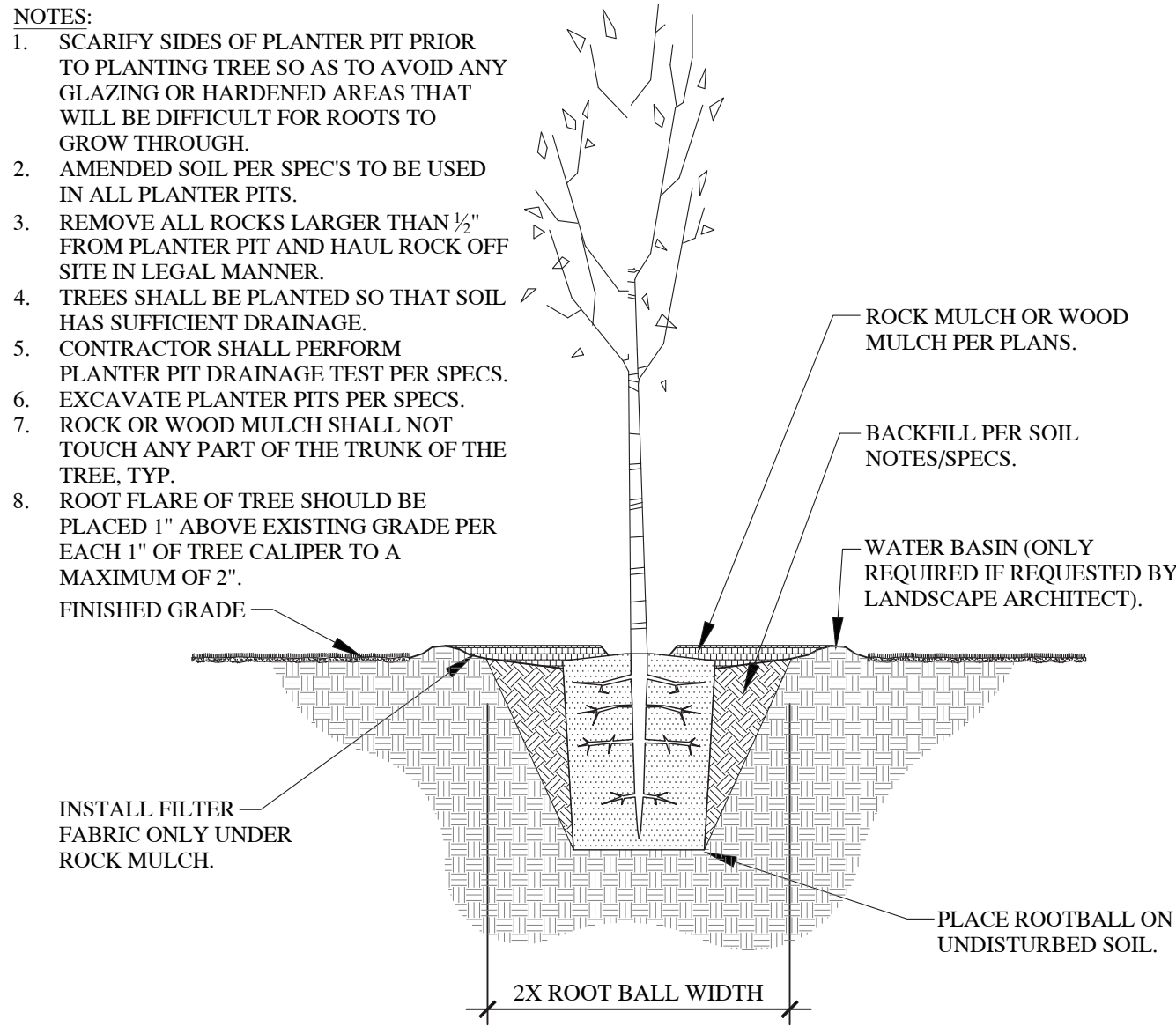
JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE: **PLANTING PLAN**

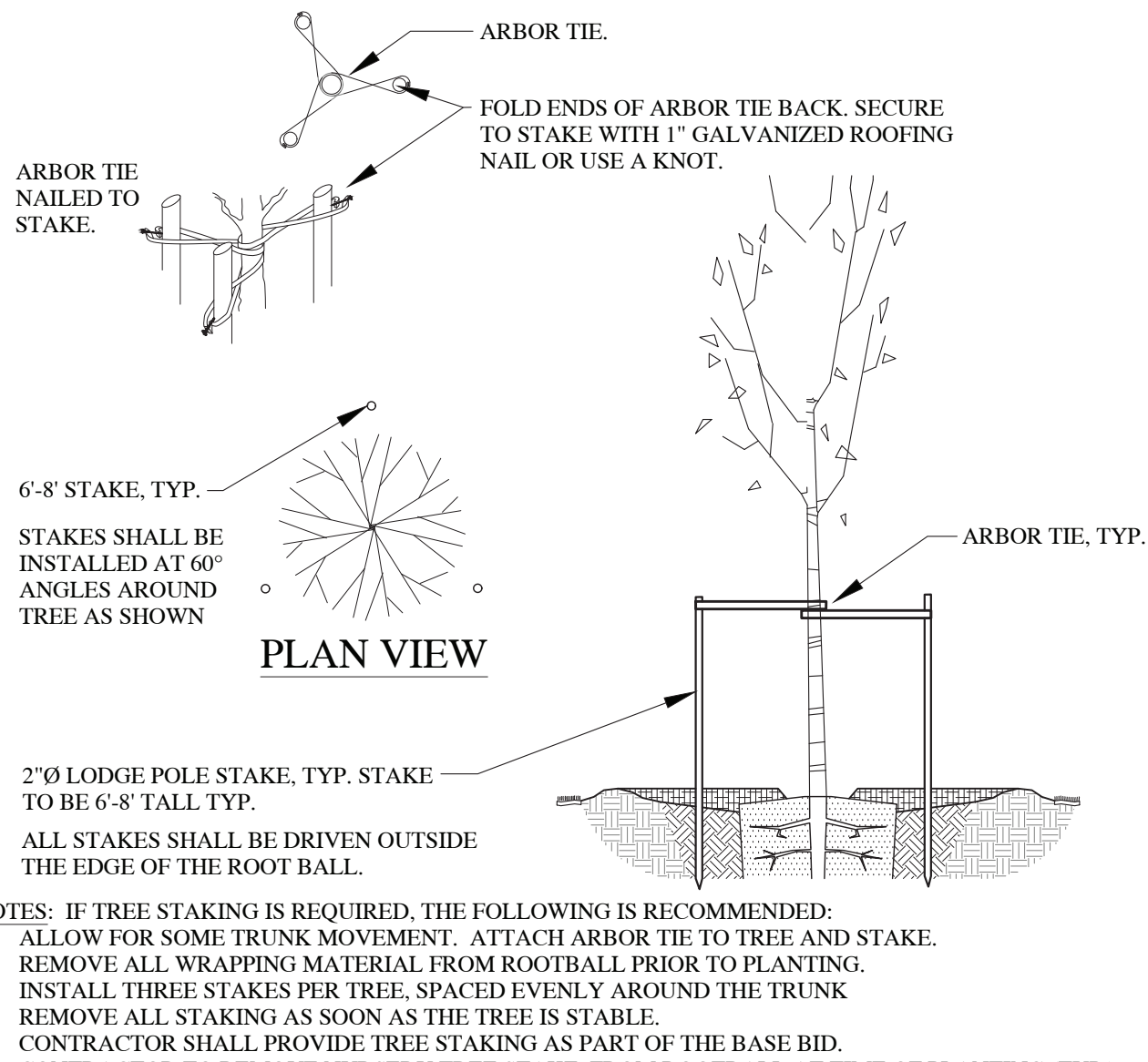
DRAWN BY:	NHS
CHECKED:	DW
DATE:	10/10/2017
REVISIONS:	07/01/2019 (Permit Set)
JOB NO.	18-117
SHEET:	LS1.1





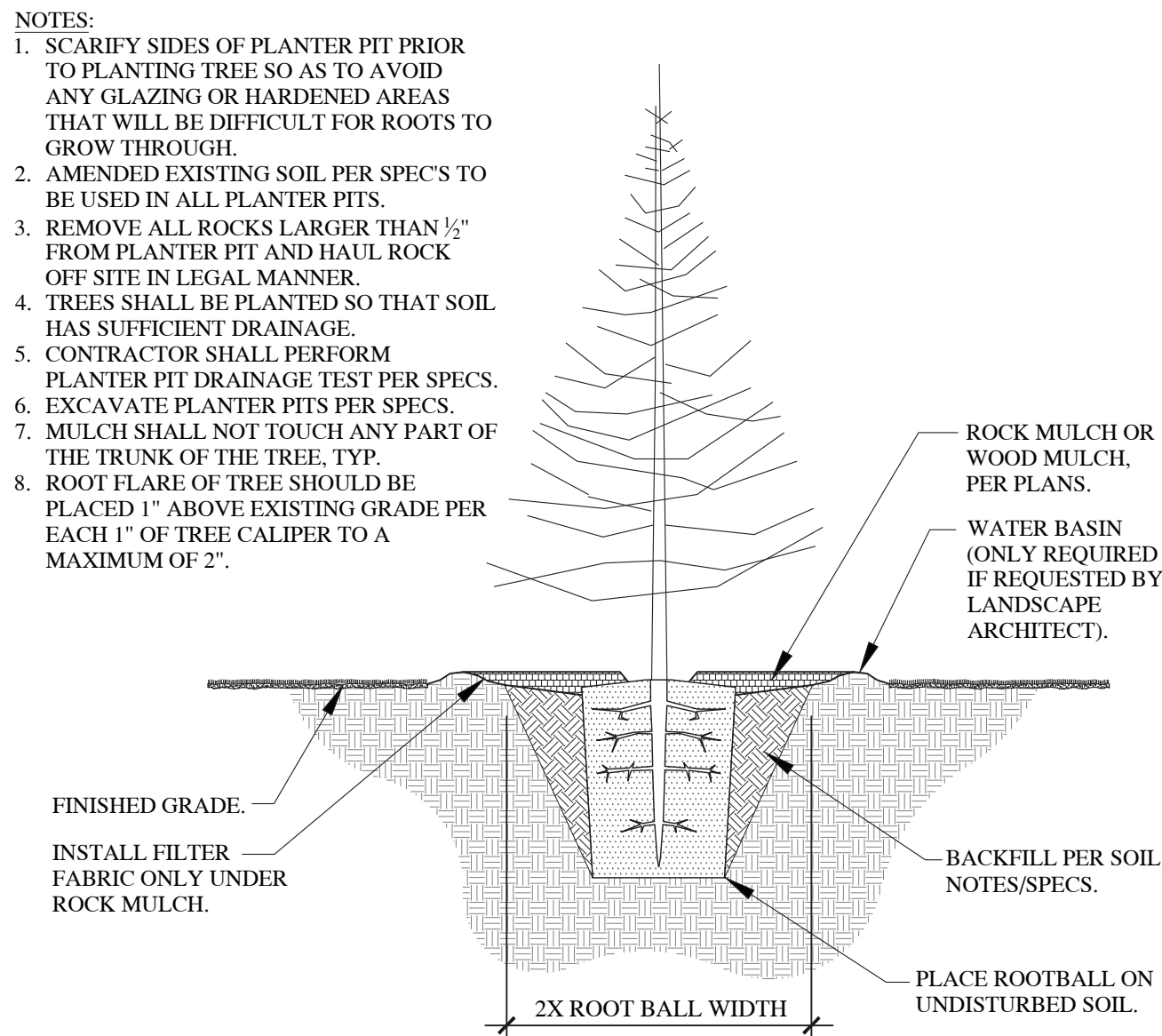
DECIDUOUS TREE PLANTING

SCALE: NTS



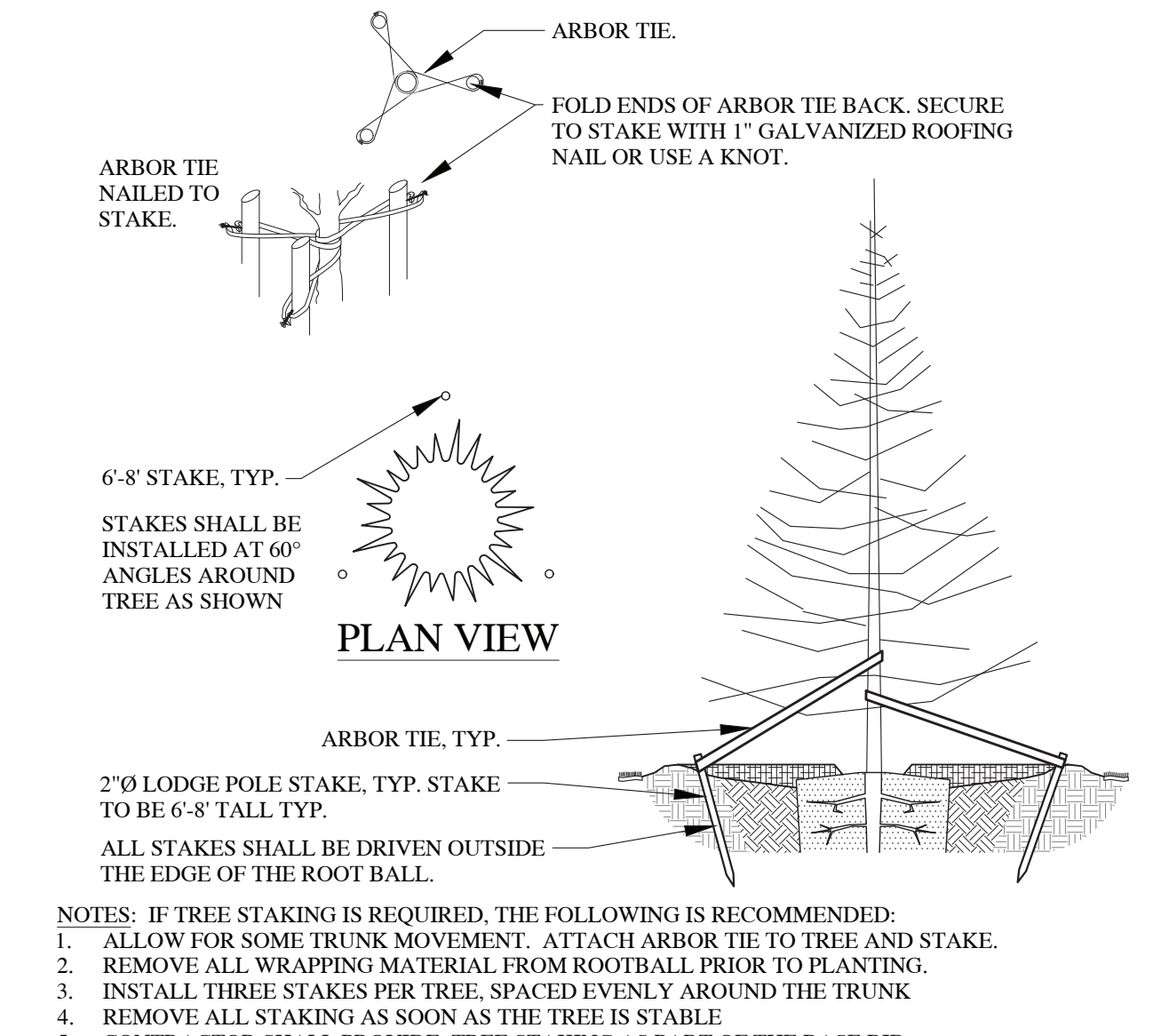
DECIDUOUS TREE STAKING

SCALE: NTS



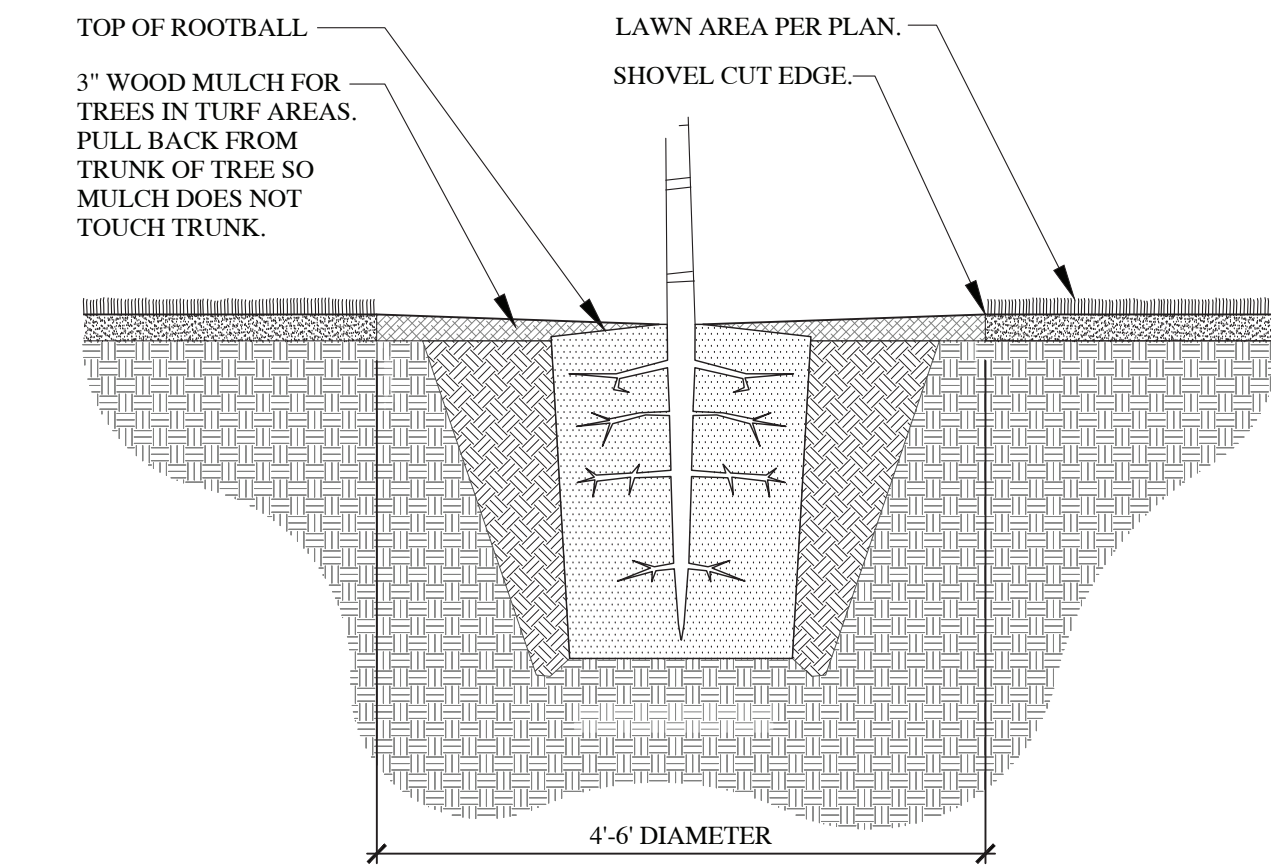
EVERGREEN PLANTING

SCALE: NTS



EVERGREEN TREE STAKING

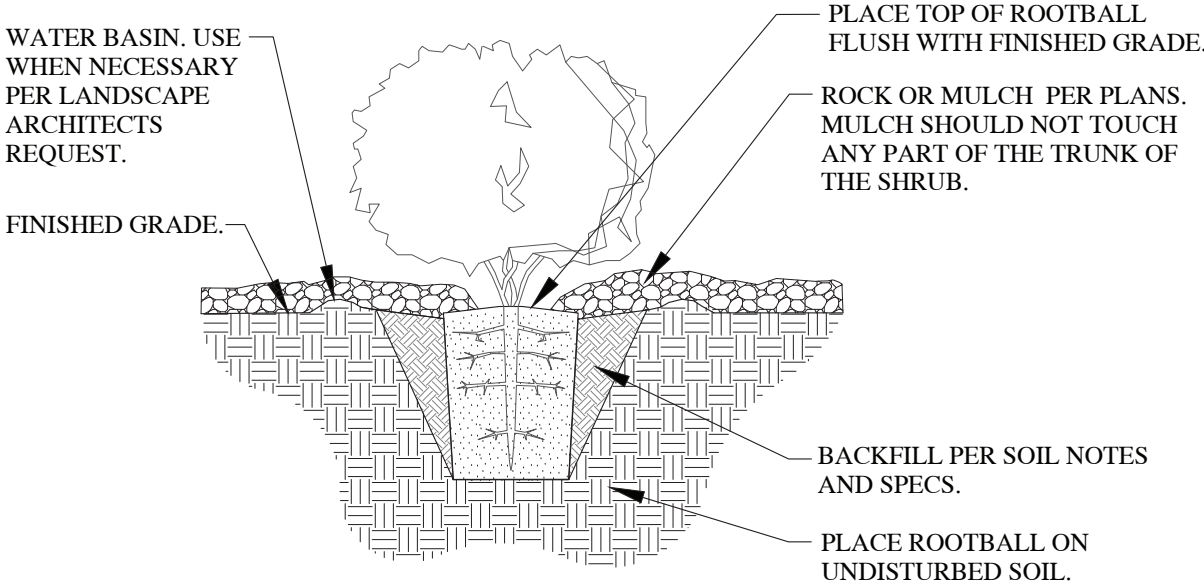
SCALE: NTS



- NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
 2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0".
 3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
 4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

TREE WELL IN TURF AREA

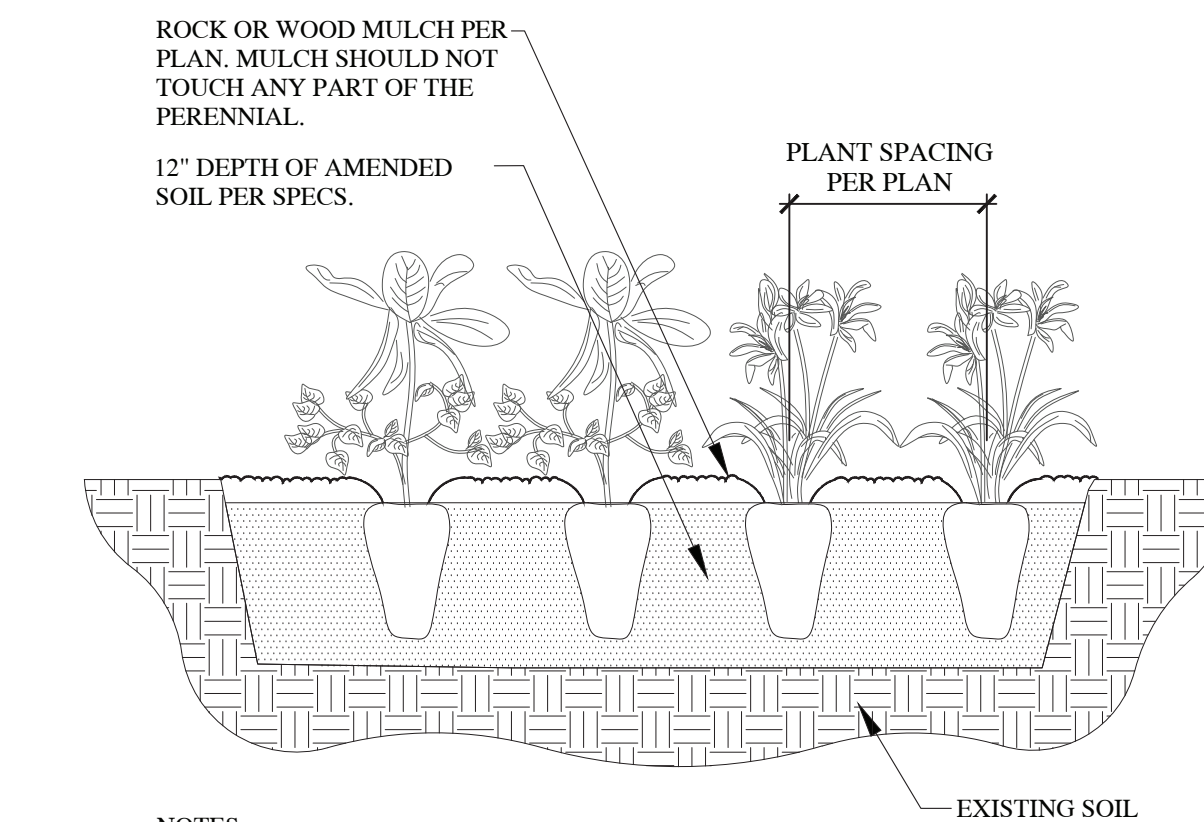
SCALE: NTS



- NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
 2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
 3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
 4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPEC'S.
 5. EXCAVATE PLANTER PITS PER SPEC'S.

SHRUB & ORNAMENTAL GRASS PLANTING

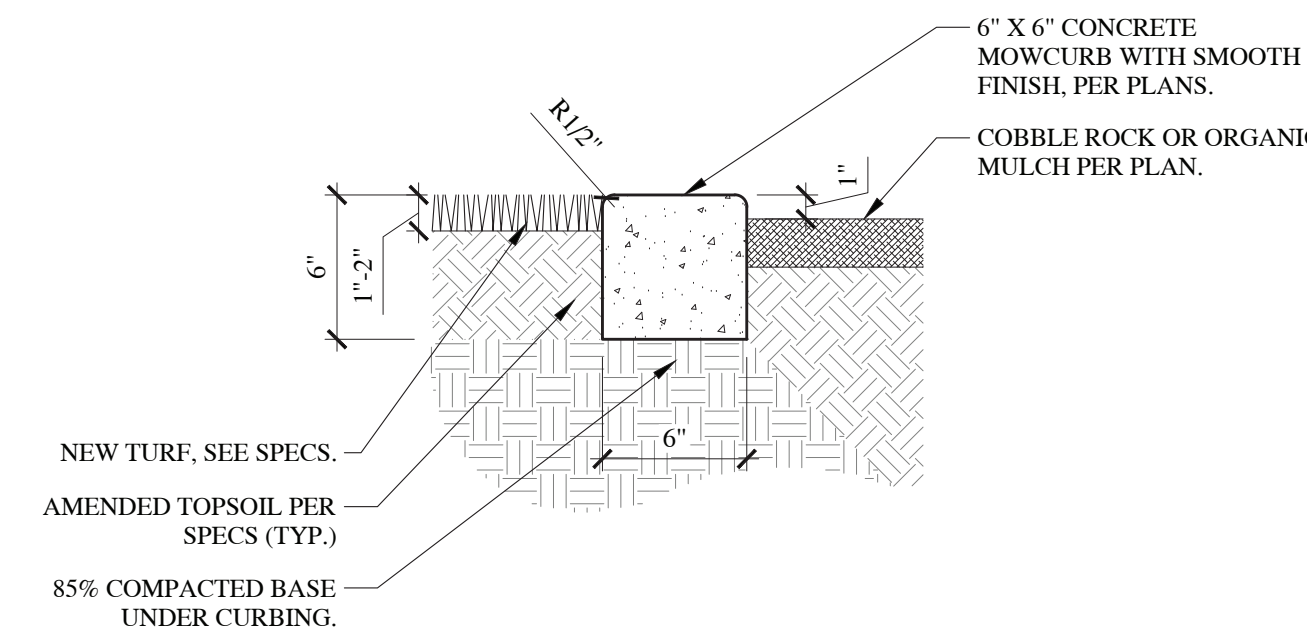
SCALE: NTS



- NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
 2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
 3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPEC'S.
 4. EXCAVATE PLANTER PITS PER SPEC'S.

PERENNIAL PLANTING

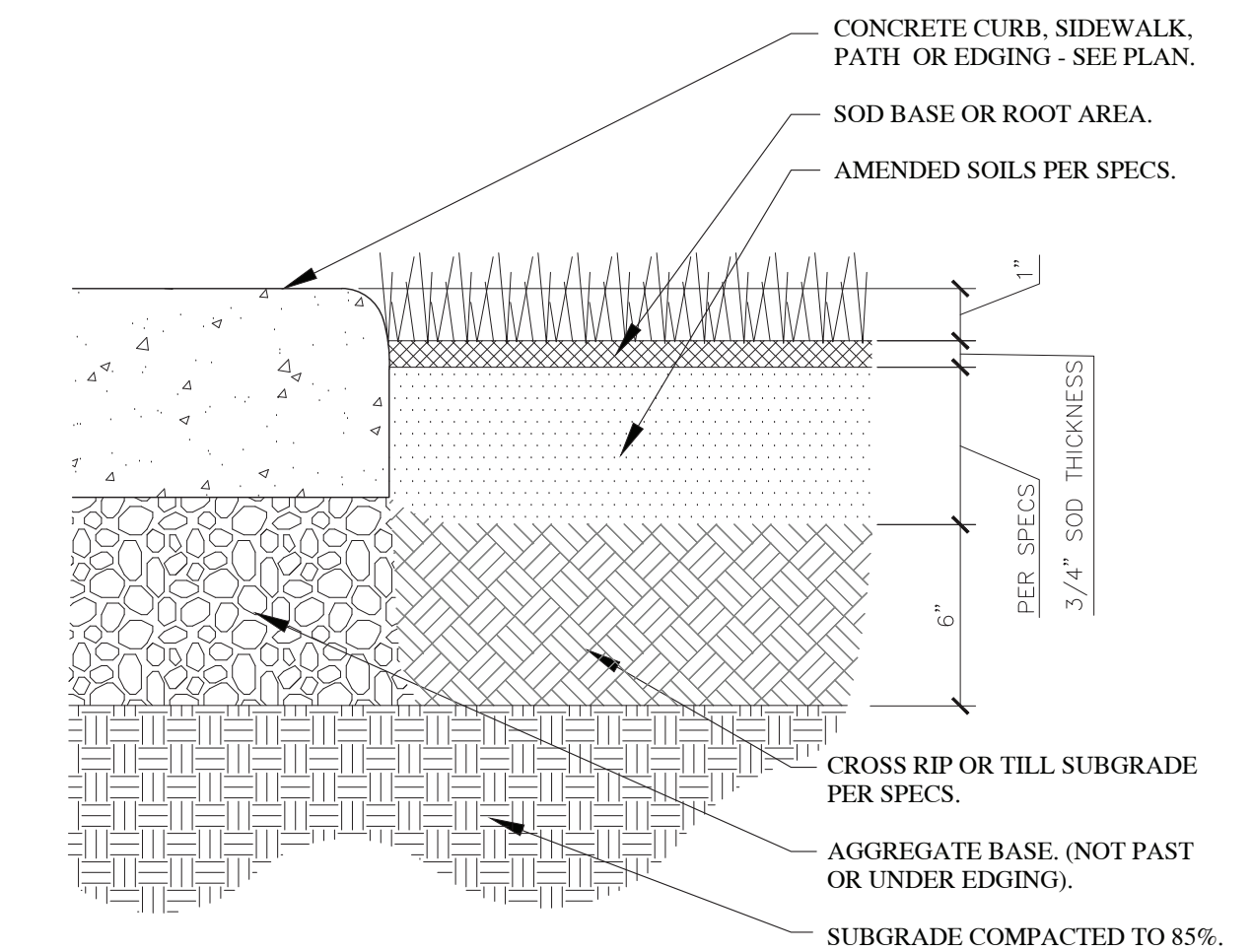
SCALE: NTS



- NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS. PROVIDE EXPANSION JOINTS EVERY 30' ALONG MOWCURB.

6" MOWCURB SECTION

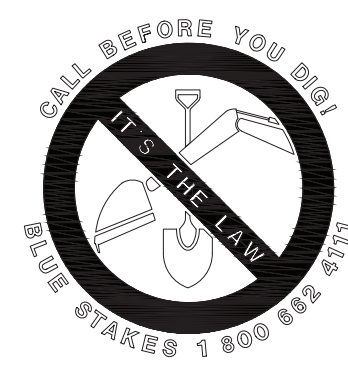
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
 2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS.
 3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
 4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2 1/2" - 3".

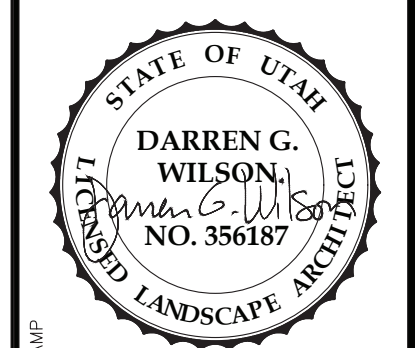
SOD LAYING AND EDGE

SCALE: NTS



InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-256-3443 www.in-sitedesigngroup.com
architect@in-sitedesigngroup.com

CONSULTANTS:

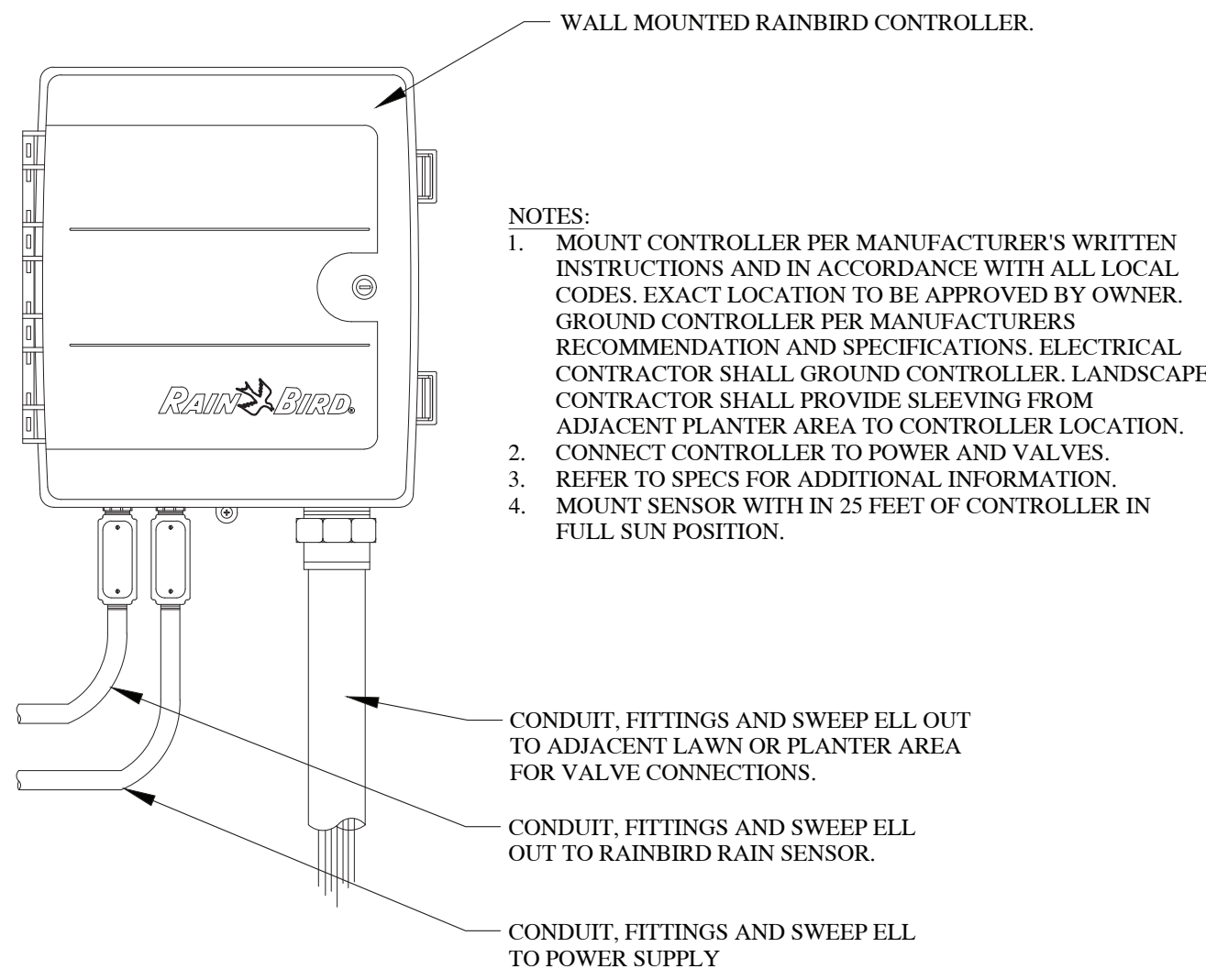


JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

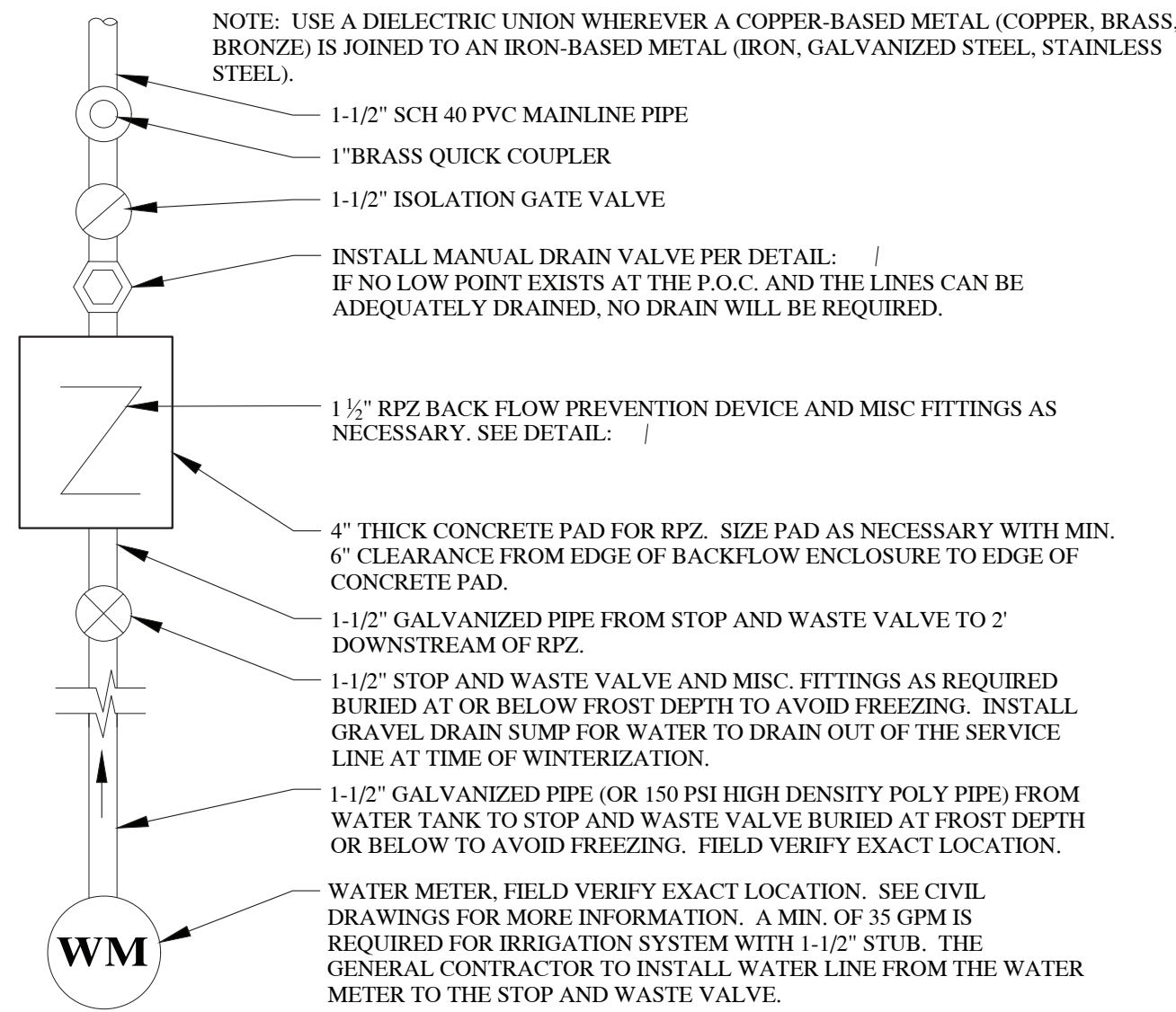
DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019 (Permit Set)**
JOB NO. **18-117**

SHEET: **LS3.1**



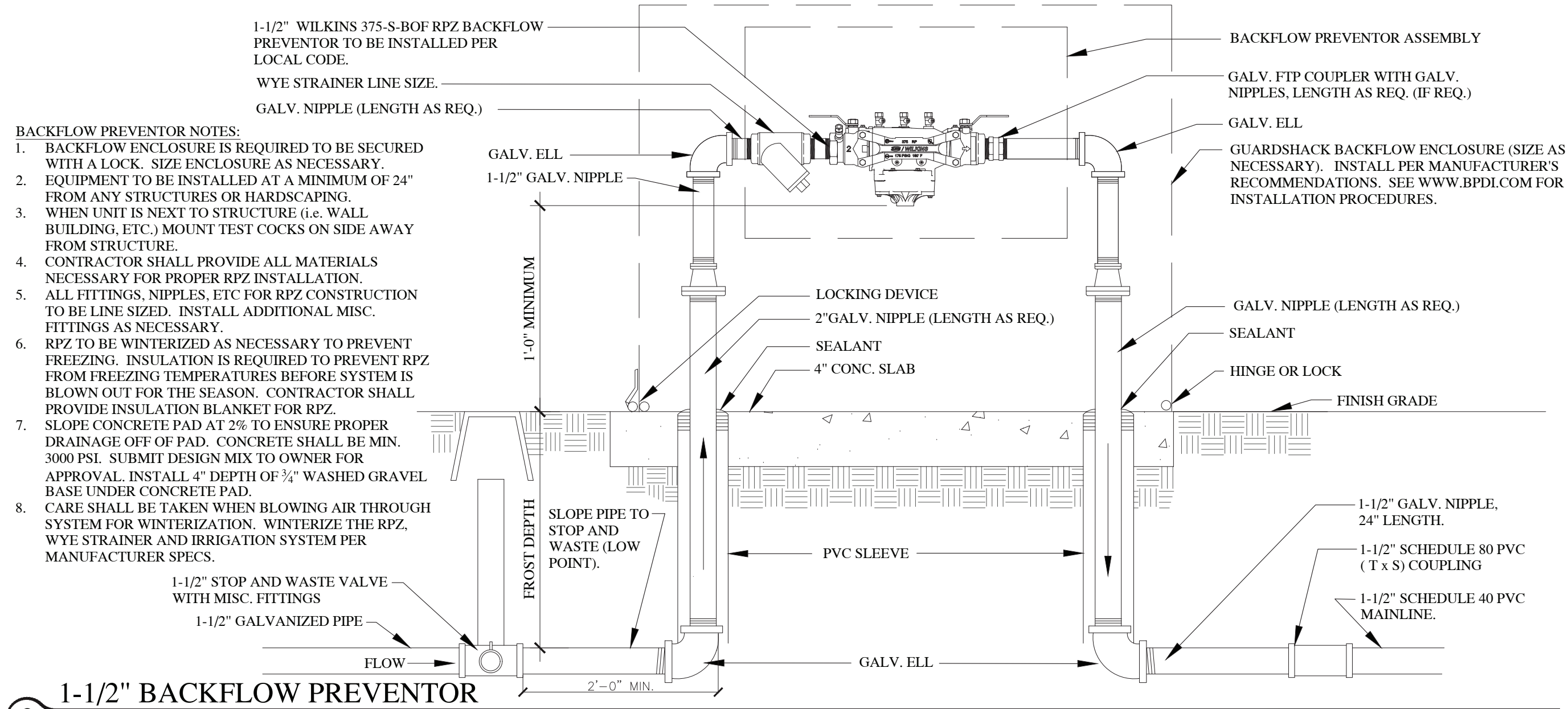
CONTROLLER WITH SENSOR

SCALE: NTS



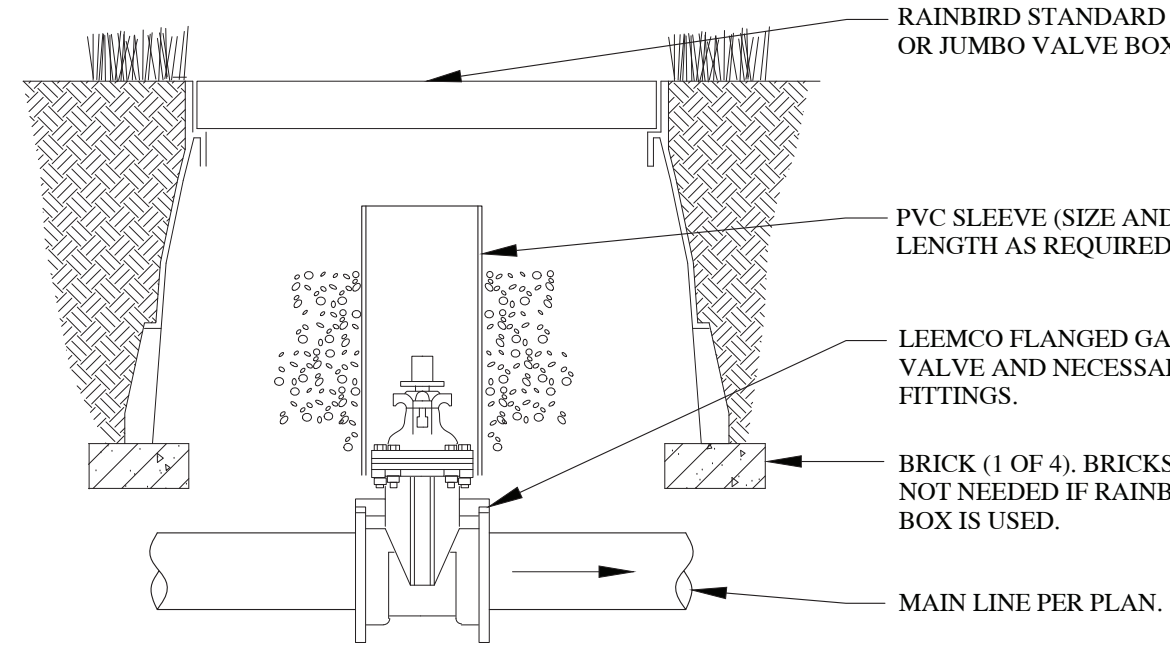
1-1/2" POINT OF CONNECTION

SCALE: NTS



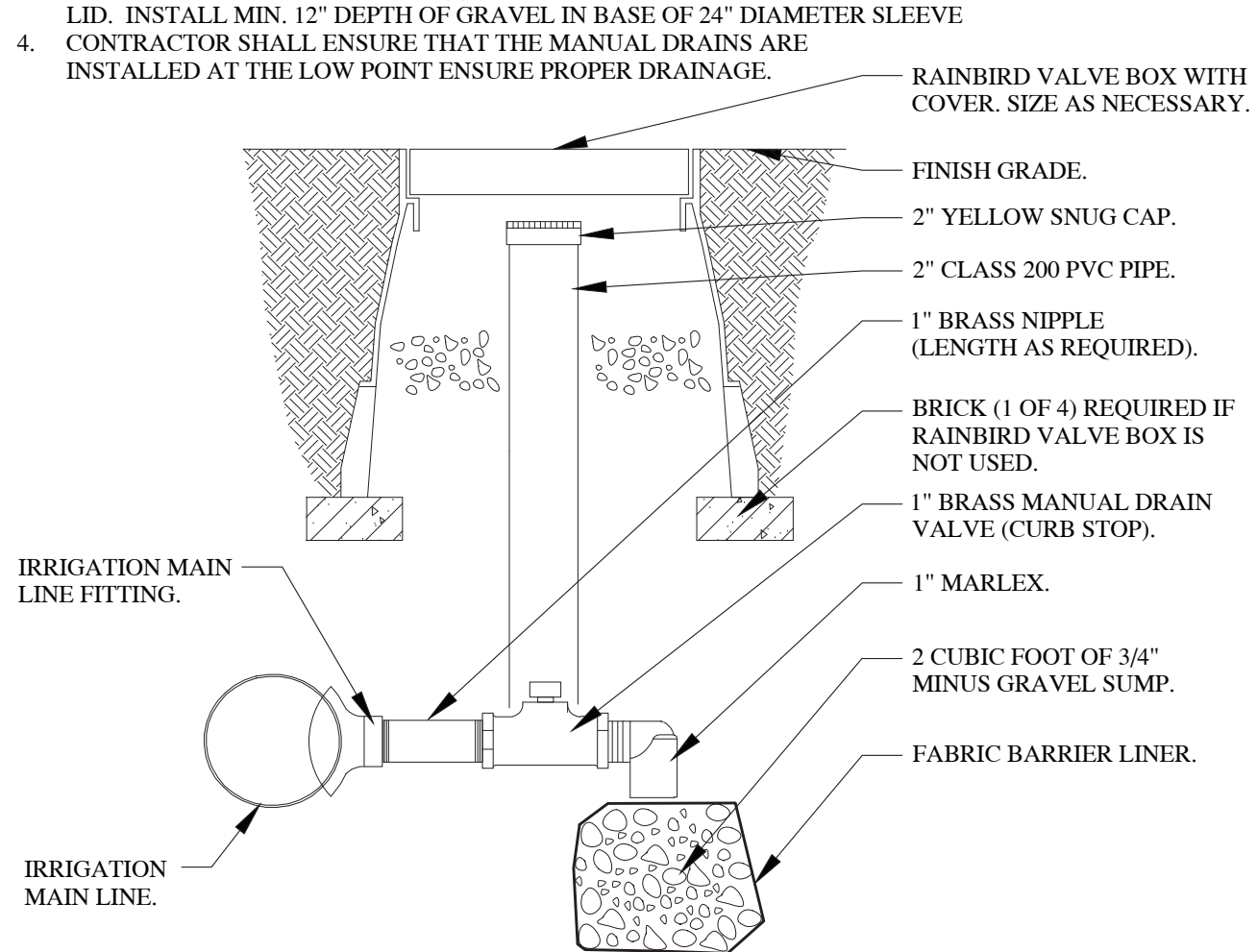
1-1/2" BACKFLOW PREVENTOR

SCALE: NTS



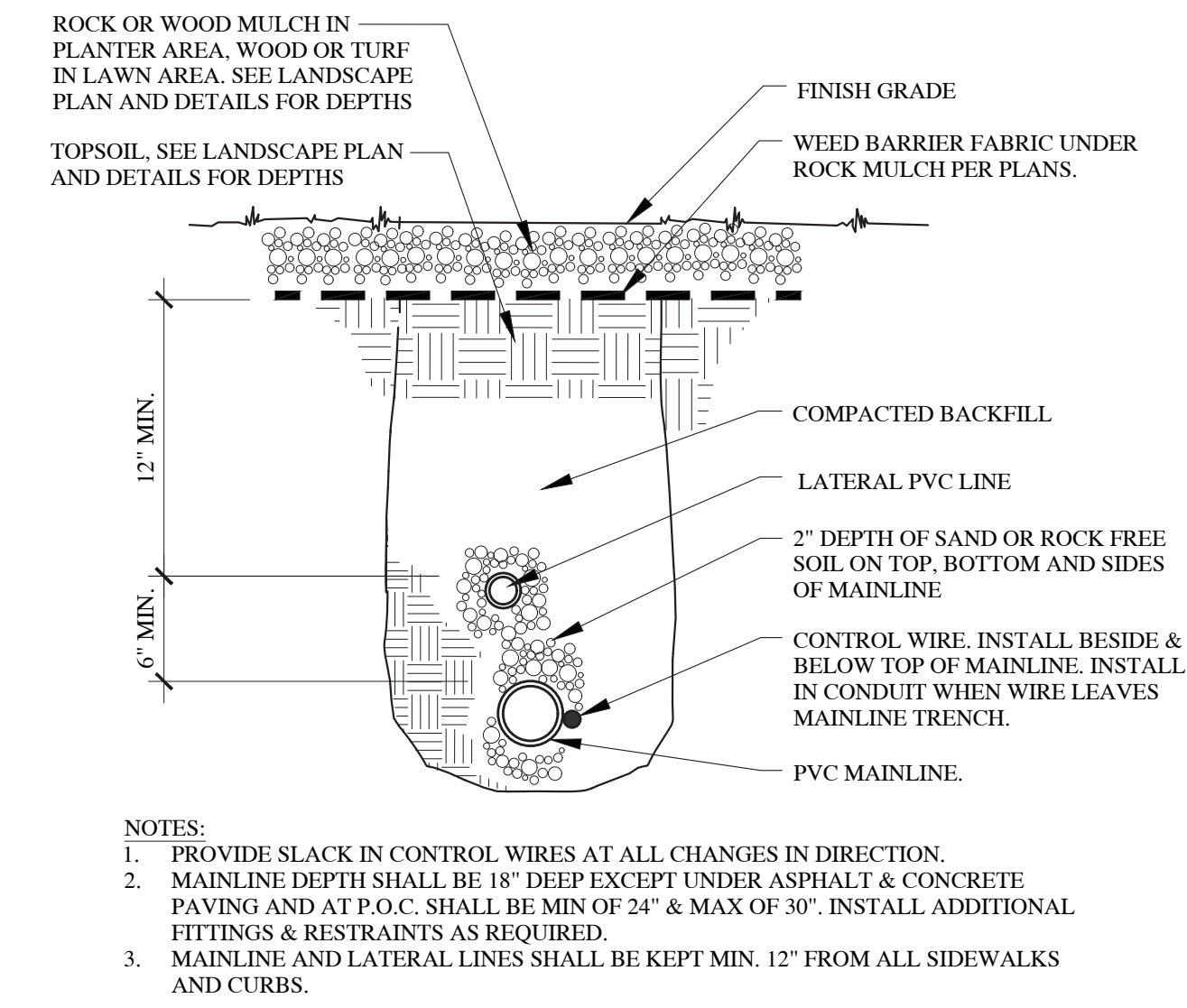
MAINLINE GATE VALVE

SCALE: NTS



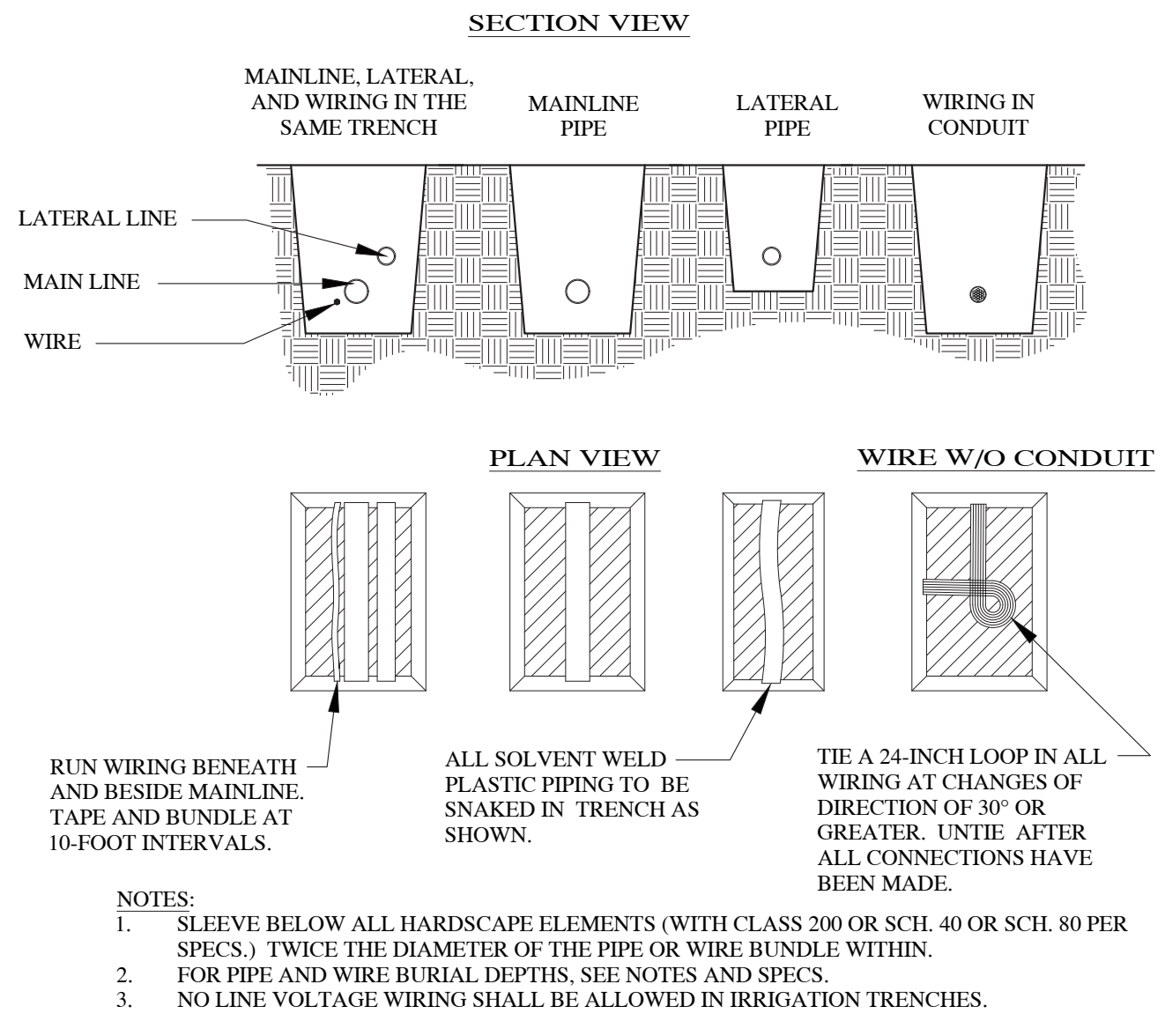
MANUAL DRAIN

SCALE: NTS



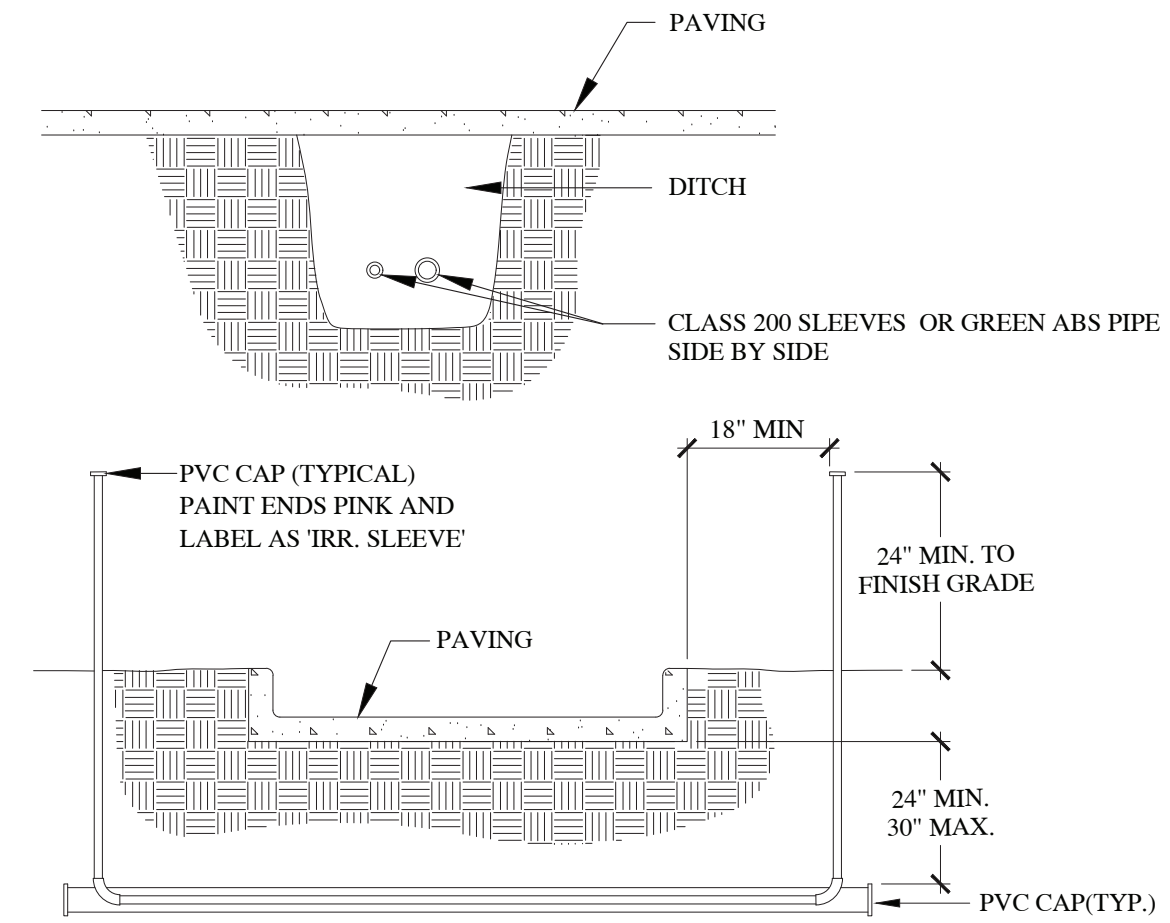
TRENCH SECTION

SCALE: NTS



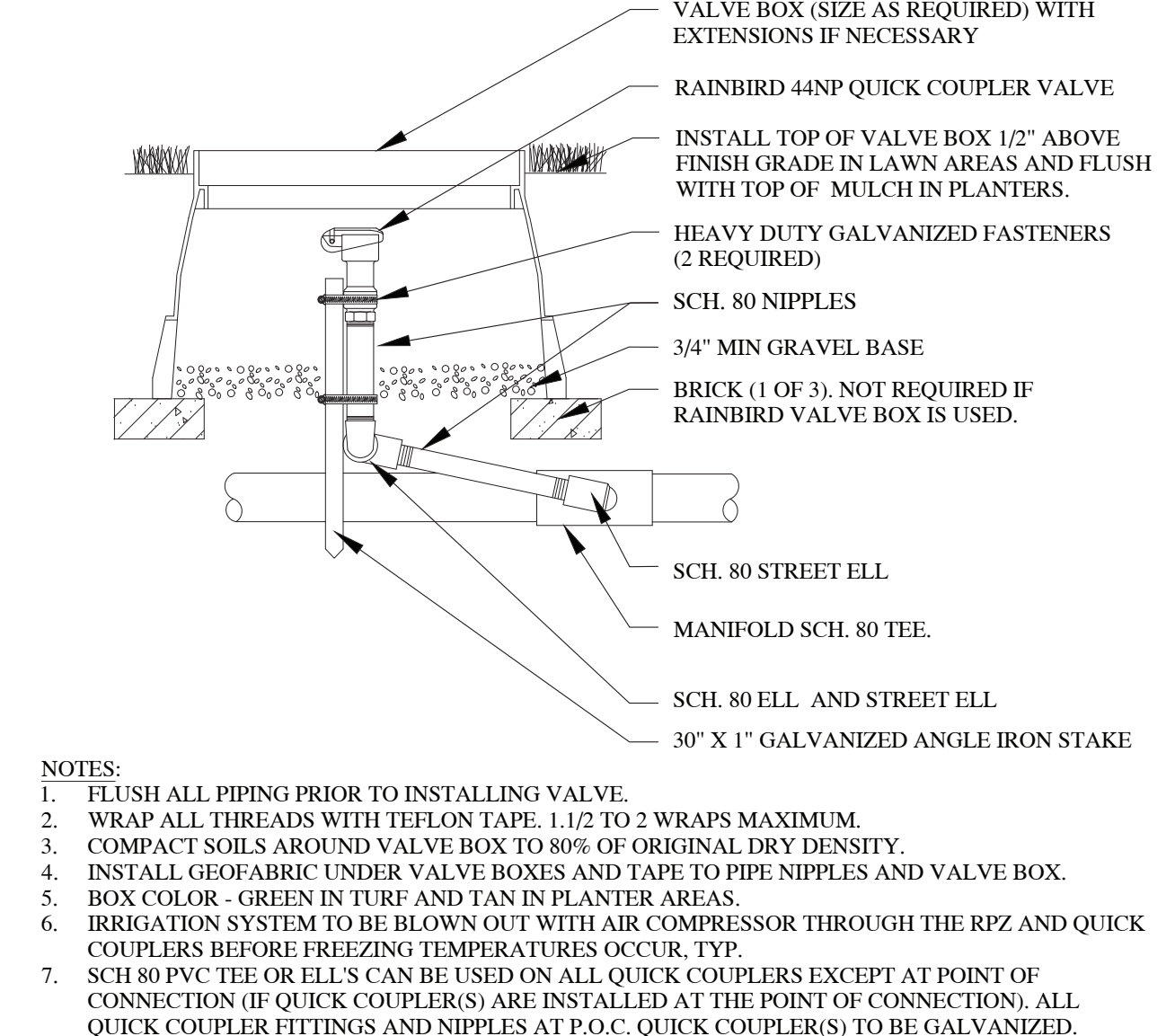
PIPE, WIRE, AND TRENCH

SCALE: NTS



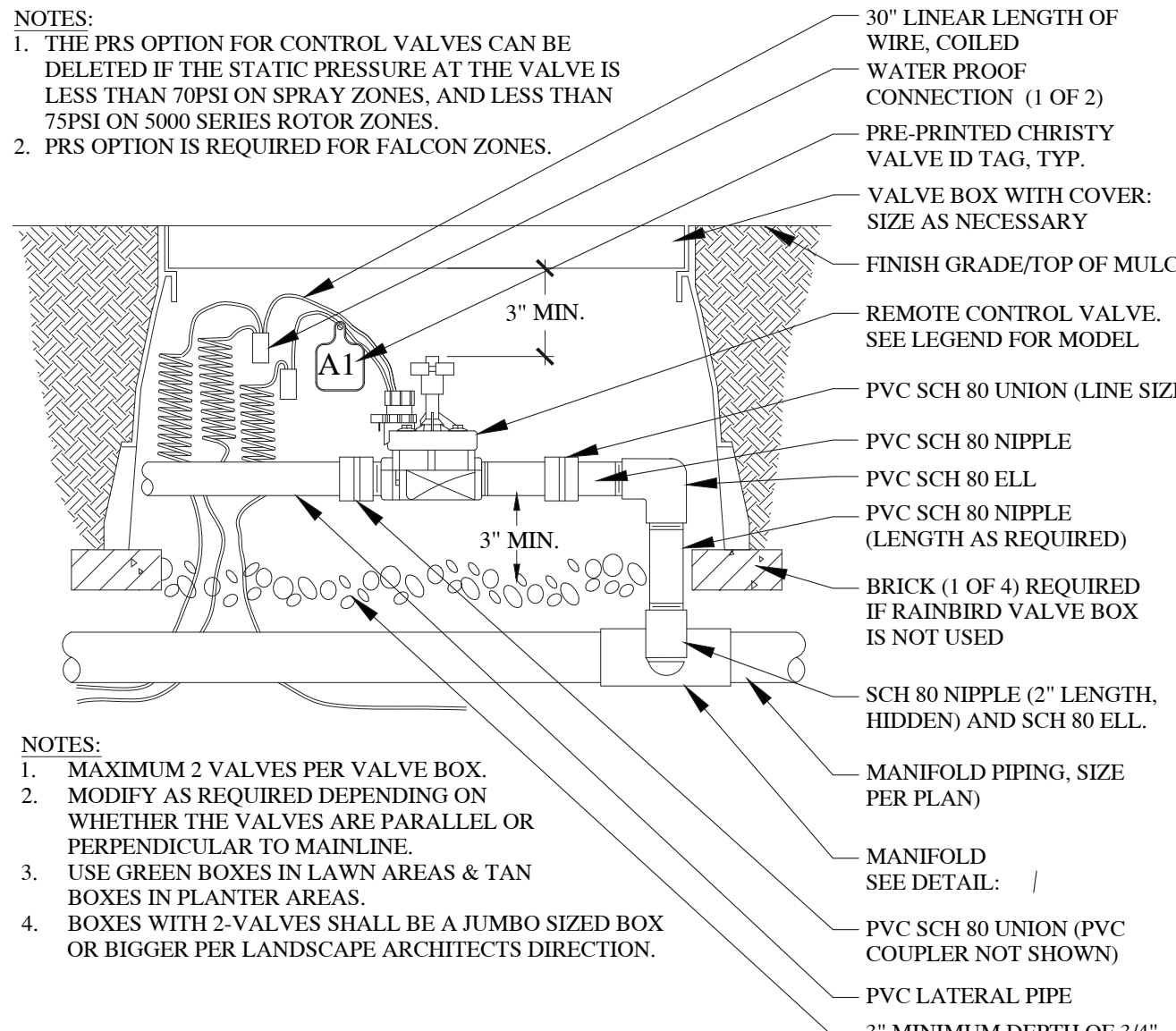
SLEEVING

SCALE: NTS



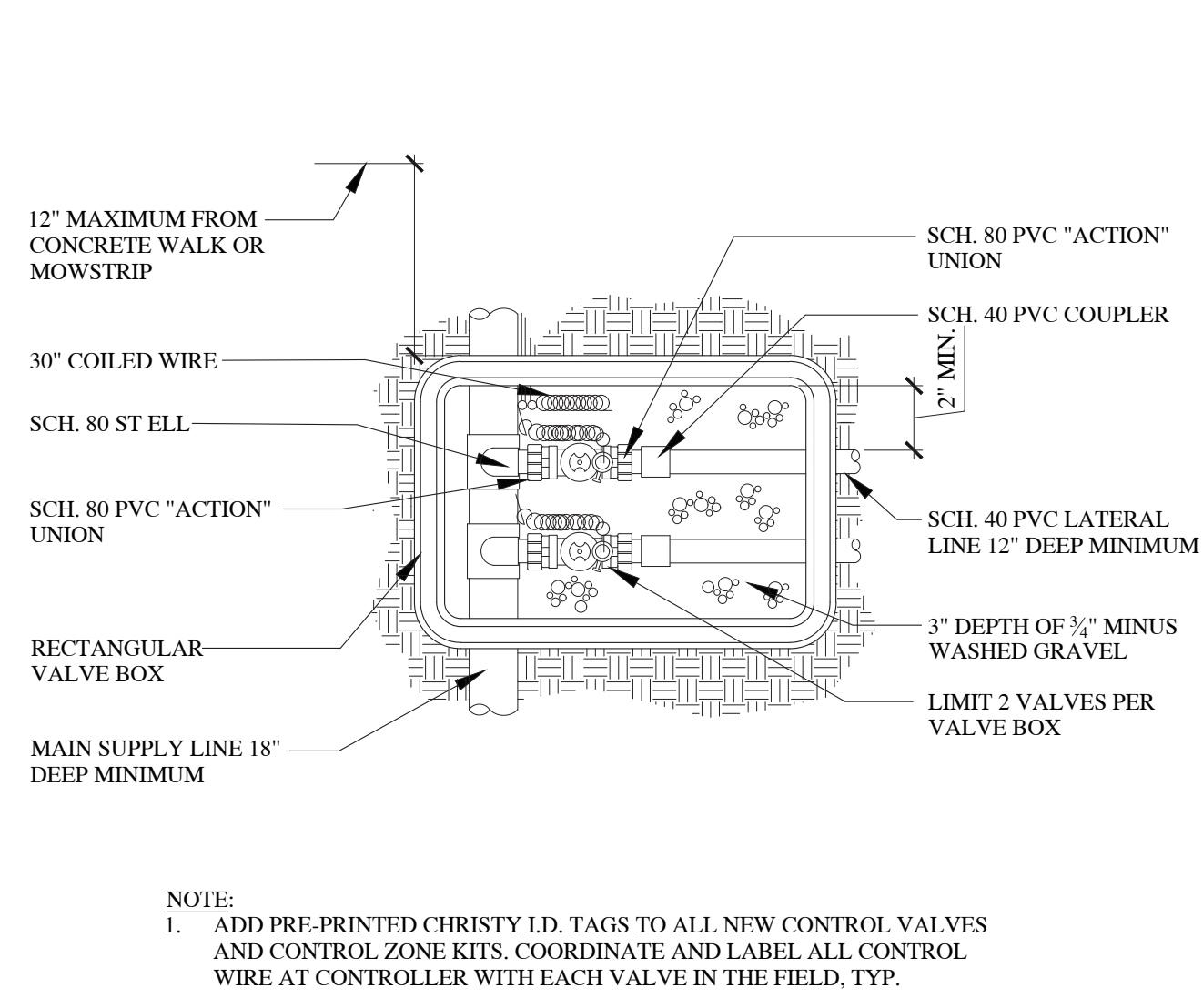
QUICK COUPLER VALVE

SCALE: NTS



CONTROL VALVE

SCALE: NTS

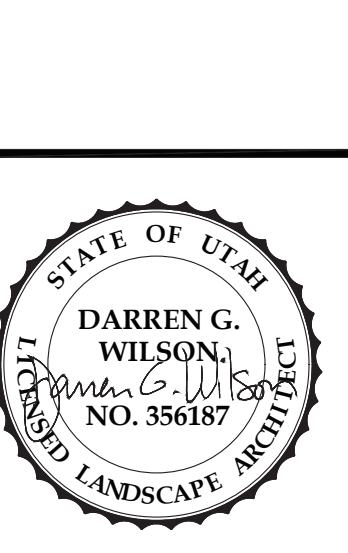


VALVE ASSEMBLY

SCALE: NTS



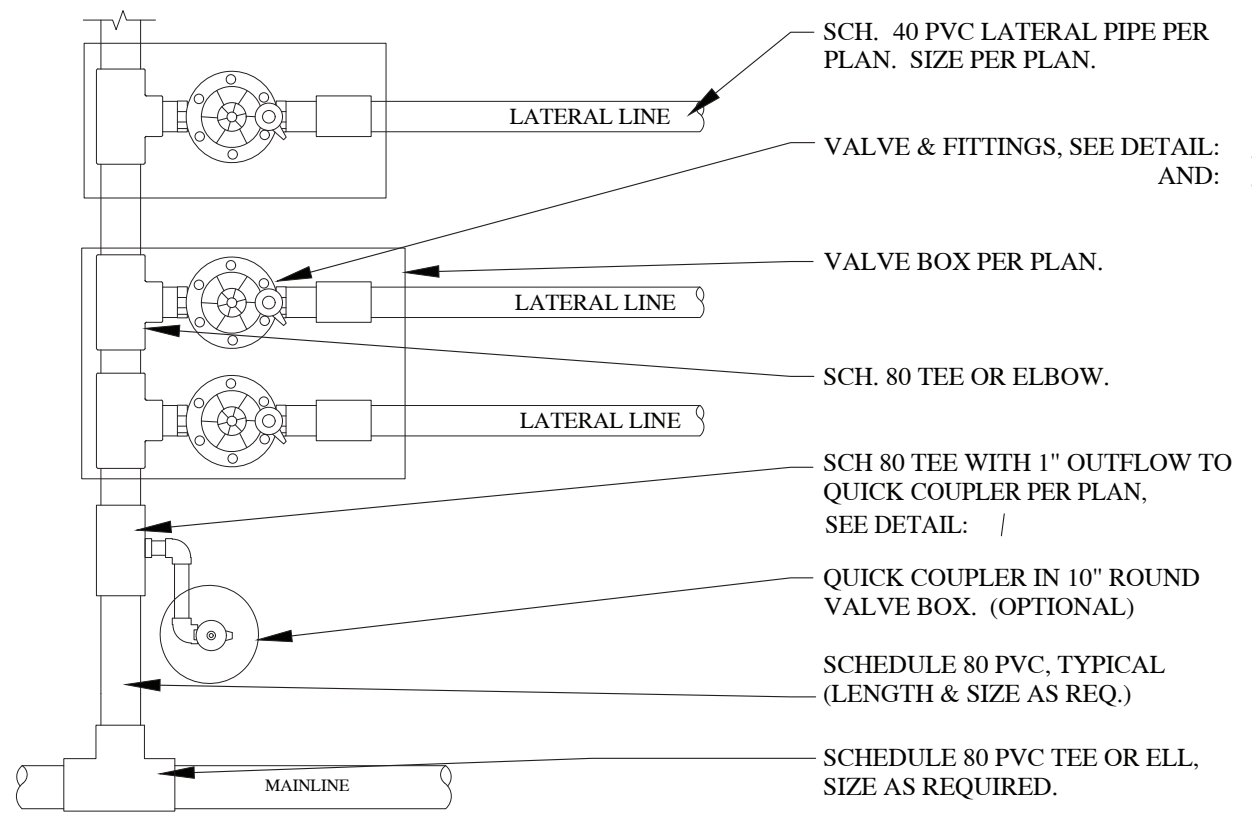
InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 475 West American Fork, Utah 84003
801-756-5943 www.insitedesigngroup.com
architects@insitedesigngroup.com



JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

IRRIGATION DETAILS

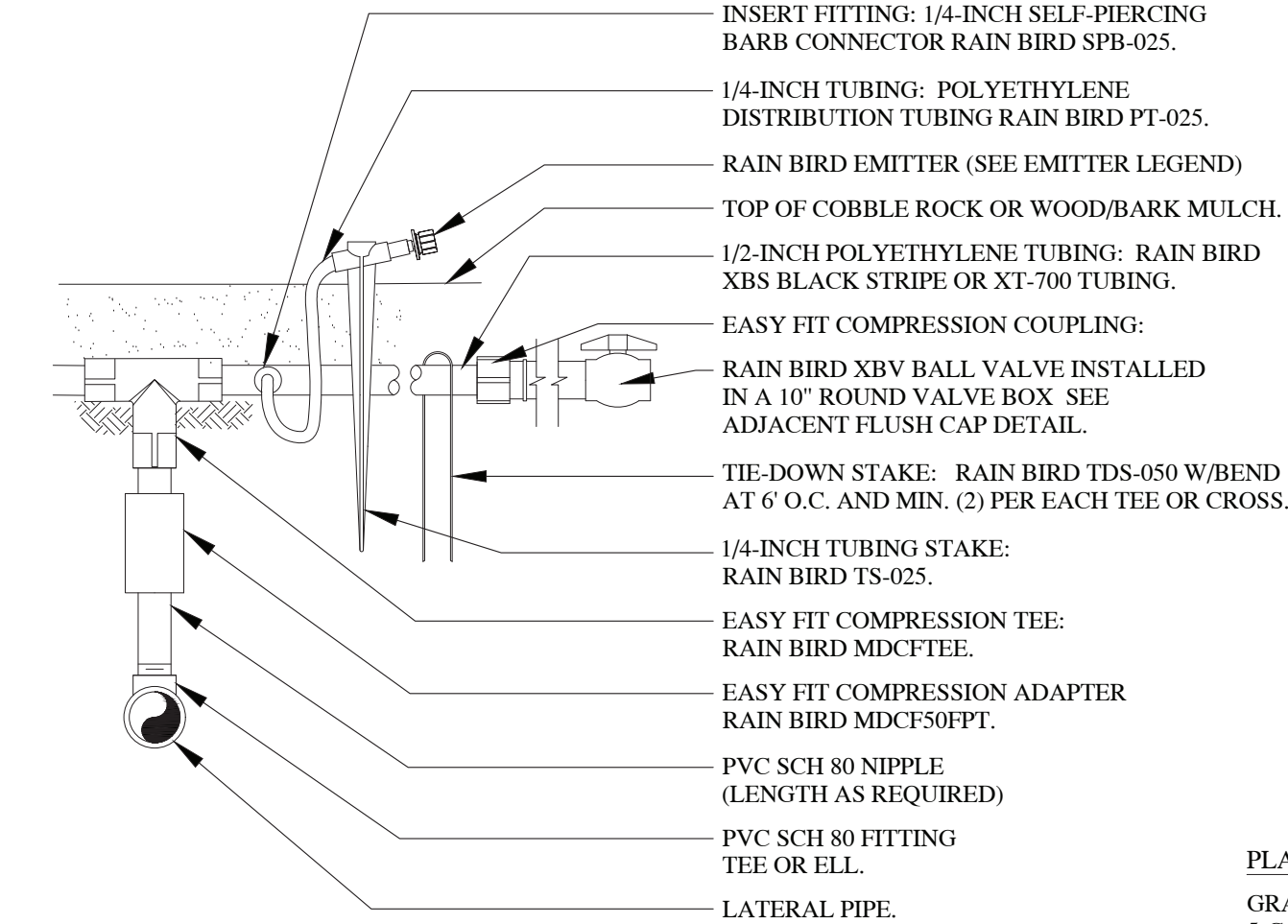
DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019 (Permit Set)**
JOB NO. **18-117**
SHEET: **LS4.1**



- NOTES:
- ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
 - MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
 - MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

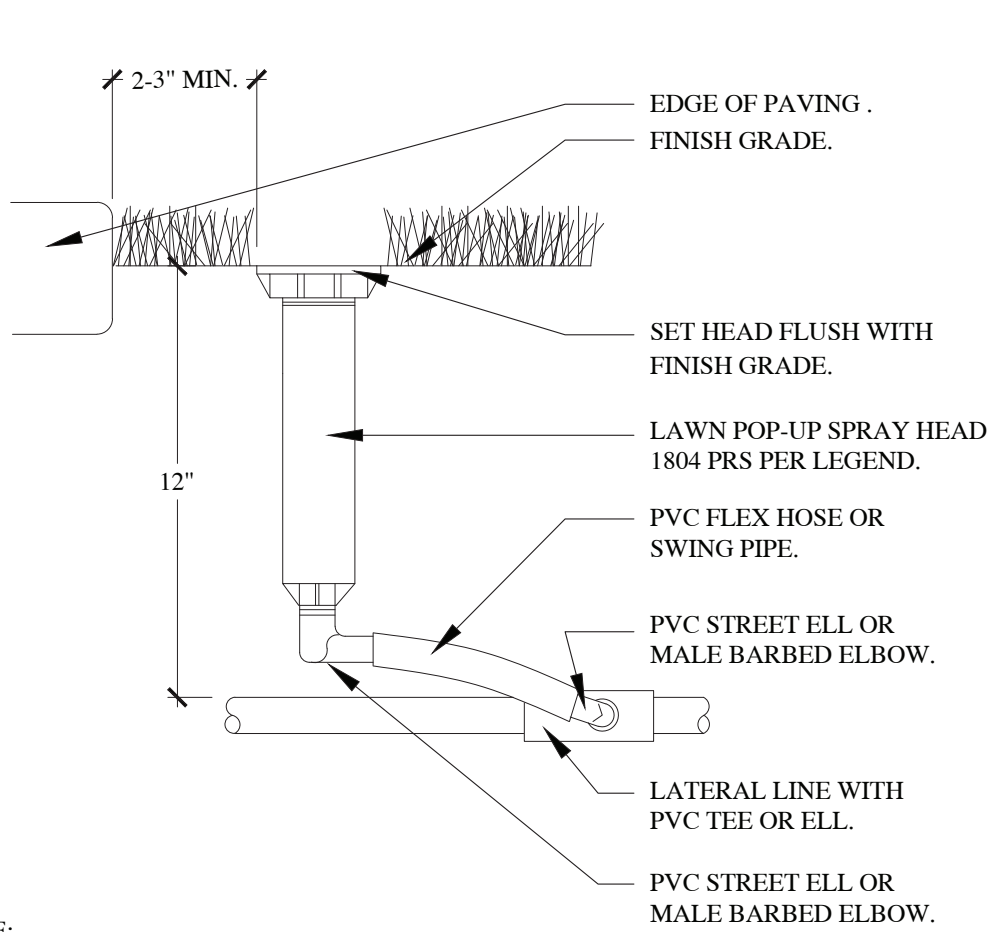
VALVE MANIFOLD

SCALE: NTS



- NOTE:
- USE XERIMAN TOOL XM-TOOL TO INSERT CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
 - XBS TUBING MAY BE SUBSTITUTED WITH XT-700 AT CONTRACTORS OPTION.

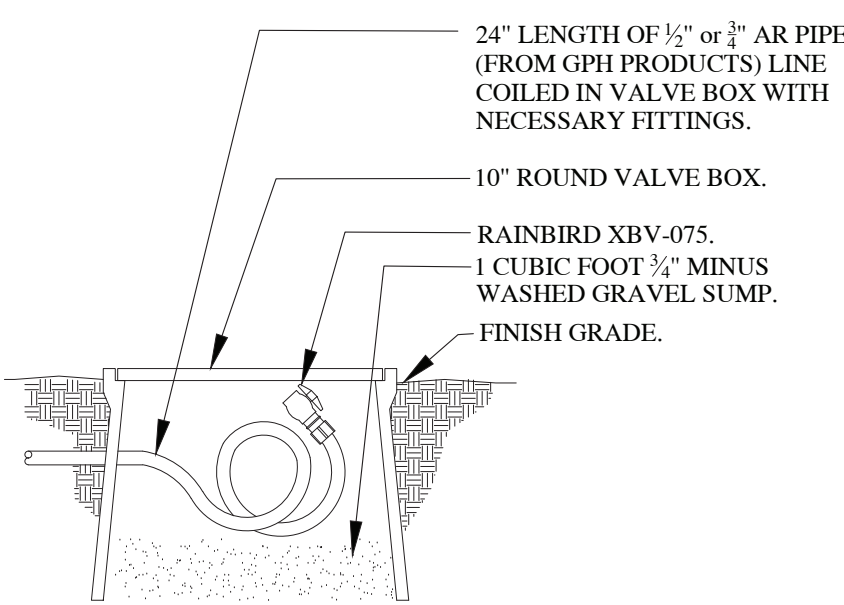
RAINBIRD XERI-TUBE DRIP SYSTEM



- NOTE:
- USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
 - LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
 - INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

POP-UP SPRAY

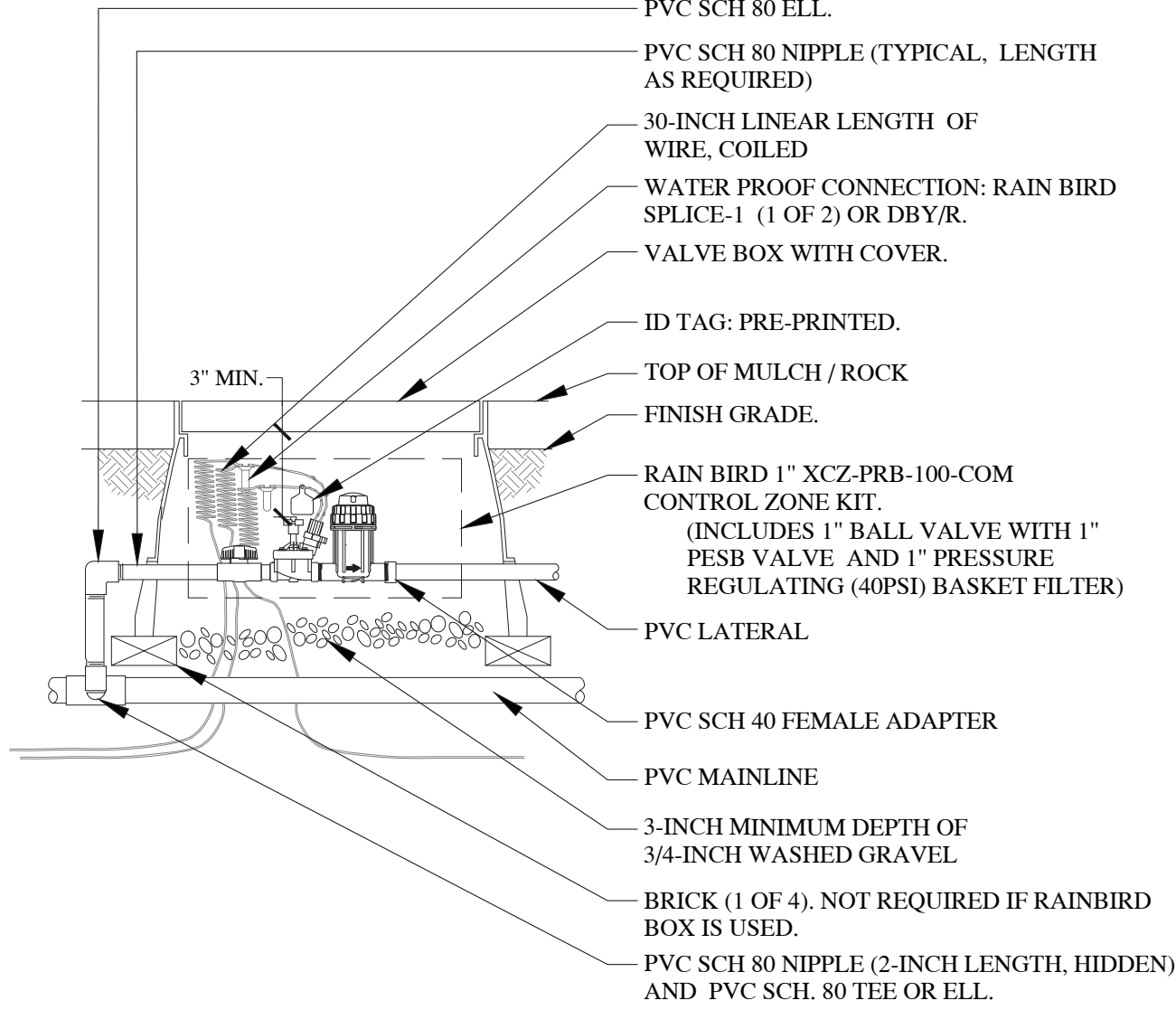
SCALE: NTS



FLUSH CAP BOX DETAIL

EMITTER LEGEND

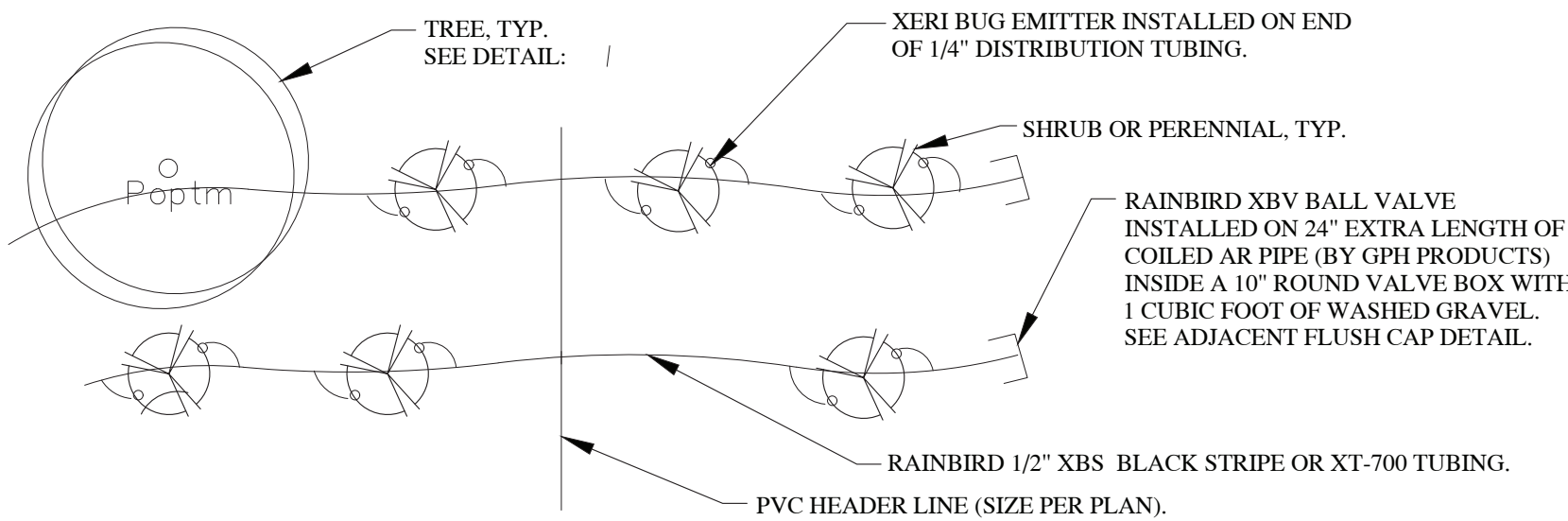
PLANT TYPE	# OF EMITTERS	TYPE OF EMITTER
GRASSES AND PERENNIALS	1	XB-20PC
5-GAL. SHRUBS	2	XB-20PC
FLOWERING TREES	4	PC-05
EVERGREEN TREES	4	PC-05
SHADE TREES	4	PC-05



1" DRIP CONTROL ZONE KIT

SCALE: NTS

SCHEMATIC EMITTER LAYOUT



DRIP IRRIGATION NOTES

- USE RAINBIRD XERI-TUBE DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM.
- USE CONTROL ZONE KITS AS SPECIFIED IN LEGEND.
- USE RAINBIRD TUBING AS SPECIFIED IN LEGEND. SPACE EMITTERS EVENLY AROUND ROOTBALL OF TREES, SHRUBS AND PERENNIALS. TUBING SHALL BE INSTALLED ON TOP OF THE WEED FABRIC BUT UNDER THE COBBLE ROCK.
- ALL SUPPLY LINES ARE TO BE 3/4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED ON PLAN.
- RUN TUBING PARALLEL TO CONTOURS WHEN POSSIBLE.
- INSTALL EMITTERS PER EMITTER LEGEND. ON-SITE ADJUSTMENTS TO DRIP SYSTEM MAY BE NECESSARY DUE TO DIFFERING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER WATERING OF ENTIRE DRIP SYSTEM.
- PVC LATERAL TO BE INSTALLED WHERE DRIPLINE RUNS UNDER SIDEWALKS OR OTHER PAVED AREAS UNLESS OTHERWISE INDICATED ON PLANS.
- FLOW THROUGH XBS OR XT-700 TUBING SHALL NOT EXCEED 4 GPM IN ANY 1 DIRECTION.
- L.C. SHALL INSTALL PC DIFFUSER CAPS ON PC-05 EMITTERS PER MANUFACTURERS SPECS.
- WHEN NATIVE PLANTS MATURE EMITTERS MAY BE ABLE TO BE DOWNSIZED DUE TO REDUCED WATER REQUIREMENTS OF NATIVE PLANTS. OWNER WILL BE RESPONSIBLE FOR ADJUSTING QUANTITY AND/OR SIZE OF EMITTERS AS PLANTS MATURE.
- DUE TO OVERSPRAY OF LAWN AREAS INTO PLANTER AREAS. SOME PLANTS MAY NOT NEED ANY AS MANY DRIP EMITTERS AS REQUESTED OR THE EMITTERS MAY BE ABLE TO BE DOWNSIZED OR ELIMINATED ALTOGETHER. PLANTS NEAR SPRAYS IN FLOWER AREAS MAY NEED FEWER OR SMALLER EMITTERS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY SO THAT PLANTS DO NOT GET OVER OR UNDER WATERED.



CONSULTANTS:



STAMP

JOHN WALDEN CLUBHOUSE
1645 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

IRRIGATION DETAILS

SHEET TITLE:

DRAWN BY: **NHS**
CHECKED: **DW**
DATE: **10/10/2017**
REVISIONS: **07/01/2019**
(Permit Set)

JOB NO. **18-117**

SHEET:

LS4.2

Walden Clubhouse



Walden Clubhouse



Walden Clubhouse



Walden Clubhouse





EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING MINUTES

September 24, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, DeLin Anderson, and Brett Wright. Commissioner Jared Gray was excused.

ELECTED OFFICIALS PRESENT: City Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

1.A. Review of Upcoming Agenda Items

Planning Manager Michael Hadley explained there are three upcoming agenda items to be discussed. The first is the Stratton Estates preliminary plat, which has previously been presented to the Planning Commission. The applicant has submitted a revised plan for review. Transitioning has been adjusted and the applicant is working with the Utah Division of Wildlife Resources (DWR) for wildlife corridor preservation. The final location of that corridor has not been determined at this time.

Scot Hazard, Stratton Estates representative, explained this application was submitted approximately two years ago. He stated this is a sensitive and he did not want to bring the application back to the Planning Commission until he exhausted all options regarding traffic and connectivity. There is a dedicated right-of-way connecting to Cedar Drive that has been in place since the application was first submitted; this is the only legal access to this project. He has worked with staff and neighboring property owners to find options that would divert traffic away from Cedar Pass Ranch. The property to the north and west of this project is owned by the LDS church. They researched multiple options including purchasing, trading, and leasing property for access through the LDS church's property, but tax constraints due to their non-profit status prevented any feasible solutions. He stated at the last Design Review Committee meeting earlier this year, the Fire Marshal said he will not approve the plan unless the project connects at Cedar Drive, unless the City issues a letter to Unified Fire Authority indemnifying UFA and the Fire Marshal, as the City would be acting against the City's own fire code and against the Fire Marshal's instruction.

One change Mr. Hazard made to the plan was to move the density much farther away from the large lots in Cedar Pass Ranch to allow for more transitioning. Another change to address traffic

concerns was made to the road. Instead of having straight roads, he redesigned the plan to have roads that meander with curves and elbows. Once the traffic signal is in place at Lone Tree Parkway and Pony Express Parkway, that will likely be the preferred route, versus through Cedar Pass Ranch.

Mr. Hazard explained he is working with the DWR but has received very little direction regarding details of the wildlife corridor. The DWR representative stated he will research the issue and inform Mr. Hazard of solutions that currently exist in other similar situations. Community Development Director Steve Mumford explained that the City is working with multiple property owners regarding wildlife corridor preservation. The DWR has tracked the route that deer take through the City; they are decreasing the time for each GPS ping to only twenty minutes apart in order to better determine the deer's migration route. The City is also working with the DWR regarding coverage, including foliage, and fencing options.

Commissioner Wood stated the preliminary plat does not comply with the City's General Plan. Mr. Hazard explained his application was submitted two years ago and is working with City staff and the Mayor. He said the General Plan is a guiding document and stated that 2.5-acre lots are prohibitive and are not economically feasible. This plan complies with the City's current transition requirements, not the requirements from when the application was submitted.

Commissioner Wood suggested the applicant increase the size of the smaller lots on the west side of the project. He stated that the transition does not need to go all the way down to the size of adjacent lots and said this plan will likely receive pushback. Mr. Hazard explained the smallest lots in Stratton Estates are twenty percent larger than the adjacent lots in the Lone Tree subdivision.

Commissioner Wright expressed concerns regarding the potential rezone and if the property will comply with the City's updated zones. Commissioner Wood stated the plan will not comply with the updated zones and stated Mr. Hazard should work with staff regarding items such as frontages.

Commissioner Wright said the connection to Cedar Pass Ranch is beneficial and necessary, even if it is not in his own best interest. He likes the circular route the roads take within the subdivision.

Mr. Hadley explained the Parkway Crossroads site plan is located along Pony Express Parkway near Ranches Parkway. The plan includes commercial units with residential units on top of the buildings. The applicant will request a perpetual use easement for parking on the powerline corridor. The applicant will also deed property to the City for future expansion of Pony Express Parkway.

Scot Hazard, owner of Parkway Crossroads, explained a concept plan for Parkway Crossroads was presented to the City Council earlier this year. He informed the Planning Commissioners of the history of the property which resulted in a property swap with the City. He was told that a portion of his property will be required for future expansion of Pony Express Parkway. Instead of the City purchasing this expansion area, Mr. Hazard stated he is proposing the City allow a

perpetual use easement for parking on land the City owns behind his site, and he will give the expansion property to the City. The property behind the City's property is the Rocky Mountain Power powerline corridor. The only permanent structure Mr. Hazard intends to build on this easement area is a potential shade structure with picnic tables and garbage receptacles to accommodate the food truck patrons. This will clean the area up and Mr. Hazard will maintain the property.

Mr. Hazard explained his plan is to include fourteen apartments above the commercial units, but not above the restaurant pad. They will have full separation between the uses so no sound transfer will exist. The residential units will have their own private access. The apartments will be one-bedroom one-bathroom units that are approximately 700 square feet. The units will have a maximum occupancy of two people with an exception for a third occupant for a six-month period. He will meet with the Postmaster on site to determine the best location for the mail box.

Mr. Hazard stated he has a conditional approval from Rocky Mountain Power to use their easement. The only restrictions are excavation around the existing tower and the height of any structure that will be built on the property. Once the City approves Mr. Hazard's use, Rocky Mountain Power will provide an official approval.

Mr. Hadley explained the Jeppson Auto site plan has been revised and the new site is in the Ranches at the corner of Half Mile Road and Ranches Parkway. The applicant will continue to update the plan. One change is to relocate an entrance to the site, as the current location is too close to the intersection of Half Mile Road and Ranches Parkway.

Commissioner Wood stated that this location does not have a zone and asked if this use would be allowed. Mr. Hadley explained that the City Attorney has stated this property is zoned Village Core, so the property will need to be rezoned to Commercial. This use is a conditional use in the Commercial zone.

Speaking as a representative for Jeppson Auto, Scot Hazard explained they will submit a rezone application to for this site from Village Core to Commercial, as the Village Core zone is obsolete with the dissolution of The Ranches Master Homeowners Association. They will also submit an application for a conditional use permit. They have adjusted the entry points and have added landscaping for a buffer along Ranches Parkway.

Commissioner Wood stated the City's zones are in review, so the applicant should not move forward until the zones are finalized, as it will be a waste of the applicant's time.

Commissioner Wright asked how the property will accommodate parking. Mr. Hazard explained they have more parking stalls than the City requires. There is a walled off area for overnight storage of customers' vehicles. This provides security and shielding to surrounding properties. This site is better proportioned for this use.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the policy session to order at 6:09 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

None.

5. Action and Advisory Items

5.A. Development Code Amendments – Public Hearing

Mr. Mumford explained staff is beginning the process of updating the commercial, business park, and industrial zones, as well as creating open space and mixed use/transit-oriented zones. The intent is to implement the 2018 General Plan goals and strategies, as was done recently with the residential zones. Some zones will be updated, while some changes may be large enough to require new zones. The zones will be presented one at a time once staff has met with the City Administrator and Mayor Westmoreland. They may have a small committee with members of the City Council and Planning Commission to discuss possible major changes.

Commissioner Everett asked that staff inform the Commission of what zones are under review by City staff so Commissioners can research the zone types alongside staff.

Commissioner Wood expressed concern with the transit-oriented development zone, as the transportation plan needs to be updated first. He said the commercial and industrial zones should be reviewed first. Commissioner Wright agreed with this sentiment.

Commissioner Everett opened the public hearing at 6:14 p.m.

Commissioner Everett stated he will continue the public hearing until they have material the public can comment on.

Commissioner Everett continued the public hearing at 6:14 p.m.

MOTION: *Commissioner Everett moved to table the Development Code amendment item. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5.B. Harshberger Variance – Public Hearing

Mr. Hadley explained the request is to allow a flag lot on parcel 58:044:0030 with a variance to the lot frontage requirement. The property is landlocked with the Cory Wride Memorial Highway to the north and residential lots to the south, east, and west. Rather than accessing the property from Cory Wride Memorial Highway, the applicant would like to access this property by providing a 20-foot wide access through the west portion of an adjacent lot the applicant owns in the Cedar Pass Ranch subdivision. He showed the current design of the future Cory Wride Memorial Highway expansion and stated this property is not affected by the expansion.

He explained the Commission should consider access to the property, possible negative effects of surrounding properties, and if the application meets the variance criteria. The following are the five required criteria for approval:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of the title is observed and substantial justice is done.

Applicant representative Scot Hazard explained that the variance does not make the lot buildable; that would require a rezone and further consideration from the City. They have been granted access to Cory Wride Memorial Highway from UDOT, but access through the residential road would be a safer route. The property owner lives out of state and may eventually move back to Eagle Mountain, and a rezone application may come in the future to allow for a residence on this lot. This lot is not included in the Cedar Pass Ranch subdivision. The access would be a private drive, not a public road.

Commissioner Everett asked if placing a road over the horse trail easement would be a concern. Mr. Hazard said equestrian trails cross roads, so it is not unusual.

Commissioner Everett opened the public hearing at 6:22 p.m.

Commissioner Everett stated he received emails from Mariann Burningham, Greg Whiting, and Bettina Cameron.

Karen Stanley expressed concerns regarding the driveway location adjacent to her property and potential future uses of the property.

Michael Carr, president of the Cedar Pass Ranch Homeowners Association, said the road will also require a variance approval from the HOA.

Bettina Cameron read a letter from the Cedar Pass Ranch HOA attorney that stated the HOA has not granted an easement for the road and requested the City require HOA approval as a condition of approval of the variance. She expressed concern regarding safety of pedestrians and horses and regarding possible future uses of the property.

Jason Heidel said the lot is 2.6 acres, which is half the size of the surrounding lots. While the application is not for a rezone, he believes the owner will attempt to rezone in the future. A rezone creates a hardship for the City and the community. If Cory Wride Memorial Highway is expanded, it will cost more in taxpayer dollars to purchase the improved property.

Mariann Burningham said the Cedar Pass Ranch HOA can force a stoppage of the easement. She said the lot is not landlocked and can access the property through the property owner's other lot. She requested the variance be denied.

Commissioner Everett closed the public hearing at 6:34 p.m.

Commissioner Wood said the equestrian path dispute is a private matter between the Cedar Pass Ranch HOA and the property owner, as is any dispute of the easement. Regarding compatible use, this property may be compatible with a rezone to the RA-2 zone. This application tasks the Planning Commission with determining if the variance for the lot frontage requirement meets the required criteria.

Commissioner Anderson stated the access road may affect water flow and drainage.

Mr. Mumford said the City ordinance does not prohibit the applicant from putting a driveway along their property. The variance is for the lot frontage requirement. If the variance is denied, the applicant is still able to install a driveway to that property. If the variance is approved, it does not make the lot buildable; a rezone is still required.

Commissioner Everett explained all five criteria listed in the Municipal Code must be met in order to allow the variance.

Commissioner Wright said there is a reasonable access to the property; therefore, not granting the variance does not cause unreasonable hardship for the applicant (criterion number one). He stated there is no purpose for the variance without a rezone application, as the frontage requirement does not apply to the Agriculture lot.

Regarding the second criterion, Commissioner Wright said the property does not have special circumstances that do not generally apply to other properties in the district.

~~Commissioner Everett said as the property is currently zoned, the applicant does not need the variance for the enjoyment of a substantial property right, which is criterion number three.~~

~~Regarding the last criterion, Commissioner Wright stated the road could impede the equestrian trail, which could be contrary to the public interest. The trails were put in their locations in order~~

to be in non-developed areas to accommodate horses. Mr. Mumford explained horse trails in Cedar Pass Ranch, Meadow Ranch, Overland Trails, and North Ranch cross asphalt roads.

Discussion ensued regarding potential residential zones for this lot.

Commissioner Wood said the lot has an easement to access and use the property for its current zone designation.

Commissioner Everett explained the Planning Commission is the decision authority for variances and the City Council is the appeal authority.

MOTION: *Commissioner Wood moved to deny the Harshberger variance for the following reasons:*

- 1. The variance does not meet criterion number one as stated in Municipal Code: Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title; and*
- 2. The variance does not meet criterion number two as stated in Municipal Code: There are special circumstances attached to the property that do not generally apply to other properties in the same district.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.C. John Walden Clubhouse Site Plan & Conditional Use Permit – Public Hearing

Mr. Mumford explained the proposed clubhouse is intended to serve the Eagle Mountain Communities Master Association. The building will include office space, health and fitness use, preschool space, and reception space. The reception use requires a conditional use permit. He presented plans for the site and explained the applicant has aligned the entry points along Stagecoach Run to the entry points to City Hall. He said the dumpster enclosure has been located near the kitchen area, which will require garbage truck access off of the roundabout to the west of the site. The applicant has proposed two curb cuts to allow garbage trucks to pull into the property from the roundabout and exit to Trailhead Road. The City Engineer has worked with the applicant and reduced the access to a one-way drive through and is comfortable with the proposal. He explained stucco cannot exceed 50% of the building material, which the applicant has said the building complies with.

Mr. Mumford explained Stagecoach Run has never been dedicated or deeded to the City as a public right-of-way, and the applicant has expressed affability to dedicating this to the City. The project also will require streetlights.

Commissioner Wood expressed concern that forty-five parking stalls will not be sufficient and that the street may not be wide enough for on-street parking. Mr. Mumford said the City looked

at parking requirements for reception centers when the parking code was amended and that requirement was increased.

Applicant representative Angie Poulsen stated Garden Near the Green has a similar number of parking stalls. Mr. Mumford confirmed that Garden Near the Green has a capacity of approximately 100 to 150 people.

Ms. Poulsen explained the intent of the preschool space is to offer space for in-home preschools to hold classes. Residents within the master homeowners association will be able to use the facilities free of charge, and nonresidents will be able to rent space. The trash enclosure was located in its current place to accommodate garbage from the school and reception center.

Commissioner Wood stated he would prefer a safer location for the trash enclosure that does not allow traffic to access the site from the roundabout.

Chad Spencer, applicant representative, explained an additional reason the location of the trash enclosure was chosen is to allow catering companies to unload at the back of the building, versus taking up parking stalls.

Commissioner Wright expressed concerns that the trash enclosure will be at the perceived entrance to City Hall and recommended locating it at the back of the property. Mr. Spencer explained the other possible location would be adjacent to the preschool and playground area, which they would like to avoid. They have integrated the enclosure into the building, so it will not be an eyesore.

Commissioner Everett opened the public hearing at 7:09 p.m. As there were no comments, he closed the hearing.

Commissioner Wright stated the building elevations are very attractive. He said the roundabout is designed to continuously move traffic and an access point there does not meet the road's intent; it will prevent the continuous flow.

Commissioner Wood stated traffic is not supposed to stop in the middle of the roundabout and said an entry point at this location will violate Municipal Code.

Commissioner Everett expressed similar concerns regarding the roundabout and stated screening will be required for headlights. He likes the design of the building, and stated the facility will be beneficial to the City.

The Commissioners agreed that the main point of concern is the access to the property from the roundabout.

Commissioner Wood asked if there is a required distance for driveways. Mr. Mumford said intersections must be 200 feet apart. Driveways are required to be 50 feet from intersections, but that distance can be adjusted, if needed. The architectural requirements state trash enclosures must be oriented away from public view. The Site Plan chapter of the Municipal Code states

access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage along a public right-of-way, all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common access point.

MOTION: *Commissioner Wood moved to approve the John Walden Clubhouse conditional use permit. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the John Walden Clubhouse site plan with the following conditions:*

- 1. The location of the entrance to the kitchen and trash receptacles shall be changed to comply with Eagle Mountain Municipal Code Chapter 17.100.060(D) and 17.100.050(C); and*
- 2. The applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.D. B & H Land Holdings General Plan Amendment – Public Hearing

Mr. Hadley explained the property is located west of the Brylee Estates development and north of the Brandon Park subdivision. The property is approximately 162 acres and is currently zoned Agriculture. The current General Plan designation is a combination of Employment Center/Campus and Neighborhood Residential One. The proposal is to change the General Plan designation to include Neighborhood Residential 1, Agriculture Rural Density 2, Neighborhood Residential 3, and Commercial. Mr. Hadley presented a possible layout of the property and stated items the Commissioners should consider are the proposed freeway that runs through this property and if the development is consistent with surrounding areas that are currently being built.

Applicant Andy Flemm said they have submitted updated plans that reflect the recent changes made to the residential zones. Commissioner Wood stated he does not want to change the General Plan until the commercial, industrial, and business park zones are updated. He also wants staff to determine how to transition between different zone types.

Commissioner Wright stated the volume of each requested use may not be appropriate, depending on future transitioning requirements between zone types.

Mr. Flemm stated they planned the site to align with Brandon Park and Brylee Estates. The property owner was not notified of the update to the General Plan and purchased the property with the understanding that the property was designated for residential use. He expressed concern with the current layout of commercial designations and future roads.

Commissioner Wood stated they do not know what will be allowed in the future commercial zone. He said the applicant should wait to pursue this project until the new zones are updated. Mr. Flemm asked removing the commercial section of the application and leaving it as agriculture until the commercial code is updated would alleviate Commissioner Wood's concerns. Commissioner Wood stated he will not change the General Plan until the zones are updated.

Commissioner Everett opened the public hearing at 7:35 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if the Commission should table the item until the updated zones are implemented. Mr. Mumford stated it is not reasonable to table the item for that long of a period, as the property owner has due process.

Commissioner Everett said if Campus is removed from the General Plan and replaced with Residential use, it should be added in another area of the City.

Commissioners Wright and Wood stated there may be too much multifamily in this proposal.

MOTION: *Commissioner Wood moved to recommend denial to the City Council of the B & H Land Holdings General Plan amendment. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5.E. Available Storage Site Plan & Conditional Use Permit – Public Hearing

Planner Jessa Porter explained the proposal is for a site plan and conditional use permit for a storage facility located along Pony Express Parkway just north of the Community Development Building on seven acres within the Sweetwater Industrial Park. The applicant will be required to submit a phasing plan to ensure compliance with the Fire Marshal's requirements. Pony Express Parkway right-of-way includes a 20-foot park strip that includes an 8-foot asphalt trail, so the site plan and landscape plans shall be revised accordingly.

Commissioner Wood asked if the design provides sufficient screening adjacent to the Community Development Building. Mr. Mumford said this will provide improved privacy for the City's storage in the back of the property.

Commissioner Wright asked about the facility's parking. Ms. Porter stated the City Code allows the Commission to determine parking requirements.

Applicant representative Jesse Reynolds explained the office will also serve as a residence and an individual will be on site twenty-four hours a day; that person will park inside the facility and will not utilize customer parking.

Owner Dustin Aldridge said parking stalls on the south side will be used for customers to return moving trailers. They will have set hours and the on-site manager will work with customers to ensure the moving trucks are stored inside the facility. They have not determined the location inside the facility where the vehicles will be stored. They have been discussing a partnership with U-Haul to offer moving vehicles to patrons. They will have indoor storage as well as outdoor self-storage units with rolling doors. The plan is to also include indoor and outdoor boat and recreational vehicle storage units.

Mr. Aldridge explained the property will be landscaped, and that the perimeter fence will be the actual storage buildings; they do not build additional masonry walls around the storage units. They want to honor the “handshake easement” the original property owner has with Arrow Engineering. Arrow Engineering was told they can continue to use the road on the south end of Mr. Aldridge's property to access the Arrow Engineering property. The City Engineer has stated a road eventually will be installed on the west side of this site. Once that road is completed, they will construct storage units on the road Arrow Engineering is using, which will be a part of phase three. Their intent is to install a black chain link fence in areas where the storage units are not constructed until future phases are complete; they would like to start phase two within three years.

Commissioner Wood expressed concerns that three sides of the facility will be open until future phases are completed, and the possibility that the project will not move past phase one. He stated chain link fence is not allowed.

Commissioner Wright stated the perimeter walls should be included in phase one in order to avoid a property that is not aesthetically pleasing.

Mr. Aldridge said that since the City's property along Pony Express Parkway has chain link, they believed they would be allowed to install the same type of fence.

Mr. Mumford said vinyl coated chain link fence up to eight feet tall is permitted in industrial areas; the Planning Commission may require solid screening fence.

Mr. Aldridge stated they are confident that all phases will be completed, but they are not involving outside investors, which is why they are starting with phase one. The wall is approximately \$200 per linear foot; economically it does not make sense to construct the entire perimeter in phase one. They will make the frontage road aesthetically pleasing and the goal is to include the units, or walls, along three sides of the property in phase two, leaving the access open for Arrow Engineering.

Commissioner Everett opened the public hearing at 8:02 p.m. As there were no comments, he closed the hearing.

Commissioner Everett stated this facility will be utilized by residents, but expressed concerns with the limited parking for U-Haul trailers and with chain link fencing.

Commissioner Wood said the City has had applicants with good intentions, but that their projects did not come to fruition. He wants finished projects, so if the project fails, it is screened and not an eyesore. Chain link fences do not provide screening; a fence that complies with the City's Municipal Code needs to be installed.

Commissioner Anderson said the parking stalls do not look large enough for moving trailers.

Commissioner Wright said a six-foot tall fence is not high enough to store recreational vehicles behind and suggested a height of eight feet. Additionally, there is not enough room to park six moving trailers.

Mr. Mumford explained that conditional use permits that do not comply with conditions of approval may be revoked. If the Commission approves this conditional use permit with conditions of approval related to the moving trailers, and the conditions are not complied with, there is a process to correct the violations or revoke the permit.

Discussion ensued regarding the number of allowed moving vehicles in front of fencing, as well as requirements of the conditional use permit.

Commissioner Wright expressed concerns regarding requiring screening on the south side of the property, as it would block Arrow Engineering from accessing their property. He asked if the entity that sold Mr. Aldridge this property could offer an alternate access. Mr. Aldridge said he can work with the other entities to determine if an alternate access is possible. Mr. Hadley explained the approved Sweetwater Industrial Park has future planned roads. Those will be constructed as businesses are developed in the project.

Commissioner Wood informed Mr. Reynolds that the perimeter should include a six-foot solid fence. Commissioner Wright stated the Commission should require an eight-foot masonry wall around the perimeter in phase one. Mr. Reynolds reiterated that the ten-foot tall masonry wall in the proposal is the actual building, not a fence. These buildings sit on a concrete foundation, which will be very costly to install around the entire property.

Mr. Mumford explained if the Commissioners' concern is the view from the public right-of-way, the first phase will mitigate that concern. There is nothing existing on the west side of the property.

Commissioner Wood said the Municipal Code requires moving vehicles to be behind a six-foot tall privacy fence. Mr. Mumford explained the outside buildings would serve as the privacy fence. He said Eagle Mountain Storage and Sunset Storage both built in phases; the chain link fencing at those locations was not visible as the phases were completed. He said screening the south side of the property under discussion is not as important, as it is the City's property.

Commissioner Wright disagreed and stated screening is important on all four sides of the property, and that the Municipal Code needs to be applied uniformly.

Mr. Aldridge explained they have analyzed the project comprehensively. He asked why the City's building is allowed to have chain link, but he would not be. Commissioner Wood stated the City's use is different than this application.

Mr. Mumford stated to address the Planning Commission's concerns, the approvals can require conditions that mitigate screening concerns, and may include an updated phasing plan with screening and a prohibition on utilizing areas of the property that are not screened.

MOTION: *Commissioner Wood moved to approve the Available Storage conditional use permit with the following conditions:*

- 1. The use shall comply with Eagle Mountain Municipal Code Chapter 17.40.040(L): "The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: self-storage or mini-storage";*
- 2. The use shall comply with the Eagle Mountain Municipal Code Chapter 17.40.040(R): "The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: moving and storage facilities and businesses";*
- 3. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(E): "Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulation."; and*
- 4. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(F): "Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall."*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

MOTION: *Commissioner Wood moved to recommend approval to the City Council the Available Storage site plan with the following conditions:*

- 1. Concerns about phasing and perimeter fencing are communicated to the City Council;*
- 2. The applicant shall submit a phasing plan;*
- 3. The applicant shall submit a specification sheet for lighting that complies with the City's dark sky ordinance; and*
- 4. A second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.F. West Side Theatre Company Temporary Site Plan

Mr. Hadley stated this application is for a temporary site plan to allow a temporary performance structure, storage units and necessary facilities to be installed on land just east of the SilverLake amphitheater. The land is owned by the City and is currently unimproved. The site will include a 40 foot by 60 foot structure where performances will be held, portable restrooms, trash and recycling containers, shipping containers for storage and canopies from the tent to the restrooms and to the shipping containers. An executed memorandum of understanding indicates that Eagle Mountain City intends to lease this property to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theatre company for the benefit of Eagle Mountain City residents.

Commissioner Wood asked if the applicant would be responsible for surrounding landscaping. Mr. Hadley stated they are not proposing landscaping at this time, but have submitted a potential phasing plan for future development. The applicant has been working with the City Council on this project.

Applicant Hannah Farr explained a horticulturist is on their team and they will install what the City deems necessary. The first phase will allow the theater company to have a building in which to perform. Commissioner Wood stated the facility needs to look attractive. Ms. Farr said they do not have the capability to landscape the entire six-acre parcel, but will ensure the area around their site is attractive. She stated they will initially use the dirt parking area to the west of the building site and would like to install more permanent parking after the first year of operation. The initial building will serve as a permanent outdoor area, with a smaller permanent theater center in the next two years. This structure will have offices, the box office, and a lobby. They can function with the outdoor theater and temporary small offices for a long period of time, but the goal is move to a permanent structure soon.

Commissioner Wright asked for the company's history. Ms. Farr stated they have been in operation for three years and are only limited by the lack of a permanent location. They have performed at Garden Near the Green, at parks throughout Eagle Mountain, and at the SilverLake amphitheater. Their website westsidetheaterco.org and their Facebook page have photos and videos of previous events. This piece of land previously was going to be used by the Eagle

Mountain Arts Alliance, but their director stepped down and the alliance did not pursue the opportunity. The former director approached Ms. Farr about this location and West Side Theatre Company received a memorandum of understanding for the property use. They have performers from all over the area, and plan on offering stipends to performers once they have a permanent location. Their goal is to offer a facility similar to the Orem Hale Center Theater.

Ms. Farr stated the spring tent company has provided tents to similar groups and for festivals in the area. The tent can be removed during the off season, if required by the City, but will hold the snow load over the winter. She stated they are flexible and will comply with City requirements.

Commissioner Wood stated this property is an eyesore and expressed concerns that people will see tents and storage containers upon entering the City. Ms. Farr explained spring tents are very aesthetically pleasing if done right. The shipping containers will be wrapped and will not look like shipping containers. Another option is to increase the tent size and remove the shipping containers; this is their preference.

Commissioner Everett asked what the long-term vision is for the location. Ms. Farr explained they would like to install a permanent structure at this site, if allowed. They want to ensure that the facilities can be removed if the venture is not successful, so the City has minimal risk. They plan to do three performances, two weekends each, over the first year. They would like to extend that to three weekends and add additional performances as they grow.

Ms. Farr explained they performed an informal traffic study on a Friday night at 7:00 p.m. They had a group of people turning left from Pony Express Parkway into the site for thirty minutes. The longest time wait was six seconds, with the longest stack of cars at three. They had 100 cars enter during this thirty-minute period. They typically have 100 people at their shows, and will not likely ever have 100 vehicles parked in the lot during performances. They will work with the City to ensure their performances do not conflict with City events, and they would be willing to allow other organizations to use the space; they have spoken with the Eagle Mountain Arts Alliance regarding utilizing the facility.

Ms. Farr explained the productions are indoor and typically start at 7:00 p.m. and are finished by 10:00 p.m. Practices are typically in the evenings and on Saturdays. Rehearsals also usually end by 10:00 p.m. Rehearsals will not utilize speakers until the week before performances. They can inform residents in the area of upcoming rehearsals and performances.

Commissioner Wood asked if this use would require a rezone and stated concerns regarding storage containers and tents at the entrance to the City. Mr. Hadley explained the use is governed by the memorandum of understanding.

Commissioner Wright said he is not opposed to a temporary structure that is aesthetically pleasing and asked if the City has liability in allowing this use on City property. Mr. Mumford said the City Attorney will address liability issues with the lease.

Commissioner Wood stated the site plan should be more complete. Commissioner Wright said the memorandum of understanding needs to be more specific.

Applicant representative Melanie Perry said the facility will be beautiful and will accentuate the natural area. A member of their team has designed theater buildings as well as other temporary structures. He will be in attendance at the City Council meeting to answer more specific questions.

Commissioner Everett said he attended the Broadway at SilverLake event and enjoys the arts. His concern is aesthetics, but the fact that the structures are temporary is beneficial to the City and mitigates risk. He said he would be comfortable with an approval with the condition that the approval is reviewed in one year.

Commissioner Wood asked if there are lighting requirements for the parking area. Mr. Mumford explained there are no requirements for temporary site plan parking lighting.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the West Side Theatre Company temporary site plan with the following conditions:*

- 1. The approval is reviewed one year from the date of the City Council approval;*
- 2. Lighting that complies with the dark sky ordinance shall be required in the parking areas; and*
- 3. The applicant shall connect to power, versus utilizing generators.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

Commissioner Everett recessed the meeting at 9:24 p.m. and reconvened at 9:28 p.m.

5.G. SilverLake South Preliminary Plat

Mr. Mumford explained on July 23, the Planning Commission reviewed the SilverLake South preliminary plat and held a public hearing. The application was tabled until the developer included a road connecting to Silver Creek Way and provided additional parks and open space information. The main change in this version of the plat is the addition of a connection over Tickville Wash at Silver Creek Way. Also, the church and school site has been moved to the east from Area C to Area D.

One concern staff has is connectivity. In reviewing the project against the City's connectivity ordinance, two roads in the northwest corner are too long without an additional pedestrian crossing. These are designed similarly to approved areas in Evans Ranch. Another potential concern is regarding cluster homes. They are defined as homes generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. It is up to the Planning Commission and City Council to determine if the cluster homes in this project have improved open space within the immediate neighborhood. The applicant has included some cluster homes as a

transition to the single-family lots. Some design constraints have also required the layout provided.

The plan provided contains more than the 8.752 acres of improved open space. The applicant indicated that Alpine School District will do their best to have the western school access be the main student drop-off area, while the drive aisles off of Golden Eagle Road will be intended to be used for kindergarten drop-off and buses.

Mr. Mumford staff recommends approval of the preliminary plat to City Council with the conditions that the applicant pay a cash escrow to the City of \$2,810.40 per lot at plat recording; detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat; a detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road; fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the Silverlake South area; and the road connection to Silver Creek Way (across Tickville Wash) shall be built prior to recording any plat in the north area.

Commissioner Everett asked if the road that connects to Silver Creek Way will continue to be designated Silver Creek Way. Applicant Bronson Tatton explained that Plat 18 has been recorded, but the name can be changed. Mr. Mumford stated that until the connection is made, it may be confusing to have two separate roads designated Silver Creek Way.

Mr. Tatton explained that even though trails are not included in the open space calculations, they are still well over the open space requirements.

Commissioner Wright said the master development agreement states pocket parks should be at least 0.5 acres and should be within 0.25 mile of homes. He asked if the power corridor parks are pocket parks and said the future west pocket park is less than 0.5 acre. Mr. Tatton explained that they have provided a map with radius markings showing distances from every park. Commissioner Wright asked that Mr. Tatton provide that map when the landscape plan returns to the Planning Commission. Mr. Tatton explained they can remove those pocket parks from the amenity calculations and the plan will still be above the required improved open space acreage.

Commissioner Wood said the SilverLake Master Development Agreement requires the developer to improve the open space along the powerline corridor. He said if the improved area is counted in the park calculations, it must be at least 0.5 acre.

Commissioner Wright stated he does not believe the parks plan meets the requirements stated in the master development agreement.

Commissioner Wood asked if pedestrian paths can be included in the areas where the City's connectivity ordinance would require them, and stated the homes south of the elementary school will not have access during school pick up and drop off times, which is happening at Brookhaven Elementary School.

Pete Evans with Flagship Homes explained that Brookhaven Elementary School is a single-facing school on a residential sized road. The school location in this plat has a wider road with turn lanes, and also faces two roads. The school district agreed to have drop off and pick up locations on the western side of the school. He said they can remove the western access on Golden Eagle Road from the residential area and include a connection from that residential area to SilverLake Parkway farther south.

Regarding parks, Mr. Evans explained that they are well over the improved open space requirement. They can remove the three parks that are under 0.5-acre in size and still be over the requirement. They are also in compliance with the distance requirements noted in the master development agreement.

Commissioner Wright asked how the cluster homes meet the distance to parks requirement. Mr. Evans showed the Commissioners the locations of parks in the cluster homes areas.

Commissioner Everett opened the public hearing at 10:05 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the SilverLake South preliminary plat with the following conditions:*

- 1. Applicant shall pay a cash escrow to the City of \$2,810.40 per lot at plat recording;*
- 2. Detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat;*
- 3. A detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road;*
- 4. Fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the SilverLake South area;*
- 5. The road connection to Silver Creek Way shall be built prior to recording any plat north of Harvest Crop Drive;*
- 6. The southeast section of the plat, south of the new elementary school, shall eliminate the northwest entrance to Golden Eagle Road and relocate the entrance to SilverLake Parkway; and*
- 7. Silver Creek Way shall continue its name to its termination at the south end of the property.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

6. Discussion Items

None.

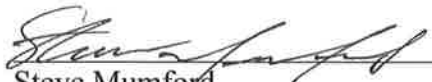
7. Next scheduled meeting

October 8, 2019.

8. Adjournment

MOTION: *Commissioner Wood moved to adjourn the meeting at 10:17 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

Approved by the Planning Commission on October 8, 2019.


Steve Mumford
Community Development Director

To: The Planning Commission/ City Planners:

From: Bettina Cameron, 2871 E Cedar Dr, Eagle Mountain

Date: 09/24/2019

Subject: Harshberger Variance

I know there may be written letters and people speaking tonight why the Harshberger variance doesn't meet all 5 criteria to grant a variance, but I wanted to point out how the Cedar Pass Ranch (CPR) Covenants, Conditions, and Restrictions (CC&Rs) need to **also** be factored into your decision. Cedar Pass Ranch CC&Rs also connect the CPR Development to a City Ordinance.

City Ordinance 17.25.110 Section G:

G. Open Space and Trail Requirements. There is no minimum open space requirement for base density residential developments. This does not exempt owners or developers from complying with other provisions that may require public improvements including, but not limited to, drainage facilities or other minimum standard infrastructures. Pedestrian trails along collector or arterial roads shall be a required improvement when the subdivision is being developed without sidewalks. **Equestrian trails that adjoin each lot shall be a required improvement when the subdivision is designed to accommodate horse raising and keeping.**

Cedar Pass Ranch CC&Rs relevant to this variance request, since there is a CPR equestrian trail/easement **between** Mr. Harshberger's CPR residence and his "flag lot".

SECTION 5.02. **Equestrian Trails.** The rearmost ten (10) feet of each Lot and some designated sides of Lots are dedicated as non-exclusive easements as an Equestrian Trail (which may include underground utility locations). Where two Lots adjoin, the Equestrian Trail is twenty (20) feet wide. **These trails are for the exclusive use of members, tenants, and their accompanied guests and invitees. The trails shall be maintained by the Homeowners' Association. Lot Owners shall not place fencing, structures, or any obstructions in these areas.** Electric fences are permitted but must be sufficiently marked so as to ensure that horse riders, and other passers-by will recognize the need for caution.

SECTION 5.03. **Motorized Vehicles.** **No motorized vehicles (autos, trucks, motorcycles, ATVs, etc.) shall be permitted on trails or riding ring area except for Board-approved maintenance.** Bicycles may be ridden on equestrian trails, but must yield to horses.

SECTION 5.04. **Supervision and Responsibilities.** **There is no supervision of the common areas or their prescribed uses. These shall be used at the sole risk and responsibility of the members and their guests, invitees and tenants. Any damage to any homeowner or association property or personal injury shall be the**

responsibility of the individual causing such. In the case of damage caused by any member, tenants, guests, or invitees of the member, the member is responsible.

City Ordinance section 17.25110 Section G and Section 5 of Cedar Pass Ranch CC&Rs, in my opinion, hold both the City and CPR legally liable to assure this equestrian trail is safe for both humans and animals. As you may know, Cedar Pass Ranch was developed as an equestrian community. Even our very first CC&Rs were written to address the care and protection of this easement/trail. This was not an add on to our current CC&Rs. **Having a driveway/road and motorized vehicles going in/out of the flag lot is prohibited by CPR CC&Rs.**

If you refer to Utah County Land Records for Mr Harshberger's flag lot, you will see a document recorded on 10/17/2017 giving the CPR Home Owners Association the right to protect the south side of this property.

SECTION 10.01. Membership. **Every Lot Owner shall be a member of the Cedar Pass Ranch Homeowners' Association.** Membership shall be appurtenant to and may not be separated from ownership of any Lot within Cedar Pass Ranch. Ownership of such Lots shall be sole qualification for membership.

SECTION 10.03. Organization and Purpose. The Association is a nonprofit Utah corporation created for the purposes, charged with the duties, and invested with the powers prescribed by law or set forth in its Articles and By-Laws or in this Declaration. Neither the Articles nor By-Laws shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of a conflict between the provisions of the Articles of Incorporation and this Declaration, the Articles shall control, and in the case of any conflict between this Declaration and the By-Laws, the terms and provisions of this Declaration shall control. The Association shall be charged with the administration of Cedar Pass Ranch and the terms and provisions of this Declaration. **Further, the Association shall be responsible for the maintenance and operation of any open space or easements and any improvements on such open space or easements within Cedar Pass Ranch owned by the Association.**

SECTION 10.04. Specific Powers of the Cedar Pass Ranch Association. A. Right of Entry and Enforcement. The Association may enter, after twenty—four (24) hours written notice without being liable to any Owner, onto any Lot for the purpose of enforcing by peaceful means the provisions of this Declaration. The Association may also, in its own name and behalf or in the name and behalf of any Owner who consents thereto, commence and maintain actions and suits to enforce by mandatory injunction or otherwise, or to restrain and enjoin any breach or threatened breach of the provisions of this Declaration.

I hope you find this information useful in your decision making.

Thank you for all you do and your service to our City. If you have any questions or comments, please feel free to contact me.

Bettina Cameron
385-375-9197

1. Literal enforcement of the code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the code (“this title”).

The applicant acquired this parcel with the clear understanding of the undevelopable nature of this parcel given its location in a 5-acre zone. Because of that, a hardship does NOT exist. Further, no changes to city code have occurred that otherwise created a hardship for the subject. The applicant states that the lot size is consistent with other large lots in the area, but in actuality the subject is about half of the needed size per the city’s zoning requirements. The applicant is able to use the property precisely as understood when the applicant acquired the property. As such, NO hardship exists.

The applicant states an easement exists from his parcel immediately to the south that already grants access to the subject property, thereby undermining the applicant’s own point of experiencing hardship due to SR-73.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

If this parcel met the minimum 5-acre requirement AND had access issues that other properties did not have, THEN a special circumstance would indeed apply that the city should give serious consideration to. However, this property doesn’t meet the current zoning requirements that would allow it to be a stand alone lot. So that it has an access situation different than the other parcels in the area is completely irrelevant, as the subject does not enjoy a buildable right that the other parcels qualify for. When this parcel was initially created, it was known at the time that it would not be a buildable lot. Again, the ONLY special circumstance that would apply here is IF the lot were 5 acres in size AND had access issues.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

This parcel has PRECISELY the SAME property rights as afforded to EVERY PARCEL IN THIS ZONE: if the property has at least 5 acres, a residence can be built. If not, then the parcel can be used for animal rights, outbuildings, gardening/orchards, sports courts, etc! There are a significant amount of rights afforded to the property owner. If the applicant’s argument holds ANY weight with the city (i.e., a home can’t be built on it, therefore it’s essentially useless, so the city needs to grant a variance), imagine that same argument being used for any number of other odd sized parcels in the city! This is a DANGEROUS precedence to set. What we’re essentially considering here is a case of a parcel not meeting the zoning size for the area, even though the applicant has positioned this as an access issue. The applicant is NOT under a hardship and DOES still have significant property rights. The TRUE issue at hand is if the city grants a variance here, what kind of precedence does that set when other property owners come forward with parcel sizes smaller than the minimum zoning, and want to build residences on those properties?

At the heart of this issue is the applicant wants to build a home on a property that is about HALF of the minimum required size. This shouldn’t even come close for any consideration by the city.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

The variance IS contrary to the public interest because of the dangerous precedence it sets. The parcel in no way, shape, or form, comes close to meeting the requirements of a building lot. Approving a parcel for building that doesn't remotely qualify for a building lot, sets this very dangerous precedence in the city, very much against the public interest.

5. The spirit of the title is observed and substantial justice is done.

Substantial justice is this: the applicant acquired the parcel with a clear understanding of its rights and limitations within the current zoning. The city has done NOTHING to reduce those rights. If the city had enacted recent changes that otherwise limited the applicant's ability to use the parcel, the applicant may have standing. However, that has not happened and the applicant is able to use the parcel precisely as when it was acquired.

I own a real estate brokerage and have closed hundreds of transactions. I've represented developers over the years and attended many city meetings. What I can tell you is this: cities RARELY grant variances. I even had a circumstance in Cottonwood Heights where the applicant owned the land prior to that city incorporating, and when the city incorporated the minimum lot frontage became stricter, disqualifying the lot from building. Even in that circumstance, where the frontage was just smaller than required, the city still did NOT grant a variance, even though the city changes created the issue. That lot was something within 5' of the required frontage. So, prior to incorporation he could have developed it; afterwards he couldn't, and the city wouldn't grant the variance. Here we're talking about a situation where the lot size is HALF of the required zone, and the applicant wants to build a home on it. The city shouldn't even remotely consider this request.

Approving this application provides a VERY dangerous precedence in this city, not in line with the public good. The applicant does NOT have a hardship and acquired the property with a full understanding of its rights and limitations. The applicant still enjoys significant property rights and uses within the zone. The applicant fails to qualify on any of the 5 points above.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City General Plan.		
ITEM TYPE:	General Plan Amendment		
FISCAL IMPACT:			
APPLICANT:	B & H Holdings / Andy Flamm		
GENERAL PLAN DESIGNATION The current general plan designation is a combination of Employment center /Campus and Neighborhood Residential one	CURRENT ZONE Agriculture	ACREAGE 162 acres	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

The Planning Commission recommended denial of the proposed General Plan Amendment.

PREPARED BY:

Michael Hadley,
Planning

RECOMMENDATION:

It is up to the City Council to determine if the proposed change is in accordance with the intent of the City's vision and the General Plan.

BACKGROUND:

This property is located west of Brylee Estates development and north of Brandon park development. It is approximately 162 acres in size. The property is currently zoned agricultural. The current general plan designation is a combination of Employment center /Campus and Neighborhood Residential one. This proposal is to change the General plan designation to the following; keep the Neighborhood Residential 1 and include Agricultural/Rural density 2, Neighborhood Residential 3 and Commercial. Under the new residential code Neighborhood Residential One the applicant can propose a variety of single family lots ranging in size from 6,500 sq ft lot to 1/3 acre lots; for the Agricultural/Rural density 2 the lots could include 1/2 acre and 1 acre lots; for the Neighborhood residential 3 a variety of multi family housing up to 20 units per acre. There is also a proposed future freeway that goes through the property. the applicant has provide a plan that is completely conceptual. This plan was to provide and idea of what possibly might work on this property.

Attachments:

ORD--General Plan Amendment
B H Rezone Land Use Map 071719

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING THE GENERAL PLAN TO REZONE CERTAIN LANDS
FROM NEIGHBORHOOD RESIDENTIAL 1 TO
NEIGHBORHOOD RESIDENTIAL 1 AND 3,
AGRICULTURAL/RURAL 2 AND COMMERCIAL**

PREAMBLE

The City Council of Eagle Mountain City, Utah finds it is in the public interest to amend the General Plan and to rezone certain lands from Neighborhood Residential 1 to Neighborhood Residential 1 and 3, Agricultural/Rural 2 and Commercial, 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 an amendment to the General Plan and the rezoning of certain lands, as set forth in Exhibit A.
2. The General Plan is hereby amended and 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 publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15th day of October, 2019.

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on this 15th day of October, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

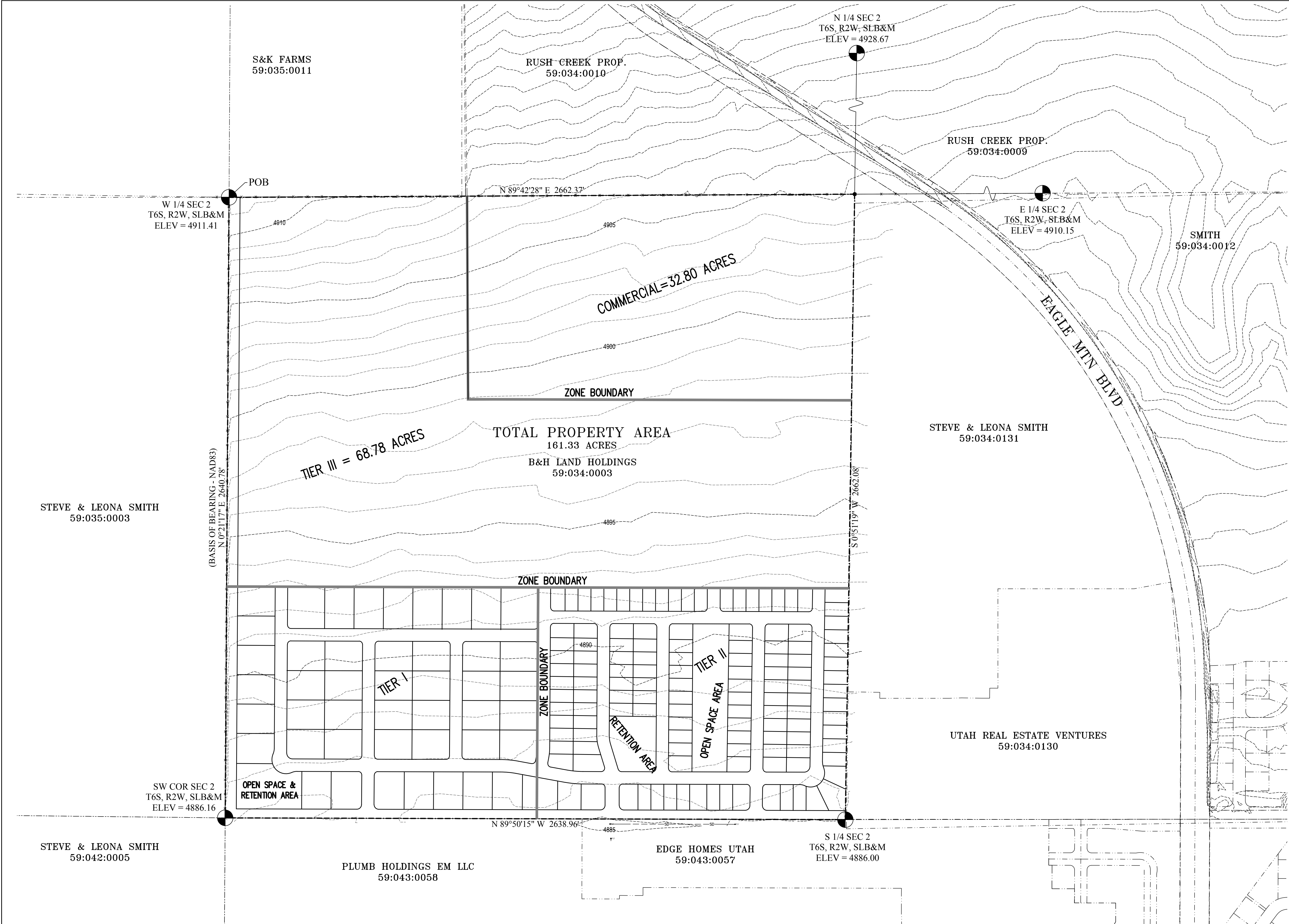
- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

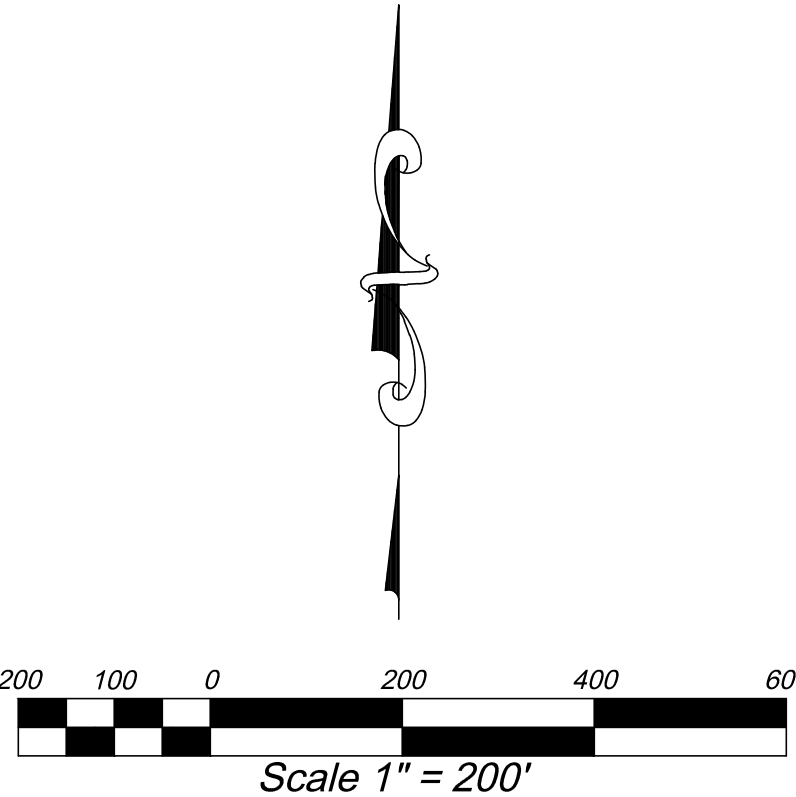
Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



LEGAL DESCRIPTION

The Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; also being described as follows: Beginning at the West quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°42'28" East along quarter section line 2662.37 feet; thence South 0°51'19" West along quarter section line 2662.08 feet to the South Quarter Corner of said Section 2; thence North 89°50'15" West along section line 2638.96 feet to the Southwest Corner of said Section 2; thence North 0°21'17" East along section line 2640.78 feet to the point of beginning. Area = 161.33 Acres



PROPOSED ZONE DISTRICT INTENSITIES

TIER I
TOTAL AREA = 29.97 ACRES
TOTAL LOTS = 46
DENSITY = 1.53 LOTS/ACRE
MIN. LOT WIDTH SHOWN=125'
MIN. LOT AREA SHOWN=20,000 S.F.
OPEN SPACE AREA PROVIDED = 1,000 S.F. PER LOT
TIER II
TOTAL AREA = 29.77 ACRES
TOTAL LOTS = 129
DENSITY = 4.33 LOTS/ACRE
MIN. LOT WIDTH SHOWN=55'
MIN. LOT AREA SHOWN=5,500 S.F.
OPEN SPACE AREA PROVIDED = 1,000 S.F. PER LOT
TIER III
CONCEPT DESIGN HAS NOT BEEN SHOWN FOR THIS AREA SINCE THE DESIRED PRODUCT TYPE TO BE DEVELOPED IN THIS AREA IS NOT KNOWN AT THIS TIME.
THIS AREA WILL BE DEVELOPED TO COMPLY WITH THE TIER III RESIDENTIAL DEVELOPMENT STANDARDS

REVISIONS		
Rev.	Date	Description

Developer: Andy Flamm

EXCEL

ENGINEERING

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelevi.com

B&H PROPERTY

EAGLE MOUNTAIN

UTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

Checked by:
D.W.P.

EXISTING CONDITIONS &
LAND USE MAP

Scale:
1"=200'
Date:
07/17/19
C1



EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING MINUTES

September 24, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, DeLin Anderson, and Brett Wright. Commissioner Jared Gray was excused.

ELECTED OFFICIALS PRESENT: City Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

1.A. Review of Upcoming Agenda Items

Planning Manager Michael Hadley explained there are three upcoming agenda items to be discussed. The first is the Stratton Estates preliminary plat, which has previously been presented to the Planning Commission. The applicant has submitted a revised plan for review. Transitioning has been adjusted and the applicant is working with the Utah Division of Wildlife Resources (DWR) for wildlife corridor preservation. The final location of that corridor has not been determined at this time.

Scot Hazard, Stratton Estates representative, explained this application was submitted approximately two years ago. He stated this is a sensitive and he did not want to bring the application back to the Planning Commission until he exhausted all options regarding traffic and connectivity. There is a dedicated right-of-way connecting to Cedar Drive that has been in place since the application was first submitted; this is the only legal access to this project. He has worked with staff and neighboring property owners to find options that would divert traffic away from Cedar Pass Ranch. The property to the north and west of this project is owned by the LDS church. They researched multiple options including purchasing, trading, and leasing property for access through the LDS church's property, but tax constraints due to their non-profit status prevented any feasible solutions. He stated at the last Design Review Committee meeting earlier this year, the Fire Marshal said he will not approve the plan unless the project connects at Cedar Drive, unless the City issues a letter to Unified Fire Authority indemnifying UFA and the Fire Marshal, as the City would be acting against the City's own fire code and against the Fire Marshal's instruction.

One change Mr. Hazard made to the plan was to move the density much farther away from the large lots in Cedar Pass Ranch to allow for more transitioning. Another change to address traffic

concerns was made to the road. Instead of having straight roads, he redesigned the plan to have roads that meander with curves and elbows. Once the traffic signal is in place at Lone Tree Parkway and Pony Express Parkway, that will likely be the preferred route, versus through Cedar Pass Ranch.

Mr. Hazard explained he is working with the DWR but has received very little direction regarding details of the wildlife corridor. The DWR representative stated he will research the issue and inform Mr. Hazard of solutions that currently exist in other similar situations. Community Development Director Steve Mumford explained that the City is working with multiple property owners regarding wildlife corridor preservation. The DWR has tracked the route that deer take through the City; they are decreasing the time for each GPS ping to only twenty minutes apart in order to better determine the deer's migration route. The City is also working with the DWR regarding coverage, including foliage, and fencing options.

Commissioner Wood stated the preliminary plat does not comply with the City's General Plan. Mr. Hazard explained his application was submitted two years ago and is working with City staff and the Mayor. He said the General Plan is a guiding document and stated that 2.5-acre lots are prohibitive and are not economically feasible. This plan complies with the City's current transition requirements, not the requirements from when the application was submitted.

Commissioner Wood suggested the applicant increase the size of the smaller lots on the west side of the project. He stated that the transition does not need to go all the way down to the size of adjacent lots and said this plan will likely receive pushback. Mr. Hazard explained the smallest lots in Stratton Estates are twenty percent larger than the adjacent lots in the Lone Tree subdivision.

Commissioner Wright expressed concerns regarding the potential rezone and if the property will comply with the City's updated zones. Commissioner Wood stated the plan will not comply with the updated zones and stated Mr. Hazard should work with staff regarding items such as frontages.

Commissioner Wright said the connection to Cedar Pass Ranch is beneficial and necessary, even if it is not in his own best interest. He likes the circular route the roads take within the subdivision.

Mr. Hadley explained the Parkway Crossroads site plan is located along Pony Express Parkway near Ranches Parkway. The plan includes commercial units with residential units on top of the buildings. The applicant will request a perpetual use easement for parking on the powerline corridor. The applicant will also deed property to the City for future expansion of Pony Express Parkway.

Scot Hazard, owner of Parkway Crossroads, explained a concept plan for Parkway Crossroads was presented to the City Council earlier this year. He informed the Planning Commissioners of the history of the property which resulted in a property swap with the City. He was told that a portion of his property will be required for future expansion of Pony Express Parkway. Instead of the City purchasing this expansion area, Mr. Hazard stated he is proposing the City allow a

perpetual use easement for parking on land the City owns behind his site, and he will give the expansion property to the City. The property behind the City's property is the Rocky Mountain Power powerline corridor. The only permanent structure Mr. Hazard intends to build on this easement area is a potential shade structure with picnic tables and garbage receptacles to accommodate the food truck patrons. This will clean the area up and Mr. Hazard will maintain the property.

Mr. Hazard explained his plan is to include fourteen apartments above the commercial units, but not above the restaurant pad. They will have full separation between the uses so no sound transfer will exist. The residential units will have their own private access. The apartments will be one-bedroom one-bathroom units that are approximately 700 square feet. The units will have a maximum occupancy of two people with an exception for a third occupant for a six-month period. He will meet with the Postmaster on site to determine the best location for the mail box.

Mr. Hazard stated he has a conditional approval from Rocky Mountain Power to use their easement. The only restrictions are excavation around the existing tower and the height of any structure that will be built on the property. Once the City approves Mr. Hazard's use, Rocky Mountain Power will provide an official approval.

Mr. Hadley explained the Jeppson Auto site plan has been revised and the new site is in the Ranches at the corner of Half Mile Road and Ranches Parkway. The applicant will continue to update the plan. One change is to relocate an entrance to the site, as the current location is too close to the intersection of Half Mile Road and Ranches Parkway.

Commissioner Wood stated that this location does not have a zone and asked if this use would be allowed. Mr. Hadley explained that the City Attorney has stated this property is zoned Village Core, so the property will need to be rezoned to Commercial. This use is a conditional use in the Commercial zone.

Speaking as a representative for Jeppson Auto, Scot Hazard explained they will submit a rezone application to for this site from Village Core to Commercial, as the Village Core zone is obsolete with the dissolution of The Ranches Master Homeowners Association. They will also submit an application for a conditional use permit. They have adjusted the entry points and have added landscaping for a buffer along Ranches Parkway.

Commissioner Wood stated the City's zones are in review, so the applicant should not move forward until the zones are finalized, as it will be a waste of the applicant's time.

Commissioner Wright asked how the property will accommodate parking. Mr. Hazard explained they have more parking stalls than the City requires. There is a walled off area for overnight storage of customers' vehicles. This provides security and shielding to surrounding properties. This site is better proportioned for this use.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the policy session to order at 6:09 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

None.

5. Action and Advisory Items

5.A. Development Code Amendments – Public Hearing

Mr. Mumford explained staff is beginning the process of updating the commercial, business park, and industrial zones, as well as creating open space and mixed use/transit-oriented zones. The intent is to implement the 2018 General Plan goals and strategies, as was done recently with the residential zones. Some zones will be updated, while some changes may be large enough to require new zones. The zones will be presented one at a time once staff has met with the City Administrator and Mayor Westmoreland. They may have a small committee with members of the City Council and Planning Commission to discuss possible major changes.

Commissioner Everett asked that staff inform the Commission of what zones are under review by City staff so Commissioners can research the zone types alongside staff.

Commissioner Wood expressed concern with the transit-oriented development zone, as the transportation plan needs to be updated first. He said the commercial and industrial zones should be reviewed first. Commissioner Wright agreed with this sentiment.

Commissioner Everett opened the public hearing at 6:14 p.m.

Commissioner Everett stated he will continue the public hearing until they have material the public can comment on.

Commissioner Everett continued the public hearing at 6:14 p.m.

MOTION: *Commissioner Everett moved to table the Development Code amendment item. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5.B. Harshberger Variance – Public Hearing

Mr. Hadley explained the request is to allow a flag lot on parcel 58:044:0030 with a variance to the lot frontage requirement. The property is landlocked with the Cory Wride Memorial Highway to the north and residential lots to the south, east, and west. Rather than accessing the property from Cory Wride Memorial Highway, the applicant would like to access this property by providing a 20-foot wide access through the west portion of an adjacent lot the applicant owns in the Cedar Pass Ranch subdivision. He showed the current design of the future Cory Wride Memorial Highway expansion and stated this property is not affected by the expansion.

He explained the Commission should consider access to the property, possible negative effects of surrounding properties, and if the application meets the variance criteria. The following are the five required criteria for approval:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of the title is observed and substantial justice is done.

Applicant representative Scot Hazard explained that the variance does not make the lot buildable; that would require a rezone and further consideration from the City. They have been granted access to Cory Wride Memorial Highway from UDOT, but access through the residential road would be a safer route. The property owner lives out of state and may eventually move back to Eagle Mountain, and a rezone application may come in the future to allow for a residence on this lot. This lot is not included in the Cedar Pass Ranch subdivision. The access would be a private drive, not a public road.

Commissioner Everett asked if placing a road over the horse trail easement would be a concern. Mr. Hazard said equestrian trails cross roads, so it is not unusual.

Commissioner Everett opened the public hearing at 6:22 p.m.

Commissioner Everett stated he received emails from Mariann Burningham, Greg Whiting, and Bettina Cameron.

Karen Stanley expressed concerns regarding the driveway location adjacent to her property and potential future uses of the property.

Michael Carr, president of the Cedar Pass Ranch Homeowners Association, said the road will also require a variance approval from the HOA.

Bettina Cameron read a letter from the Cedar Pass Ranch HOA attorney that stated the HOA has not granted an easement for the road and requested the City require HOA approval as a condition of approval of the variance. She expressed concern regarding safety of pedestrians and horses and regarding possible future uses of the property.

Jason Heidel said the lot is 2.6 acres, which is half the size of the surrounding lots. While the application is not for a rezone, he believes the owner will attempt to rezone in the future. A rezone creates a hardship for the City and the community. If Cory Wride Memorial Highway is expanded, it will cost more in taxpayer dollars to purchase the improved property.

Mariann Burningham said the Cedar Pass Ranch HOA can force a stoppage of the easement. She said the lot is not landlocked and can access the property through the property owner's other lot. She requested the variance be denied.

Commissioner Everett closed the public hearing at 6:34 p.m.

Commissioner Wood said the equestrian path dispute is a private matter between the Cedar Pass Ranch HOA and the property owner, as is any dispute of the easement. Regarding compatible use, this property may be compatible with a rezone to the RA-2 zone. This application tasks the Planning Commission with determining if the variance for the lot frontage requirement meets the required criteria.

Commissioner Anderson stated the access road may affect water flow and drainage.

Mr. Mumford said the City ordinance does not prohibit the applicant from putting a driveway along their property. The variance is for the lot frontage requirement. If the variance is denied, the applicant is still able to install a driveway to that property. If the variance is approved, it does not make the lot buildable; a rezone is still required.

Commissioner Everett explained all five criteria listed in the Municipal Code must be met in order to allow the variance.

Commissioner Wright said there is a reasonable access to the property; therefore, not granting the variance does not cause unreasonable hardship for the applicant (criterion number one). He stated there is no purpose for the variance without a rezone application, as the frontage requirement does not apply to the Agriculture lot.

Regarding the second criterion, Commissioner Wright said the property does not have special circumstances that do not generally apply to other properties in the district.

~~Commissioner Everett said as the property is currently zoned, the applicant does not need the variance for the enjoyment of a substantial property right, which is criterion number three.~~

~~Regarding the last criterion, Commissioner Wright stated the road could impede the equestrian trail, which could be contrary to the public interest. The trails were put in their locations in order~~

to be in non-developed areas to accommodate horses. Mr. Mumford explained horse trails in Cedar Pass Ranch, Meadow Ranch, Overland Trails, and North Ranch cross asphalt roads.

Discussion ensued regarding potential residential zones for this lot.

Commissioner Wood said the lot has an easement to access and use the property for its current zone designation.

Commissioner Everett explained the Planning Commission is the decision authority for variances and the City Council is the appeal authority.

MOTION: *Commissioner Wood moved to deny the Harshberger variance for the following reasons:*

1. *The variance does not meet criterion number one as stated in Municipal Code: Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title; and*
2. *The variance does not meet criterion number two as stated in Municipal Code: There are special circumstances attached to the property that do not generally apply to other properties in the same district.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.C. John Walden Clubhouse Site Plan & Conditional Use Permit – Public Hearing

Mr. Mumford explained the proposed clubhouse is intended to serve the Eagle Mountain Communities Master Association. The building will include office space, health and fitness use, preschool space, and reception space. The reception use requires a conditional use permit. He presented plans for the site and explained the applicant has aligned the entry points along Stagecoach Run to the entry points to City Hall. He said the dumpster enclosure has been located near the kitchen area, which will require garbage truck access off of the roundabout to the west of the site. The applicant has proposed two curb cuts to allow garbage trucks to pull into the property from the roundabout and exit to Trailhead Road. The City Engineer has worked with the applicant and reduced the access to a one-way drive through and is comfortable with the proposal. He explained stucco cannot exceed 50% of the building material, which the applicant has said the building complies with.

Mr. Mumford explained Stagecoach Run has never been dedicated or deeded to the City as a public right-of-way, and the applicant has expressed affability to dedicating this to the City. The project also will require streetlights.

Commissioner Wood expressed concern that forty-five parking stalls will not be sufficient and that the street may not be wide enough for on-street parking. Mr. Mumford said the City looked

at parking requirements for reception centers when the parking code was amended and that requirement was increased.

Applicant representative Angie Poulsen stated Garden Near the Green has a similar number of parking stalls. Mr. Mumford confirmed that Garden Near the Green has a capacity of approximately 100 to 150 people.

Ms. Poulsen explained the intent of the preschool space is to offer space for in-home preschools to hold classes. Residents within the master homeowners association will be able to use the facilities free of charge, and nonresidents will be able to rent space. The trash enclosure was located in its current place to accommodate garbage from the school and reception center.

Commissioner Wood stated he would prefer a safer location for the trash enclosure that does not allow traffic to access the site from the roundabout.

Chad Spencer, applicant representative, explained an additional reason the location of the trash enclosure was chosen is to allow catering companies to unload at the back of the building, versus taking up parking stalls.

Commissioner Wright expressed concerns that the trash enclosure will be at the perceived entrance to City Hall and recommended locating it at the back of the property. Mr. Spencer explained the other possible location would be adjacent to the preschool and playground area, which they would like to avoid. They have integrated the enclosure into the building, so it will not be an eyesore.

Commissioner Everett opened the public hearing at 7:09 p.m. As there were no comments, he closed the hearing.

Commissioner Wright stated the building elevations are very attractive. He said the roundabout is designed to continuously move traffic and an access point there does not meet the road's intent; it will prevent the continuous flow.

Commissioner Wood stated traffic is not supposed to stop in the middle of the roundabout and said an entry point at this location will violate Municipal Code.

Commissioner Everett expressed similar concerns regarding the roundabout and stated screening will be required for headlights. He likes the design of the building, and stated the facility will be beneficial to the City.

The Commissioners agreed that the main point of concern is the access to the property from the roundabout.

Commissioner Wood asked if there is a required distance for driveways. Mr. Mumford said intersections must be 200 feet apart. Driveways are required to be 50 feet from intersections, but that distance can be adjusted, if needed. The architectural requirements state trash enclosures must be oriented away from public view. The Site Plan chapter of the Municipal Code states

access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage along a public right-of-way, all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common access point.

MOTION: *Commissioner Wood moved to approve the John Walden Clubhouse conditional use permit. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the John Walden Clubhouse site plan with the following conditions:*

- 1. The location of the entrance to the kitchen and trash receptacles shall be changed to comply with Eagle Mountain Municipal Code Chapter 17.100.060(D) and 17.100.050(C); and*
- 2. The applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.D. B & H Land Holdings General Plan Amendment – Public Hearing

Mr. Hadley explained the property is located west of the Brylee Estates development and north of the Brandon Park subdivision. The property is approximately 162 acres and is currently zoned Agriculture. The current General Plan designation is a combination of Employment Center/Campus and Neighborhood Residential One. The proposal is to change the General Plan designation to include Neighborhood Residential 1, Agriculture Rural Density 2, Neighborhood Residential 3, and Commercial. Mr. Hadley presented a possible layout of the property and stated items the Commissioners should consider are the proposed freeway that runs through this property and if the development is consistent with surrounding areas that are currently being built.

Applicant Andy Flemm said they have submitted updated plans that reflect the recent changes made to the residential zones. Commissioner Wood stated he does not want to change the General Plan until the commercial, industrial, and business park zones are updated. He also wants staff to determine how to transition between different zone types.

Commissioner Wright stated the volume of each requested use may not be appropriate, depending on future transitioning requirements between zone types.

Mr. Flemm stated they planned the site to align with Brandon Park and Brylee Estates. The property owner was not notified of the update to the General Plan and purchased the property with the understanding that the property was designated for residential use. He expressed concern with the current layout of commercial designations and future roads.

Commissioner Wood stated they do not know what will be allowed in the future commercial zone. He said the applicant should wait to pursue this project until the new zones are updated. Mr. Flemm asked removing the commercial section of the application and leaving it as agriculture until the commercial code is updated would alleviate Commissioner Wood's concerns. Commissioner Wood stated he will not change the General Plan until the zones are updated.

Commissioner Everett opened the public hearing at 7:35 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if the Commission should table the item until the updated zones are implemented. Mr. Mumford stated it is not reasonable to table the item for that long of a period, as the property owner has due process.

Commissioner Everett said if Campus is removed from the General Plan and replaced with Residential use, it should be added in another area of the City.

Commissioners Wright and Wood stated there may be too much multifamily in this proposal.

MOTION: *Commissioner Wood moved to recommend denial to the City Council of the B & H Land Holdings General Plan amendment. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5.E. Available Storage Site Plan & Conditional Use Permit – Public Hearing

Planner Jessa Porter explained the proposal is for a site plan and conditional use permit for a storage facility located along Pony Express Parkway just north of the Community Development Building on seven acres within the Sweetwater Industrial Park. The applicant will be required to submit a phasing plan to ensure compliance with the Fire Marshal's requirements. Pony Express Parkway right-of-way includes a 20-foot park strip that includes an 8-foot asphalt trail, so the site plan and landscape plans shall be revised accordingly.

Commissioner Wood asked if the design provides sufficient screening adjacent to the Community Development Building. Mr. Mumford said this will provide improved privacy for the City's storage in the back of the property.

Commissioner Wright asked about the facility's parking. Ms. Porter stated the City Code allows the Commission to determine parking requirements.

Applicant representative Jesse Reynolds explained the office will also serve as a residence and an individual will be on site twenty-four hours a day; that person will park inside the facility and will not utilize customer parking.

Owner Dustin Aldridge said parking stalls on the south side will be used for customers to return moving trailers. They will have set hours and the on-site manager will work with customers to ensure the moving trucks are stored inside the facility. They have not determined the location inside the facility where the vehicles will be stored. They have been discussing a partnership with U-Haul to offer moving vehicles to patrons. They will have indoor storage as well as outdoor self-storage units with rolling doors. The plan is to also include indoor and outdoor boat and recreational vehicle storage units.

Mr. Aldridge explained the property will be landscaped, and that the perimeter fence will be the actual storage buildings; they do not build additional masonry walls around the storage units. They want to honor the "handshake easement" the original property owner has with Arrow Engineering. Arrow Engineering was told they can continue to use the road on the south end of Mr. Aldridge's property to access the Arrow Engineering property. The City Engineer has stated a road eventually will be installed on the west side of this site. Once that road is completed, they will construct storage units on the road Arrow Engineering is using, which will be a part of phase three. Their intent is to install a black chain link fence in areas where the storage units are not constructed until future phases are complete; they would like to start phase two within three years.

Commissioner Wood expressed concerns that three sides of the facility will be open until future phases are completed, and the possibility that the project will not move past phase one. He stated chain link fence is not allowed.

Commissioner Wright stated the perimeter walls should be included in phase one in order to avoid a property that is not aesthetically pleasing.

Mr. Aldridge said that since the City's property along Pony Express Parkway has chain link, they believed they would be allowed to install the same type of fence.

Mr. Mumford said vinyl coated chain link fence up to eight feet tall is permitted in industrial areas; the Planning Commission may require solid screening fence.

Mr. Aldridge stated they are confident that all phases will be completed, but they are not involving outside investors, which is why they are starting with phase one. The wall is approximately \$200 per linear foot; economically it does not make sense to construct the entire perimeter in phase one. They will make the frontage road aesthetically pleasing and the goal is to include the units, or walls, along three sides of the property in phase two, leaving the access open for Arrow Engineering.

Commissioner Everett opened the public hearing at 8:02 p.m. As there were no comments, he closed the hearing.

Commissioner Everett stated this facility will be utilized by residents, but expressed concerns with the limited parking for U-Haul trailers and with chain link fencing.

Commissioner Wood said the City has had applicants with good intentions, but that their projects did not come to fruition. He wants finished projects, so if the project fails, it is screened and not an eyesore. Chain link fences do not provide screening; a fence that complies with the City's Municipal Code needs to be installed.

Commissioner Anderson said the parking stalls do not look large enough for moving trailers.

Commissioner Wright said a six-foot tall fence is not high enough to store recreational vehicles behind and suggested a height of eight feet. Additionally, there is not enough room to park six moving trailers.

Mr. Mumford explained that conditional use permits that do not comply with conditions of approval may be revoked. If the Commission approves this conditional use permit with conditions of approval related to the moving trailers, and the conditions are not complied with, there is a process to correct the violations or revoke the permit.

Discussion ensued regarding the number of allowed moving vehicles in front of fencing, as well as requirements of the conditional use permit.

Commissioner Wright expressed concerns regarding requiring screening on the south side of the property, as it would block Arrow Engineering from accessing their property. He asked if the entity that sold Mr. Aldridge this property could offer an alternate access. Mr. Aldridge said he can work with the other entities to determine if an alternate access is possible. Mr. Hadley explained the approved Sweetwater Industrial Park has future planned roads. Those will be constructed as businesses are developed in the project.

Commissioner Wood informed Mr. Reynolds that the perimeter should include a six-foot solid fence. Commissioner Wright stated the Commission should require an eight-foot masonry wall around the perimeter in phase one. Mr. Reynolds reiterated that the ten-foot tall masonry wall in the proposal is the actual building, not a fence. These buildings sit on a concrete foundation, which will be very costly to install around the entire property.

Mr. Mumford explained if the Commissioners' concern is the view from the public right-of-way, the first phase will mitigate that concern. There is nothing existing on the west side of the property.

Commissioner Wood said the Municipal Code requires moving vehicles to be behind a six-foot tall privacy fence. Mr. Mumford explained the outside buildings would serve as the privacy fence. He said Eagle Mountain Storage and Sunset Storage both built in phases; the chain link fencing at those locations was not visible as the phases were completed. He said screening the south side of the property under discussion is not as important, as it is the City's property.

Commissioner Wright disagreed and stated screening is important on all four sides of the property, and that the Municipal Code needs to be applied uniformly.

Mr. Aldridge explained they have analyzed the project comprehensively. He asked why the City's building is allowed to have chain link, but he would not be. Commissioner Wood stated the City's use is different than this application.

Mr. Mumford stated to address the Planning Commission's concerns, the approvals can require conditions that mitigate screening concerns, and may include an updated phasing plan with screening and a prohibition on utilizing areas of the property that are not screened.

MOTION: *Commissioner Wood moved to approve the Available Storage conditional use permit with the following conditions:*

- 1. The use shall comply with Eagle Mountain Municipal Code Chapter 17.40.040(L): "The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: self-storage or mini-storage";*
- 2. The use shall comply with the Eagle Mountain Municipal Code Chapter 17.40.040(R): "The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: moving and storage facilities and businesses";*
- 3. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(E): "Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulation."; and*
- 4. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(F): "Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall."*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

MOTION: *Commissioner Wood moved to recommend approval to the City Council the Available Storage site plan with the following conditions:*

- 1. Concerns about phasing and perimeter fencing are communicated to the City Council;*
- 2. The applicant shall submit a phasing plan;*
- 3. The applicant shall submit a specification sheet for lighting that complies with the City's dark sky ordinance; and*
- 4. A second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.F. West Side Theatre Company Temporary Site Plan

Mr. Hadley stated this application is for a temporary site plan to allow a temporary performance structure, storage units and necessary facilities to be installed on land just east of the SilverLake amphitheater. The land is owned by the City and is currently unimproved. The site will include a 40 foot by 60 foot structure where performances will be held, portable restrooms, trash and recycling containers, shipping containers for storage and canopies from the tent to the restrooms and to the shipping containers. An executed memorandum of understanding indicates that Eagle Mountain City intends to lease this property to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theatre company for the benefit of Eagle Mountain City residents.

Commissioner Wood asked if the applicant would be responsible for surrounding landscaping. Mr. Hadley stated they are not proposing landscaping at this time, but have submitted a potential phasing plan for future development. The applicant has been working with the City Council on this project.

Applicant Hannah Farr explained a horticulturist is on their team and they will install what the City deems necessary. The first phase will allow the theater company to have a building in which to perform. Commissioner Wood stated the facility needs to look attractive. Ms. Farr said they do not have the capability to landscape the entire six-acre parcel, but will ensure the area around their site is attractive. She stated they will initially use the dirt parking area to the west of the building site and would like to install more permanent parking after the first year of operation. The initial building will serve as a permanent outdoor area, with a smaller permanent theater center in the next two years. This structure will have offices, the box office, and a lobby. They can function with the outdoor theater and temporary small offices for a long period of time, but the goal is move to a permanent structure soon.

Commissioner Wright asked for the company's history. Ms. Farr stated they have been in operation for three years and are only limited by the lack of a permanent location. They have performed at Garden Near the Green, at parks throughout Eagle Mountain, and at the SilverLake amphitheater. Their website westsidetheaterco.org and their Facebook page have photos and videos of previous events. This piece of land previously was going to be used by the Eagle

Mountain Arts Alliance, but their director stepped down and the alliance did not pursue the opportunity. The former director approached Ms. Farr about this location and West Side Theatre Company received a memorandum of understanding for the property use. They have performers from all over the area, and plan on offering stipends to performers once they have a permanent location. Their goal is to offer a facility similar to the Orem Hale Center Theater.

Ms. Farr stated the spring tent company has provided tents to similar groups and for festivals in the area. The tent can be removed during the off season, if required by the City, but will hold the snow load over the winter. She stated they are flexible and will comply with City requirements.

Commissioner Wood stated this property is an eyesore and expressed concerns that people will see tents and storage containers upon entering the City. Ms. Farr explained spring tents are very aesthetically pleasing if done right. The shipping containers will be wrapped and will not look like shipping containers. Another option is to increase the tent size and remove the shipping containers; this is their preference.

Commissioner Everett asked what the long-term vision is for the location. Ms. Farr explained they would like to install a permanent structure at this site, if allowed. They want to ensure that the facilities can be removed if the venture is not successful, so the City has minimal risk. They plan to do three performances, two weekends each, over the first year. They would like to extend that to three weekends and add additional performances as they grow.

Ms. Farr explained they performed an informal traffic study on a Friday night at 7:00 p.m. They had a group of people turning left from Pony Express Parkway into the site for thirty minutes. The longest time wait was six seconds, with the longest stack of cars at three. They had 100 cars enter during this thirty-minute period. They typically have 100 people at their shows, and will not likely ever have 100 vehicles parked in the lot during performances. They will work with the City to ensure their performances do not conflict with City events, and they would be willing to allow other organizations to use the space; they have spoken with the Eagle Mountain Arts Alliance regarding utilizing the facility.

Ms. Farr explained the productions are indoor and typically start at 7:00 p.m. and are finished by 10:00 p.m. Practices are typically in the evenings and on Saturdays. Rehearsals also usually end by 10:00 p.m. Rehearsals will not utilize speakers until the week before performances. They can inform residents in the area of upcoming rehearsals and performances.

Commissioner Wood asked if this use would require a rezone and stated concerns regarding storage containers and tents at the entrance to the City. Mr. Hadley explained the use is governed by the memorandum of understanding.

Commissioner Wright said he is not opposed to a temporary structure that is aesthetically pleasing and asked if the City has liability in allowing this use on City property. Mr. Mumford said the City Attorney will address liability issues with the lease.

Commissioner Wood stated the site plan should be more complete. Commissioner Wright said the memorandum of understanding needs to be more specific.

Applicant representative Melanie Perry said the facility will be beautiful and will accentuate the natural area. A member of their team has designed theater buildings as well as other temporary structures. He will be in attendance at the City Council meeting to answer more specific questions.

Commissioner Everett said he attended the Broadway at SilverLake event and enjoys the arts. His concern is aesthetics, but the fact that the structures are temporary is beneficial to the City and mitigates risk. He said he would be comfortable with an approval with the condition that the approval is reviewed in one year.

Commissioner Wood asked if there are lighting requirements for the parking area. Mr. Mumford explained there are no requirements for temporary site plan parking lighting.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the West Side Theatre Company temporary site plan with the following conditions:*

- 1. The approval is reviewed one year from the date of the City Council approval;*
- 2. Lighting that complies with the dark sky ordinance shall be required in the parking areas; and*
- 3. The applicant shall connect to power, versus utilizing generators.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

Commissioner Everett recessed the meeting at 9:24 p.m. and reconvened at 9:28 p.m.

5.G. SilverLake South Preliminary Plat

Mr. Mumford explained on July 23, the Planning Commission reviewed the SilverLake South preliminary plat and held a public hearing. The application was tabled until the developer included a road connecting to Silver Creek Way and provided additional parks and open space information. The main change in this version of the plat is the addition of a connection over Tickville Wash at Silver Creek Way. Also, the church and school site has been moved to the east from Area C to Area D.

One concern staff has is connectivity. In reviewing the project against the City's connectivity ordinance, two roads in the northwest corner are too long without an additional pedestrian crossing. These are designed similarly to approved areas in Evans Ranch. Another potential concern is regarding cluster homes. They are defined as homes generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. It is up to the Planning Commission and City Council to determine if the cluster homes in this project have improved open space within the immediate neighborhood. The applicant has included some cluster homes as a

transition to the single-family lots. Some design constraints have also required the layout provided.

The plan provided contains more than the 8.752 acres of improved open space. The applicant indicated that Alpine School District will do their best to have the western school access be the main student drop-off area, while the drive aisles off of Golden Eagle Road will be intended to be used for kindergarten drop-off and buses.

Mr. Mumford staff recommends approval of the preliminary plat to City Council with the conditions that the applicant pay a cash escrow to the City of \$2,810.40 per lot at plat recording; detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat; a detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road; fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the Silverlake South area; and the road connection to Silver Creek Way (across Tickville Wash) shall be built prior to recording any plat in the north area.

Commissioner Everett asked if the road that connects to Silver Creek Way will continue to be designated Silver Creek Way. Applicant Bronson Tatton explained that Plat 18 has been recorded, but the name can be changed. Mr. Mumford stated that until the connection is made, it may be confusing to have two separate roads designated Silver Creek Way.

Mr. Tatton explained that even though trails are not included in the open space calculations, they are still well over the open space requirements.

Commissioner Wright said the master development agreement states pocket parks should be at least 0.5 acres and should be within 0.25 mile of homes. He asked if the power corridor parks are pocket parks and said the future west pocket park is less than 0.5 acre. Mr. Tatton explained that they have provided a map with radius markings showing distances from every park. Commissioner Wright asked that Mr. Tatton provide that map when the landscape plan returns to the Planning Commission. Mr. Tatton explained they can remove those pocket parks from the amenity calculations and the plan will still be above the required improved open space acreage.

Commissioner Wood said the SilverLake Master Development Agreement requires the developer to improve the open space along the powerline corridor. He said if the improved area is counted in the park calculations, it must be at least 0.5 acre.

Commissioner Wright stated he does not believe the parks plan meets the requirements stated in the master development agreement.

Commissioner Wood asked if pedestrian paths can be included in the areas where the City's connectivity ordinance would require them, and stated the homes south of the elementary school will not have access during school pick up and drop off times, which is happening at Brookhaven Elementary School.

Pete Evans with Flagship Homes explained that Brookhaven Elementary School is a single-facing school on a residential sized road. The school location in this plat has a wider road with turn lanes, and also faces two roads. The school district agreed to have drop off and pick up locations on the western side of the school. He said they can remove the western access on Golden Eagle Road from the residential area and include a connection from that residential area to SilverLake Parkway farther south.

Regarding parks, Mr. Evans explained that they are well over the improved open space requirement. They can remove the three parks that are under 0.5-acre in size and still be over the requirement. They are also in compliance with the distance requirements noted in the master development agreement.

Commissioner Wright asked how the cluster homes meet the distance to parks requirement. Mr. Evans showed the Commissioners the locations of parks in the cluster homes areas.

Commissioner Everett opened the public hearing at 10:05 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the SilverLake South preliminary plat with the following conditions:*

- 1. Applicant shall pay a cash escrow to the City of \$2,810.40 per lot at plat recording;*
- 2. Detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat;*
- 3. A detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road;*
- 4. Fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the SilverLake South area;*
- 5. The road connection to Silver Creek Way shall be built prior to recording any plat north of Harvest Crop Drive;*
- 6. The southeast section of the plat, south of the new elementary school, shall eliminate the northwest entrance to Golden Eagle Road and relocate the entrance to SilverLake Parkway; and*
- 7. Silver Creek Way shall continue its name to its termination at the south end of the property.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

6. Discussion Items

None.

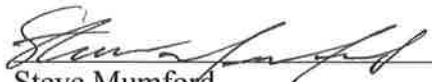
7. Next scheduled meeting

October 8, 2019.

8. Adjournment

MOTION: *Commissioner Wood moved to adjourn the meeting at 10:17 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

Approved by the Planning Commission on October 8, 2019.


Steve Mumford
Community Development Director

To: The Planning Commission/ City Planners:

From: Bettina Cameron, 2871 E Cedar Dr, Eagle Mountain

Date: 09/24/2019

Subject: Harshberger Variance

I know there may be written letters and people speaking tonight why the Harshberger variance doesn't meet all 5 criteria to grant a variance, but I wanted to point out how the Cedar Pass Ranch (CPR) Covenants, Conditions, and Restrictions (CC&Rs) need to **also** be factored into your decision. Cedar Pass Ranch CC&Rs also connect the CPR Development to a City Ordinance.

City Ordinance 17.25.110 Section G:

G. Open Space and Trail Requirements. There is no minimum open space requirement for base density residential developments. This does not exempt owners or developers from complying with other provisions that may require public improvements including, but not limited to, drainage facilities or other minimum standard infrastructures. Pedestrian trails along collector or arterial roads shall be a required improvement when the subdivision is being developed without sidewalks. **Equestrian trails that adjoin each lot shall be a required improvement when the subdivision is designed to accommodate horse raising and keeping.**

Cedar Pass Ranch CC&Rs relevant to this variance request, since there is a CPR equestrian trail/easement **between** Mr. Harshberger's CPR residence and his "flag lot".

SECTION 5.02. **Equestrian Trails.** The rearmost ten (10) feet of each Lot and some designated sides of Lots are dedicated as non-exclusive easements as an Equestrian Trail (which may include underground utility locations). Where two Lots adjoin, the Equestrian Trail is twenty (20) feet wide. **These trails are for the exclusive use of members, tenants, and their accompanied guests and invitees. The trails shall be maintained by the Homeowners' Association. Lot Owners shall not place fencing, structures, or any obstructions in these areas.** Electric fences are permitted but must be sufficiently marked so as to ensure that horse riders, and other passers-by will recognize the need for caution.

SECTION 5.03. **Motorized Vehicles.** **No motorized vehicles (autos, trucks, motorcycles, ATVs, etc.) shall be permitted on trails or riding ring area except for Board-approved maintenance.** Bicycles may be ridden on equestrian trails, but must yield to horses.

SECTION 5.04. **Supervision and Responsibilities.** **There is no supervision of the common areas or their prescribed uses. These shall be used at the sole risk and responsibility of the members and their guests, invitees and tenants. Any damage to any homeowner or association property or personal injury shall be the**

responsibility of the individual causing such. In the case of damage caused by any member, tenants, guests, or invitees of the member, the member is responsible.

City Ordinance section 17.25110 Section G and Section 5 of Cedar Pass Ranch CC&Rs, in my opinion, hold both the City and CPR legally liable to assure this equestrian trail is safe for both humans and animals. As you may know, Cedar Pass Ranch was developed as an equestrian community. Even our very first CC&Rs were written to address the care and protection of this easement/trail. This was not an add on to our current CC&Rs. **Having a driveway/road and motorized vehicles going in/out of the flag lot is prohibited by CPR CC&Rs.**

If you refer to Utah County Land Records for Mr Harshberger's flag lot, you will see a document recorded on 10/17/2017 giving the CPR Home Owners Association the right to protect the south side of this property.

SECTION 10.01. Membership. **Every Lot Owner shall be a member of the Cedar Pass Ranch Homeowners' Association.** Membership shall be appurtenant to and may not be separated from ownership of any Lot within Cedar Pass Ranch. Ownership of such Lots shall be sole qualification for membership.

SECTION 10.03. Organization and Purpose. The Association is a nonprofit Utah corporation created for the purposes, charged with the duties, and invested with the powers prescribed by law or set forth in its Articles and By-Laws or in this Declaration. Neither the Articles nor By-Laws shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of a conflict between the provisions of the Articles of Incorporation and this Declaration, the Articles shall control, and in the case of any conflict between this Declaration and the By-Laws, the terms and provisions of this Declaration shall control. The Association shall be charged with the administration of Cedar Pass Ranch and the terms and provisions of this Declaration. **Further, the Association shall be responsible for the maintenance and operation of any open space or easements and any improvements on such open space or easements within Cedar Pass Ranch owned by the Association.**

SECTION 10.04. Specific Powers of the Cedar Pass Ranch Association. A. Right of Entry and Enforcement. The Association may enter, after twenty—four (24) hours written notice without being liable to any Owner, onto any Lot for the purpose of enforcing by peaceful means the provisions of this Declaration. The Association may also, in its own name and behalf or in the name and behalf of any Owner who consents thereto, commence and maintain actions and suits to enforce by mandatory injunction or otherwise, or to restrain and enjoin any breach or threatened breach of the provisions of this Declaration.

I hope you find this information useful in your decision making.

Thank you for all you do and your service to our City. If you have any questions or comments, please feel free to contact me.

Bettina Cameron
385-375-9197

1. Literal enforcement of the code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the code (“this title”).

The applicant acquired this parcel with the clear understanding of the undevelopable nature of this parcel given its location in a 5-acre zone. Because of that, a hardship does NOT exist. Further, no changes to city code have occurred that otherwise created a hardship for the subject. The applicant states that the lot size is consistent with other large lots in the area, but in actuality the subject is about half of the needed size per the city’s zoning requirements. The applicant is able to use the property precisely as understood when the applicant acquired the property. As such, NO hardship exists.

The applicant states an easement exists from his parcel immediately to the south that already grants access to the subject property, thereby undermining the applicant’s own point of experiencing hardship due to SR-73.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

If this parcel met the minimum 5-acre requirement AND had access issues that other properties did not have, THEN a special circumstance would indeed apply that the city should give serious consideration to. However, this property doesn’t meet the current zoning requirements that would allow it to be a stand alone lot. So that it has an access situation different than the other parcels in the area is completely irrelevant, as the subject does not enjoy a buildable right that the other parcels qualify for. When this parcel was initially created, it was known at the time that it would not be a buildable lot. Again, the ONLY special circumstance that would apply here is IF the lot were 5 acres in size AND had access issues.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

This parcel has PRECISELY the SAME property rights as afforded to EVERY PARCEL IN THIS ZONE: if the property has at least 5 acres, a residence can be built. If not, then the parcel can be used for animal rights, outbuildings, gardening/orchards, sports courts, etc! There are a significant amount of rights afforded to the property owner. If the applicant’s argument holds ANY weight with the city (i.e., a home can’t be built on it, therefore it’s essentially useless, so the city needs to grant a variance), imagine that same argument being used for any number of other odd sized parcels in the city! This is a DANGEROUS precedence to set. What we’re essentially considering here is a case of a parcel not meeting the zoning size for the area, even though the applicant has positioned this as an access issue. The applicant is NOT under a hardship and DOES still have significant property rights. The TRUE issue at hand is if the city grants a variance here, what kind of precedence does that set when other property owners come forward with parcel sizes smaller than the minimum zoning, and want to build residences on those properties?

At the heart of this issue is the applicant wants to build a home on a property that is about HALF of the minimum required size. This shouldn’t even come close for any consideration by the city.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

The variance IS contrary to the public interest because of the dangerous precedence it sets. The parcel in no way, shape, or form, comes close to meeting the requirements of a building lot. Approving a parcel for building that doesn't remotely qualify for a building lot, sets this very dangerous precedence in the city, very much against the public interest.

5. The spirit of the title is observed and substantial justice is done.

Substantial justice is this: the applicant acquired the parcel with a clear understanding of its rights and limitations within the current zoning. The city has done NOTHING to reduce those rights. If the city had enacted recent changes that otherwise limited the applicant's ability to use the parcel, the applicant may have standing. However, that has not happened and the applicant is able to use the parcel precisely as when it was acquired.

I own a real estate brokerage and have closed hundreds of transactions. I've represented developers over the years and attended many city meetings. What I can tell you is this: cities RARELY grant variances. I even had a circumstance in Cottonwood Heights where the applicant owned the land prior to that city incorporating, and when the city incorporated the minimum lot frontage became stricter, disqualifying the lot from building. Even in that circumstance, where the frontage was just smaller than required, the city still did NOT grant a variance, even though the city changes created the issue. That lot was something within 5' of the required frontage. So, prior to incorporation he could have developed it; afterwards he couldn't, and the city wouldn't grant the variance. Here we're talking about a situation where the lot size is HALF of the required zone, and the applicant wants to build a home on it. The city shouldn't even remotely consider this request.

Approving this application provides a VERY dangerous precedence in this city, not in line with the public good. The applicant does NOT have a hardship and acquired the property with a full understanding of its rights and limitations. The applicant still enjoys significant property rights and uses within the zone. The applicant fails to qualify on any of the 5 points above.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving an Enterprise Fund Transfer.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	\$435,000		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY NA

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Paul Jerome, Admin

RECOMMENDATION:

Staff recommends that the City Council adopt an ordinance of Eagle Mountain City, Utah, approving an Enterprise Fund transfer.

BACKGROUND:

The proposed transfer would transfer funds from the Solid Waste Fund to the Transportation Impact Fee Fund and General Fund Capital Projects Fund (which represents 30% of the total expenditures of the Solid Waste Fund). This amount is proposed to pay for the following: 1) \$200,000 for a traffic light to be installed at the intersection of Aviator Avenue and Eagle Mountain Boulevard and 2) \$235,000 for the first year payment on the 10-year Utah Transportation Infrastructure Bank loan for the widening of Pony Express Parkway between Lake Mountain Road and Mid Valley Road from two lanes to four lanes. In recent years, the Solid Waste Fund has seen savings due mainly to favorable contractual negotiations the city has had in changing its transfer point.

Attachments:

[ORD--Fund Transfer](#)

[Enterprise Budget Amendment Details](#)

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
APPROVING THE TRANSFER OF \$435,000 FROM THE
SOLID WASTE FUND TO THE TRANSPORTATION IMPACT FEE FUND
AND GENERAL FUND CAPITAL PROJECTS FUND**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2019-2020; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

BE IT ORDAINED by the City Council of Eagle Mountain City that the Finance Department will transfer \$435,000 from the Solid Waste Fund to the Transportation Impact Fee Fund and General Fund Capital Projects Fund (which represents 30% of the total expenditures of the Solid Waste Fund). This amount is proposed to pay for the following: 1) \$200,000 for a traffic light to be installed at the intersection of Aviator Avenue and Eagle Mountain Boulevard and 2) \$235,000 for the first year payment on the 10-year Utah Transportation Infrastructure Bank loan for the widening of Pony Express Parkway between Lake Mountain Road and Mid Valley Road from two lanes to four lanes.

ADOPTED by the City Council of Eagle Mountain City this 15th day of October, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 15th day of October, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



Eagle Mountain City Budget Amendments for FY 2020

October 15, 2019

<u>Fund Name</u>	<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>	<u>Approval Date Done?</u>
Enterprise Funds					
Xsfr Solid Waste to Transportation I.F. Fund (Road Loan Pmt.)	\$ -	\$ 235,000.00	\$ 235,000.00	Fund Balance	
Xsfr Solid Waste to Capital Projects Fund (Aviator Stoplight)	\$ -	\$ 200,000.00	\$ 200,000.00	Fund Balance	
Fixed Based Meter Reading System	\$ -	\$ 330,000.00	\$ 330,000.00	Fund Balance (from '19)	
Silverlake PRV	\$ -	\$ 300,000.00	\$ 300,000.00	Fund Balance (from '19)	
Subtotal Enterprise Funds:	<u>\$ -</u>	<u>\$ 1,065,000.00</u>	<u>\$ 1,065,000.00</u>		



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2019-2020 Budget.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	\$3,779,000.00		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Paul Jerome, Admin

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance of Eagle Mountain City, Utah, amending the 2019 -2020 Fiscal Year Budget.

BACKGROUND:

Attachments:

[ORD--2019 FY 2020 Budget Amendment #2](#)
[FY2020 Budget Amendments](#)

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING THE FISCAL YEAR 2019-2020 ANNUAL BUDGET
(SECOND AMENDMENT)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2019-2020; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

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

1. The City Council finds that the all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:
2. "FISCAL YEAR" means that year which began on the first day of July, 2019 and ends on the last day of June, 2020.
3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.
4. This Ordinance shall be effective for fiscal year 2019-2020.

ADOPTED by the City Council of Eagle Mountain City this 15th day of October, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 15th day of October, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



Eagle Mountain City Budget Amendments for FY 2020

October 15, 2019

<u>Fund Name</u>	<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>	<u>Approval Date Done?</u>
General Government					
Utah South Pacific Celebration Event	\$ -	\$ 5,000.00	\$ 5,000.00	Fund Balance	8/6/2019
Independence Day Fireworks	\$ -	\$ 5,000.00	\$ 5,000.00	Fund Balance	8/6/2019
Defibrillator for Senior Center	\$ -	\$ 1,500.00	\$ 1,500.00	Fund Balance	
Senior Bus Wrap Removal	\$ -	\$ 3,500.00	\$ 3,500.00	Fund Balance	
Traffic Study (Lone Tree Pkwy/Bobby Wren)	\$ -	\$ 10,000.00	\$ 10,000.00	Fund Balance	
Youth Council Scholarship	\$ -	\$ 2,000.00	\$ 2,000.00	Fund Balance	
Charging Stations	\$ -	\$ 10,000.00	\$ 10,000.00	Fund Balance	
Subtotal General Government:	\$ -	\$ 37,000.00	\$ 37,000.00		
Enterprise Funds					
Xsfr Solid Waste to Transportation I.F. Fund (Road Loan Pmt.)	\$ -	\$ 235,000.00	\$ 235,000.00	Fund Balance	
Xsfr Solid Waste to Capital Projects Fund (Aviator Stoplight)	\$ -	\$ 200,000.00	\$ 200,000.00	Fund Balance	
Fixed Based Meter Reading System	\$ -	\$ 330,000.00	\$ 330,000.00	Fund Balance (from '19)	
Silverlake PRV	\$ -	\$ 300,000.00	\$ 300,000.00	Fund Balance (from '19)	
Subtotal Enterprise Funds:	\$ -	\$ 1,065,000.00	\$ 1,065,000.00		
Capital Projects					
PE Parkway Widening (Lake Mtn. to Frontier MS)	\$ -	\$ 2,000,000.00	\$ 2,000,000.00	Loan - State Infrastructure Bank	8/6/2019
Accommodation and Storage Renovations to City Hall	\$ -	\$ 5,000.00	\$ 5,000.00	G.F. Fund Balance	8/6/2019
Additional City Center Trail Connections (3)	\$ -	\$ 50,000.00	\$ 50,000.00	G.F. Fund Balance/Grant Revenue	8/6/2019
Traffic Light (Aviator and EM Blvd)	\$ -	\$ 200,000.00	\$ 200,000.00	Solid Waste Fund	
Landscape Improvements (PE Pkwy/Ranches Pkwy)	\$ -	\$ 25,000.00	\$ 25,000.00	G.F. Fund Balance	
Silverlake Trees (\$52k collected, \$32k expended)	\$ -	\$ 20,000.00	\$ 20,000.00	G.F. Fund Balance	
Card Access Security System-City Hall/Link to C.D.	\$ -	\$ 29,000.00	\$ 29,000.00	G.F. Fund Balance	
Subtotal Capital Projects:	\$ -	\$ 2,329,000.00	\$ 2,329,000.00		
Impact Fees					
Transportation Loan Payment (PE Pkwy)	\$ -	\$ 235,000.00	\$ 235,000.00	Fund Balance/Solid Waste Fund	8/6/2019
Transportation Impact Fee IFA/IFFP	\$ -	\$ 25,000.00	\$ 25,000.00	Fund Balance	8/6/2019
Water Impact Fee IFA/IFFP	\$ -	\$ 25,000.00	\$ 25,000.00	Fund Balance	8/6/2019

Sewer Impact Fee IFA/IFFP	\$	-	\$	25,000.00	\$	25,000.00	Fund Balance	8/6/2019
Water Impact Fee IFFP	\$	25,000.00	\$	38,000.00	\$	13,000.00	Fund Balance	
Water Impact Fee IFA	\$	-	\$	25,000.00	\$	25,000.00	Fund Balance	

Subtotal Impact Fees:	<u>\$</u>	<u>25,000.00</u>	<u>\$</u>	<u>373,000.00</u>	<u>\$</u>	<u>348,000.00</u>
------------------------------	-----------	------------------	-----------	-------------------	-----------	-------------------

Debt Service

\$	-
\$	-
\$	-
\$	-

Subtotal Debt Service:	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>
-------------------------------	-----------	----------	-----------	----------	-----------	----------

Other

\$	-
----	---

Subtotal Other:	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>
------------------------	-----------	----------	-----------	----------	-----------	----------

Total Increase (All Funds):	<u>\$</u>	<u>25,000.00</u>	<u>\$</u>	<u>3,804,000.00</u>	<u>\$</u>	<u>3,779,000.00</u>
------------------------------------	-----------	------------------	-----------	---------------------	-----------	---------------------

*Please note that General Fund balance in excess of 25% of FY 2019's budgeted revenues at the end of FY 2018 will be transferred to the General Fund Capital Projects Fund for use in completion of city capital projects.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Available Storage - Conditional Use Permit Appeal		
ITEM TYPE:	Conditional Use Permit		
FISCAL IMPACT:			
APPLICANT:	Ken Menlove		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE 7 acres	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

RECOMMENDATION:

Since the properties to the north and west are within an Industrial Zone, and the property to the south is the City's Community Development Building property, we feel that the applicant should be allowed to build the screening requirements with each separate phase of the project, as the impact will be minimal on neighboring properties.

BACKGROUND:

On September 24, 2019 the conditional use permit and site plan for the Available Storage project went to the Planning Commission. The Planning Commission recommended approval of the conditional use permit and site plan. One of the conditions of approval was to require a wall, fence and/or landscaping of acceptable design that shall effectively screen the borders of any commercial or industrial lot which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height. The applicant should install the perimeter fencing for the entire project with the first phase. The applicant is appealing this decision and would prefer to build the wall with the different phases of the buildings (this has been the case with the other storage facilities that have been built in the City by the same company, Menlove Construction). The reason for this is that the buildings will actually form the perimeter of the project when built, creating a fort-like structure in design. If the entire wall is built with the first phase, the project will be cost-prohibitive and the project cannot proceed. The appeal letter is attached to this packet.

Planning Commission moved to approve the Available Storage conditional use permit with the following conditions:

1. The use shall comply with Eagle Mountain Municipal Code Chapter 17.40.040(L):

“The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: self-storage or mini-storage”;

2. The use shall comply with the Eagle Mountain Municipal Code Chapter 17.40.040(R): “The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: moving and storage facilities and businesses”;

3. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(E): “Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city’s signage regulation.”; and

4. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(F): “Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building

or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall.”

PREPARED BY:
Steve Mumford, Planning

Attachments:

[Appeal Letter](#)



September 27, 2019

Eagle Mountain City
City Council

RECEIVED

OCT 01 2019

CITY RECORDERS OFFICE

RE: Appeal Letter
 Available Storage

Councilmembers,

I am writing this letter to appeal to the City Council that you will consider overturning and modifying the condition placed on Available Storage requiring that a masonry fence be constructed around the entire perimeter of the project as a part of the phase 1 construction.

The site plan that was submitted to the city staff and planning commission clearly shows how the project will be built in 3 phases and how eventually all four sides of the property will be screened by a 10 foot decorative masonry wall which also serves as the back of the storage unit buildings. We have designed and built more than 300 storage unit projects in Utah including the 2 existing facilities in Eagle Mountain. Every project and site are different and a lot of thought and careful planning goes into each facility. Below is a list of explanations and clarifications of how this project will be constructed in 3 phases. Also, below you will read some reasons why building the fence in phase 1 would be a bad idea.

1. This project is proposed to be built in 3 phases. Phase 1 will consist of the office / residence and buildings A, B, D, E and F. Buildings A and B will face Sweetwater Road and provide screening along that frontage. A 6-foot-tall chain link fence is proposed on the other 3 sides of the property. This fence is temporary and will be replaced with storage unit building walls as phase 2 and phase 3 are completed. Outdoor RV parking will be part of phase 1.
2. Phase 2 will be built approximately 1 to 2 years after phase 1 depending on saturation rates. Phase 2 will consist of buildings C, J, K, L and M. These masonry building walls will screen the north and west sides of the property. The chain link fence will be removed at that time. By this time, it is possible that the new roads to the north and west will be completed. If so, we will construct a second access. Outdoor RV parking will be part of Phase 2.
3. Phase 3 will be built approximately 1 to 2 years after phase 2 depending on saturation rates. Phase 3 will consist of buildings G, H, I, N and O. The south building will be constructed at this time in the place where the current cross ingress / egress easement exists for the business owner in the back. By this time, it is anticipated that the new roads to the north and west of the storage facility will be completed giving the owner to the west new access. Outdoor RV parking will not exist as a part of phase 3.
4. Banks and SBA lenders are very strict and conservative on how much they will lend on these projects because of how long they might take to fill up. They will only lend about 1 to 2 years of rental at a time. This would be about 40,000 square feet which is about one third of the 128,000 total. If the owners are forced into building masonry walls around the perimeter as a part of phase 1 it will ruin their pro forma.



5. Phase 1 projects always cost the most per square foot because we must construct the office / residence, do the mass excavation for whole site, and install site utilities for the whole site. Adding masonry fences will doom the project.
6. Constructing a 6-foot masonry fence that will later become the storage unit building wall is problematic. First, we must make sure that the wind does not move the wall out of plumb. Second when you order block later from a different batch in can look different. So, adding new block on top of old block is not a good idea. Going from 6 feet to 10 feet tall etc.

Thank you for considering this appeal. We look forward to constructing a beautiful project in Eagle Mountain City.

Respectfully,

Ken Menlove, P.E.
Menlove Construction
Applicant

A handwritten signature in black ink, appearing to read "Ken Menlove". The signature is written in a cursive, stylized font. Below the signature, there is a long, horizontal, slightly wavy line that spans the width of the signature.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 15, 2019**

TITLE:	Available Storage - Site Plan		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Menlove Construction		
GENERAL PLAN DESIGNATION Business Park/Light Industries	CURRENT ZONE Industrial	ACREAGE 7 acres	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

Applicant shall submit a phasing plan to ensure compliance with the Fire Marshal's requirements.

Pony Express Parkway right-of-way includes a 20-foot park strip that includes an 8-foot asphalt trail. Site plan and landscape plans shall be revised accordingly.

REQUIRED FINDINGS:

Conditional Use Permit:

Per 17.95 EMMC the following shall be considered when granting a conditional use:

- The proposed use is desirable or necessary to provide a service or facility which will contribute to the general well-being of the community and neighborhood. This application complies;
- The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and will not institute a nuisance to property owners. This application complies;
- The proposed use is compliant with this title. This application complies;
- The proposed use does not conflict with the General Plan of Eagle Mountain. This application complies;
- The location and possible

RECOMMENDATION:

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

I move that the City Council approve the Site Plan with the following conditions of approval:

1. Applicant shall submit a phasing plan;
2. Applicant shall submit a spec sheet for lighting that complies with the City's Dark Sky Ordinance;
3. Second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.

BACKGROUND:

This proposal is for a Site Plan to build a storage facility located just north of the Community Development Building on Pony Express Parkway in the Sweetwater Industrial Park. This parcel is located on approximately 7 of the 213.62 acres in the Industrial Park. The Sweetwater Industrial Park Master Site Plan (serving as a preliminary plat) was approved by the City Council on September 1, 2015. The applicant intends to build this storage facility in phases.

screening of all outdoor activities. This application complies;

- The adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrances and exits. The applicant has submitted a plan and it's being reviewed;

Site Plan:

Per 17.100.050 Site Plan Development Standards:

- The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards. This application complies;
- Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and Transitioning, to provide for shade and visual relief. This application complies;
- Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade. This application complies; and

- There are utilities close to the project site.

Per 17.100.060 EMMC Architectural Requirements, the following shall be considered when reviewing a Site Plan:

- Plans for exterior building lighting shall be approved as part of the site plan approval. Building lighting shall be fully shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall be in conformance with Chapter 17.56 EMMC. This application is under review;
- All site plans shall conform to the landscaping guidelines established by the City. This application complies;
- All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures are required in lots or along roads. Lighting of all pedestrian pathways is required. Lighting will be judged as to how adequately it provides for the health and safety of citizens. Design and location of standards and fixtures shall be specified on the site development drawings. Illumination shall be controlled so that glare or excessive direct light will not adversely affect neighboring areas. All streetlights and interior parking lot lights shall meet the city's adopted design standards for lighting. This application is under review; and
- All commercial uses shall be free from objectionable odors, noises, hazards or other nuisances. This application complies.

PLANNING COMMISSION ACTION / RECOMMENDATION

The Planning Commission moved to approve the Available Storage conditional use permit and Site Plan with the following conditions:

- | |
|---|
| <p>1. The use shall comply with Eagle Mountain Municipal Code Chapter 17.40.040(L):</p> |
|---|

“The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: self-storage or mini-storage”;

2. The use shall comply with the Eagle Mountain Municipal Code Chapter 17.40.040(R): “The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: moving and storage facilities and businesses”;

3. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(E): “Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city’s signage regulation.”; and

4. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(F): “Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or

behind a minimum of a six-foot
privacy fence or wall.”

PREPARED BY:

Jessa Porter, Planning

Attachments:

[Available Storage Civil](#)

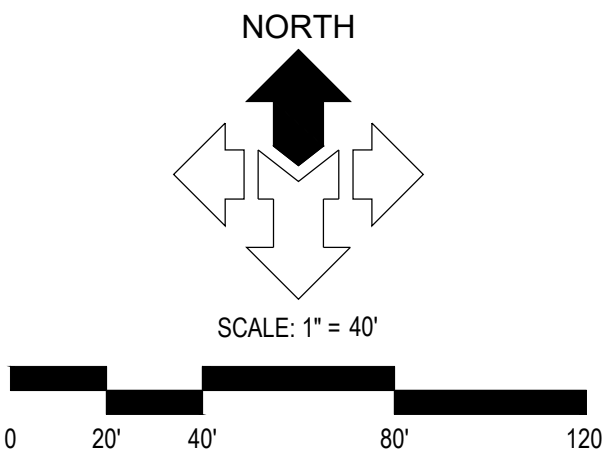
[Available Storage Elevations](#)

[Landscape](#)

[09.24.2019 PC Minutes Approved.pdf](#)

AVAILABLE STORAGE CONSTRUCTION PLANS

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 24
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



DRAWING INDEX	
SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

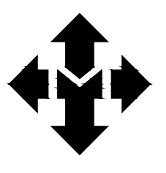
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

DEVELOPER
MR. KEN MENLOVE, PE
MENLOVE CONSTRUCTION, INC.
4243 NIKE DRIVE #C
WEST JORDAN, UTAH 84088
MENLOVEC@GMAIL.COM

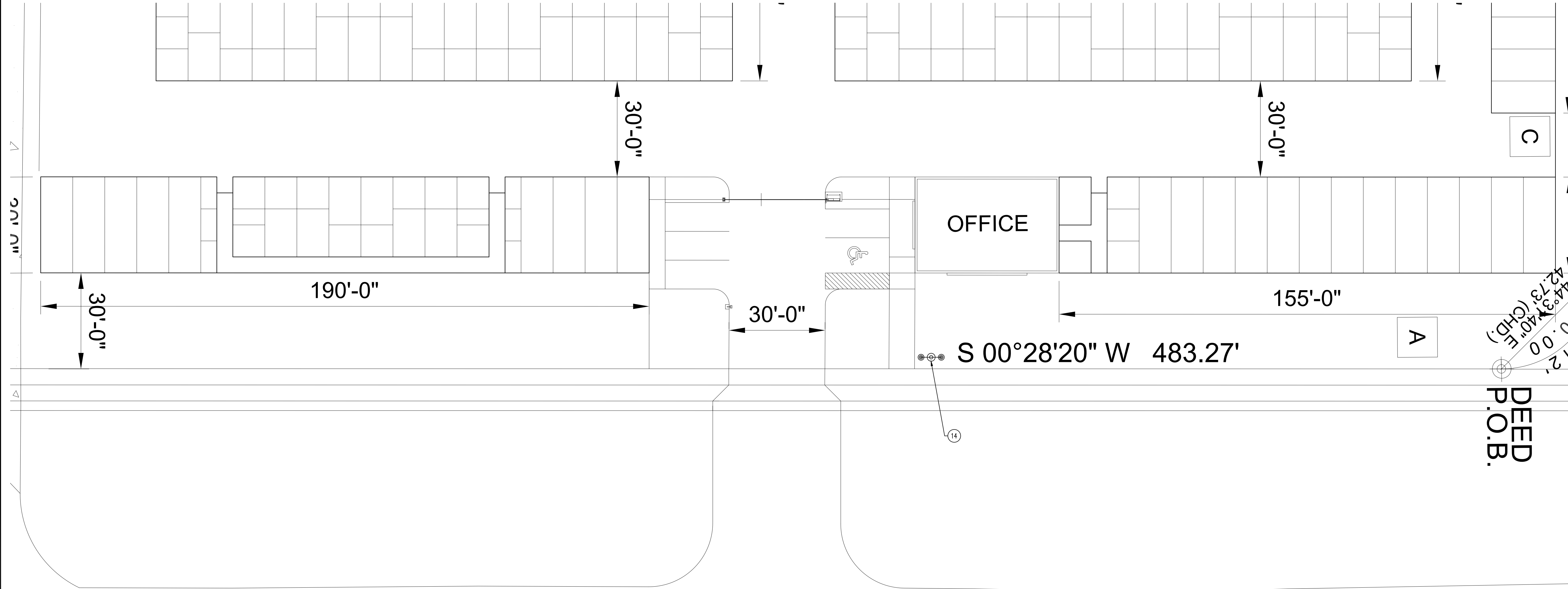
OWNER
DUSTIN ALDRIDGE
12102 SOUTH WINDOW ARCH LANE
HERRIMAN, UTAH 84096
801-809-9179

**McNEIL ENGINEERING™**

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



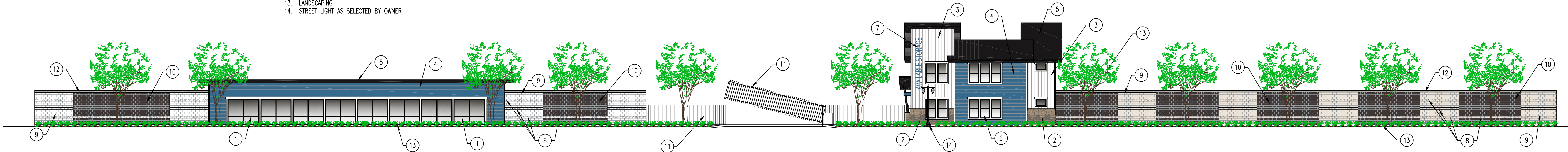
PONY EXPRESS PARKWAY

PARTIAL SITE PLAN

SCALE: 1/16" = 1'-0"



- MATERIALS NOTES:
1. ALUM. STOREFRONT MATERIAL - BLACK WITH CLEAR GLASS
 2. SYNTHETIC STONE - HARRISTONE HUNTINGTON DEVINO LEDGE
 3. HARDIPLANK BOARD AND BATTEN SIDING SMOOTH FINISH, WHITE
 4. HARDIPLANK SHIPLAP SIDING - LIGHT BLUE
 5. METAL ROOFING, FASCIA AND SOFFIT - BLACK
 6. FIBERGLASS WINDOWS - BLACK WITH CLEAR GLAZING
 7. SIGNAGE BY OTHERS
 8. 10" SPLIT FACED BLOCK LINING - SUNROC CREAM
 9. 8" HONED BLOCK - SUNROC CREAM
 10. 8" STANDARD BLOCK - SUNROC BLACK
 11. BLACK ROD IRON FENCING
 12. LIGHT GRAY ROOF FASCIA
 13. LANDSCAPING
 14. STREET LIGHT AS SELECTED BY OWNER



EAST ELEVATION

SCALE: 1/16" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

ARCH. PROJECT NO:	XX-XXX
DATE:	7/2/19
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

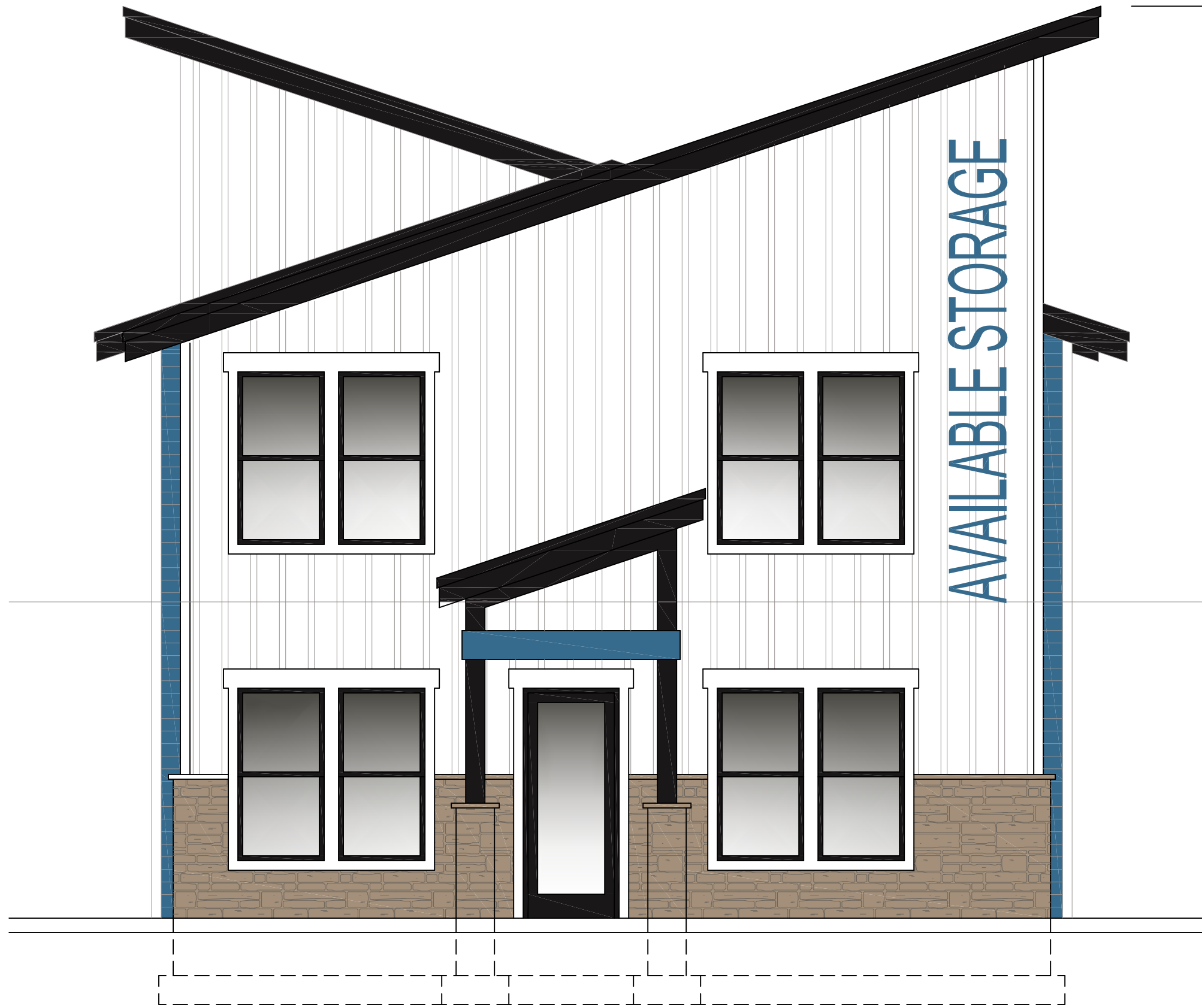
SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1

NEW STORAGE OFFICE FOR:
AVAILABLE STORAGE
EAGLE MOUNTAIN BRANCH

EAGLE MOUNTAIN, UTAH
ELEVATIONS

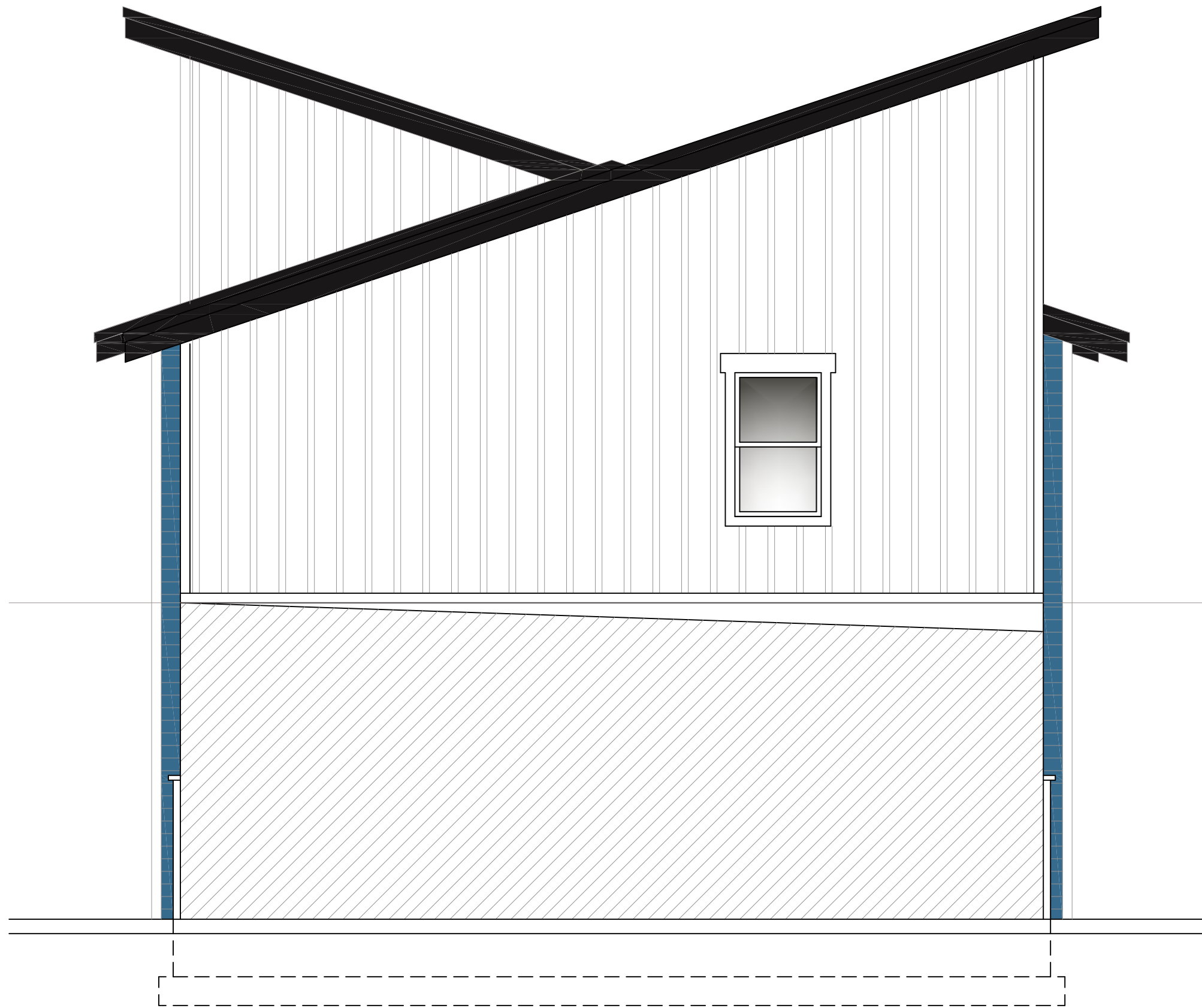
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046)



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

ARCH. PROJECT NO:	XX-XXX
DATE:	7/2/19
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1

NEW STORAGE OFFICE FOR:
AVAILABLE STORAGE
EAGLE MOUNTAIN BRANCH

EAGLE MOUNTAIN, UTAH
ELEVATIONS

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046)

SUMMARY OF LANDSCAPE PLAN

A summary of the total percentage of landscaped areas, domestic turf grasses, deciduous and evergreen species, and xeriscaping, along with the estimated cost of all the improvements.

Total Landscaped Areas: 48,073.6 sq ft - 15.8% of property landscaped

Total Coverage of Live Vegetation: 24038.1 sq ft - 50% of landscaped areas

Total Coverage of Turf Grass: 1,608 sq ft - 3.3% of landscaped areas

Total Coverage of Native Grass Seeding: 12,479 sq ft - 25% of landscaped areas

Trees Total: 28
Deciduous: 4 - 14%
Evergreen: 24 - 86%

Shrubs/Grasses/Perennials: 350
Deciduous: 317 - 90.6%
Evergreen: 33 - 9.4%

EAGLE MOUNTAIN CITY CODE

CODE	NOTES	IMPLEMENTATION
17.60.040 LANDSCAPE PREVISIONS	No landscaping over three feet in height shall be allowed within a clear vision triangle.	30' x 30' sight triangles shown on plan to designate areas with plantings no more than 3' in mature height.
17.60.050 LANDSCAPE PLAN	The location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-ways, ground signs, refuse areas, and lighting.	Shown in plans.
	The plant names (both botanical and common name), location, quantity, and size of all existing and proposed plants.	Shown in plant schedule.
	A summary of the total percentage of landscaped areas, domestic turf grasses, deciduous and evergreen species, and xeriscaping, along with the estimated cost of all the improvements.	Shown below.
17.60.070 LANDSCAPE STANDARDS	Trees- Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height.	Designated in plant schedule.
	Shrubs- All shrubs shall be a minimum of one gallon containerized stock planted that will attain a height of at least two feet.	Designated in plant schedule.
	Turf- No landscaping shall be composed of more than 70 percent in turf.	Turf: 3.3% of landscape Native Seeding: 25% of landscape
	Drought-Tolerant Plants- Fifty percent of all tree and shrub species shall be required to be drought-tolerant.	91.3% species are designated from the Eagle Mountain Landscape Plants List for Low-Water Landscaping.
	Weed Barrier- Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment.	Designated in landscape notes on LS-01 - LS-04.
17.60.080 DESIGN APPLICATION	Water Conservation- All planter beds shall be irrigated through the use of drip lines instead of spray heads to minimize water loss through evaporation.	Designated in irrigation plans.
17.60.090 REQUIRED LANDSCAPE	Portions of property that are not developed with structures, rights-of-way, driveways, and parking areas shall be required to be landscaped in all zones.	All undeveloped areas are designated landscape areas, totaling to 48,073.6 sq ft.
	Water-Wise Landscape Standards. The following are the minimum standards for water-wise landscaping for any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development.	
	At least 50 percent of the required landscape area shall be live vegetation.	50% of landscape area: 24,036.8 sq ft Live vegetation coverage in landscape plan: 24,038.1 sq ft
	Live vegetation shall be distributed throughout the landscape area, and shall not be segregated.	Live vegetation is used throughout all the landscape areas.
	Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.	Designated in landscape notes on LS-01 - LS-04.
	Decorative rock material shall be a minimum of one-inch aggregate, and shall be at least three inches deep and be placed completely on top of weed fabric barrier that allows the permeation of water. Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb when placed along a public right-of-way.	Designated in landscape notes on LS-01 - LS-04.
	White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.	Designated in landscape notes on LS-01 - LS-04.
	All water-wise landscaped areas shall be improved with a drip irrigation system.	Designated in irrigation plan.

SHEET INDEX

- LS-00 - OVERALL LANDSCAPE PLAN
- LS-01 - LS-04 - LANDSCAPE PLAN, NOTES, AND SCHEDULE
- LS-05 - LANDSCAPE DETAILS

LANDSCAPE PLANS FOR AVAILABLE STORAGE



OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



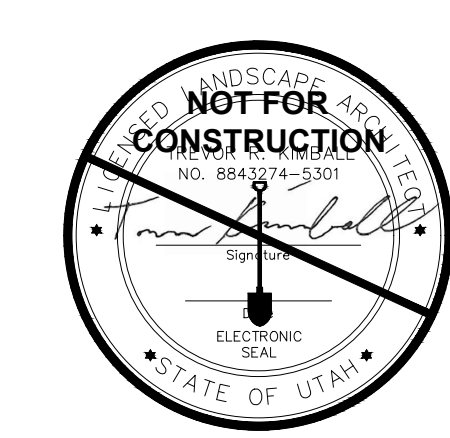
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: CG
CHECKED BY: TK
PLOT DATE: 7-15-2019

SUBMISSION DATE

7-15-2019

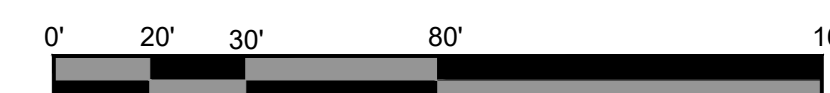
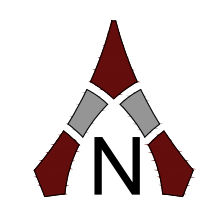
PROJECT #

UT 19-047

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.



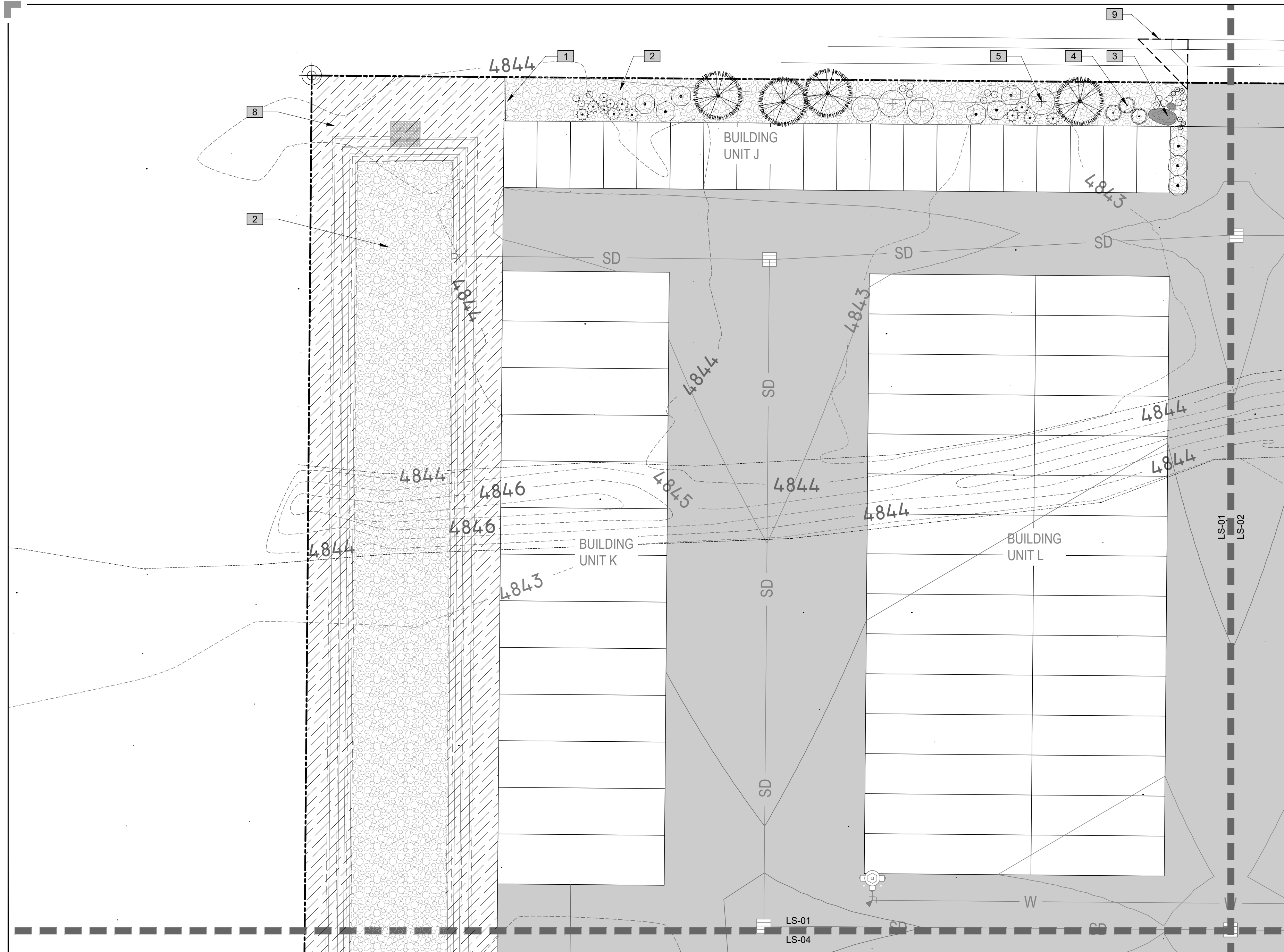
GRAPHIC SCALE: 1" = 30'
FOR 24"x36" PRINT

SHEET NAME

OVERALL LANDSCAPE PLAN

SHEET NUMBER

LS-00



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6-8'	8
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6-8'	16
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM	B & B	2" CAL		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PHY MA2	PHYSOCARPUS MALVACEUS / MALLOW NINEBARK	5 GAL			61
	PIC NID	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL			33
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			19
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	ACH SIL	ACHNATHERUM CALAMAGROSIS / NEEDLEGRASS	1 GAL			66
	PAN VIR	PANICUM VIRGATUM / SWITCH GRASS	1 GAL			57
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	GAU BAL	GAURA LINDHEIMERI 'BALLERINA ROSE' / WHIRLING BUTTERFLIES	1 GAL			56
	SAL LY7	SALVIA NEMOROSA 'LYRICAL WHITE' / MEADOW SAGE	1 GAL			58
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,608 SF
SEEDED AREAS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	NM	NATIVE SEED MIX	SEED			12,479 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE EDGE	A/LS-05
	COBBLE MULCH	B/LS-05
	ACCENT BOULDER	C/LS-05
	PERENNIAL/ORNAMENTAL GRASS PLANTING	D/LS-05
	SHRUB PLANTING	E/LS-05
	TREE PLANTING	F/LS-05
	TURF SOD	G/LS-05
	BROADCAST SEED	H/LS-05

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL VEGETATION AREAS.
- 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL NEW PLANTER BEDS WHERE SHRUBS AND TREES WILL BE PLANTED.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- STONE AND COBBLE MULCH WITH A MINIMUM ROCK SIZE OF 1.5"-4" TO BE IMPLEMENTED AT A DEPTH OF 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL COBBLE MULCH AND CRUSHED STONE MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- PLANTING AREAS SHALL HAVE A WEED FABRIC BARRIER, FULLY COVERED BY DESIGNATED LANDSCAPE TREATMENT (TURF SOD, COBBLE MULCH, NATIVE SEED MIX)
- BARK, LAWN CLIPPINGS, CHIPPED WOOD, AND SIMILAR LOOSE MATERIALS ARE NOT PERMITTED.
- WHITE QUARTZ, LAVA ROCK, AND GRAVEL, OR ANY OTHER MATERIAL THAT APPROXIMATES THE COLOR OF CONCRETE, ARE NOT PERMITTED.
- CONTRACTOR SHALL SUPPLY A SOILS REPORT FOR ALL IMPORTED TOPSOIL TO ENSURE THAT IT IS CLEAN AND FREE OF WEEDS, CONTAMINANTS, AND UNDESIRABLE MATERIAL TO THE CITY AND OWNER.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF PROPOSED PLANT MATERIAL ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



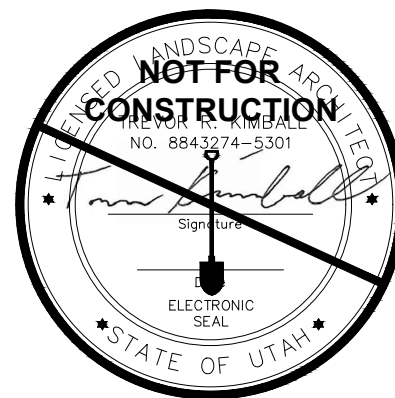
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: CG
CHECKED BY: TK
PLOT DATE: 7-15-2019

SUBMISSION DATE

7-15-2019

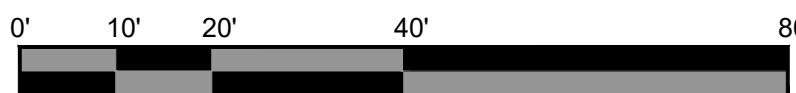
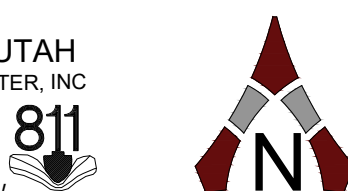
PROJECT #

UT 19-047

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW



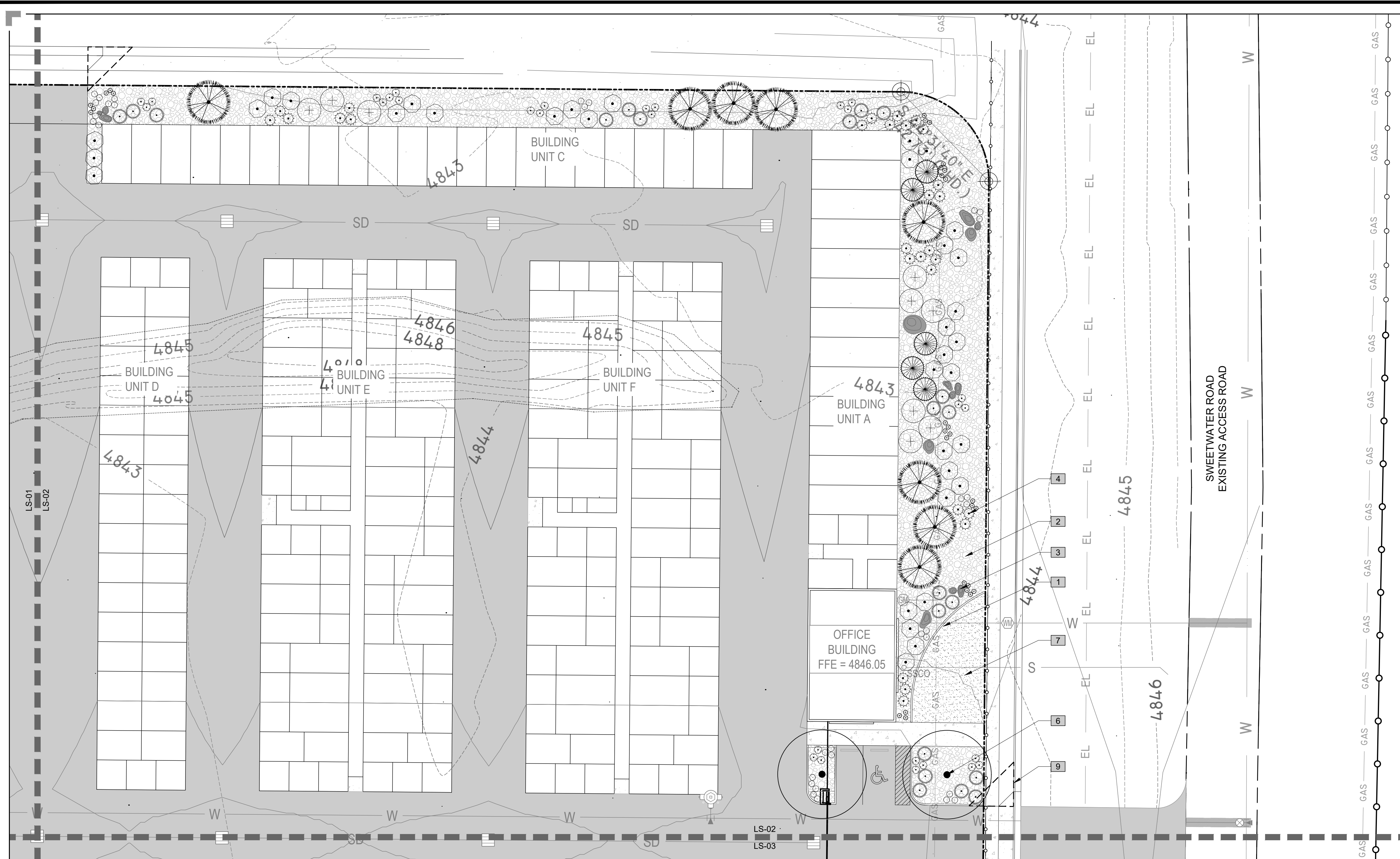
GRAPHIC SCALE: 1" = 20'
FOR 24"x36" PRINT

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-01



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6'-8"	8
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6'-8"	16
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM	B & B	2" CAL		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PHY MA2	PHYSOCARPUS MALVACEUS / MALLOW NINEBARK	5 GAL			61
	PIC NID	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL			33
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			19
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	ACH SIL	ACHNATHERUM CALAMAGROSTIS / NEEDLEGRASS	1 GAL			66
	PAN VIR	PANICUM VIRGATUM / SWITCH GRASS	1 GAL			57
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	GAU BAL	GAURA LINDHEIMERI 'BALLERINA ROSE' / WHIRLING BUTTERFLIES	1 GAL			56
	SAL LY7	SALVIA NEMOROSA 'LYRICAL WHITE' / MEADOW SAGE	1 GAL			58
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,608 SF
SEEDED AREAS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	NM	NATIVE SEED MIX	SEED			12,479 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 CONCRETE EDGE	A/LS-05
	2 COBBLE MULCH	B/LS-05
	3 ACCENT BOULDER	C/LS-05
	4 PERENNIAL/ORNAMENTAL GRASS PLANTING	D/LS-05
	5 SHRUB PLANTING	E/LS-05
	6 TREE PLANTING	F/LS-05
	7 TURF SOD	G/LS-05
	8 BROADCAST SEED	H/LS-05

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



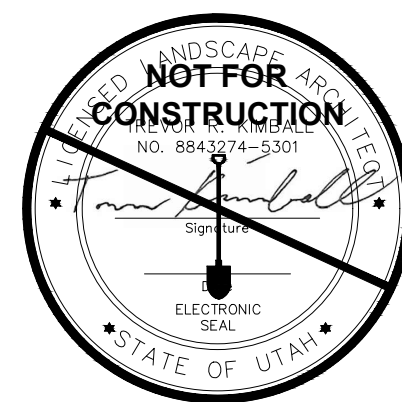
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: CG
CHECKED BY: TK
PLOT DATE: 7-15-2019

SUBMISSION DATE

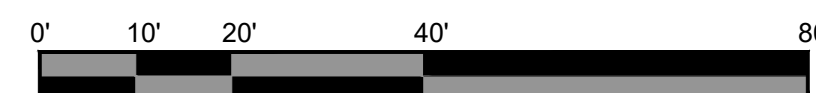
7-15-2019

PROJECT #

UT 19-047

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION



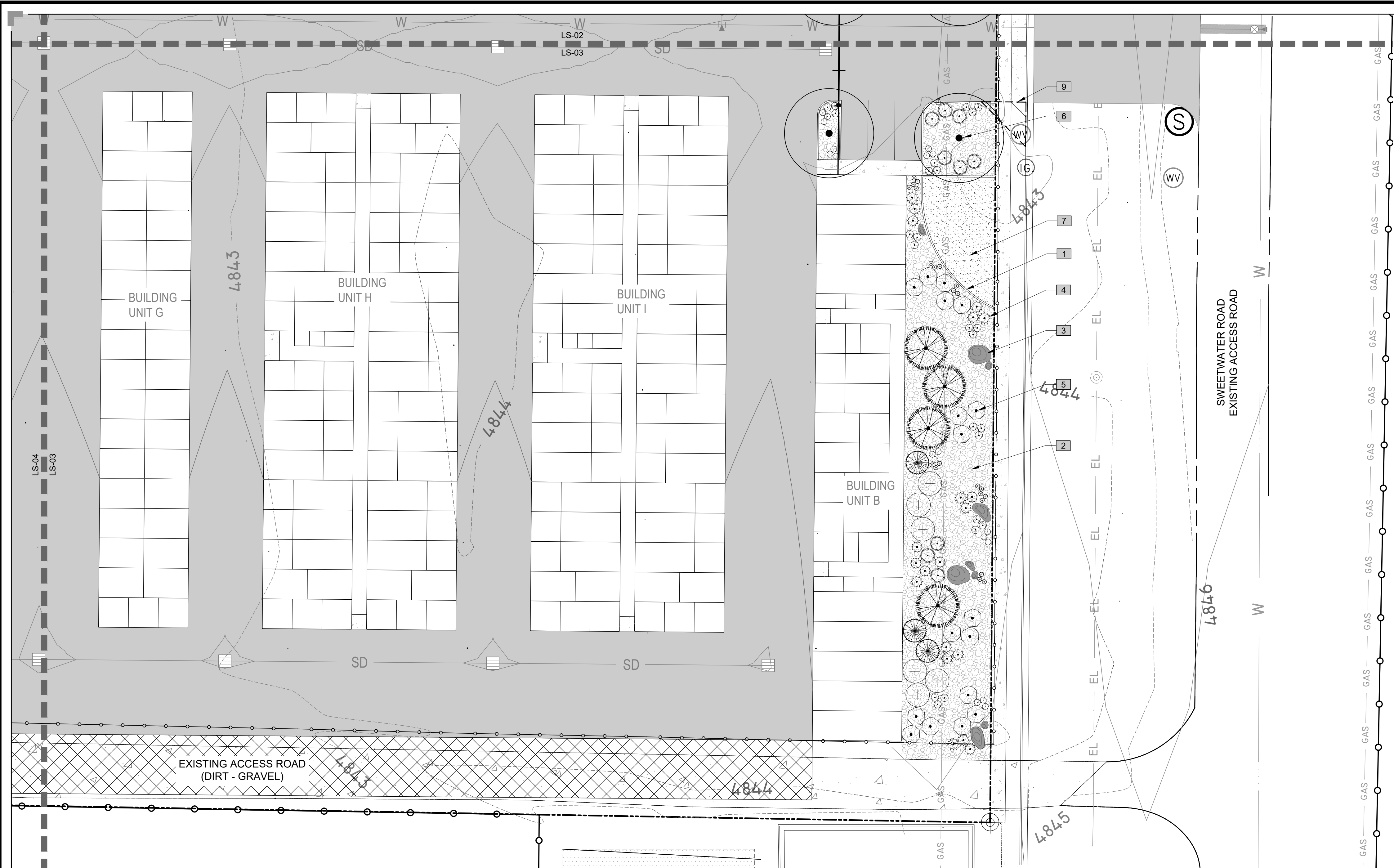
GRAPHIC SCALE: 1" = 20'
FOR 24"x36" PRINT

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-02



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6-8'	8
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6-8'	16
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM	B & B	2" CAL		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PHY MA2	PHYSOCARPUS MALVACEUS / MALLOW NINEBARK	5 GAL			61
	PIC NID	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL			33
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			19
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	ACH SIL	ACHNATHERUM CALAMAGROSTIS / NEEDLEGRASS	1 GAL			66
	PAN VIR	PANICUM VIRGATUM / SWITCH GRASS	1 GAL			57
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	GAU BAL	GAURA LINDHEIMERI 'BALLERINA ROSE' / WHIRLING BUTTERFLIES	1 GAL			56
	SAL LY7	SALVIA NEMOROSA 'LYRICAL WHITE' / MEADOW SAGE	1 GAL			58
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,608 SF
SEEDED AREAS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	NM	NATIVE SEED MIX	SEED			12,479 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE EDGE	A/LS-05
	COBBLE MULCH	B/LS-05
	ACCENT BOULDER	C/LS-05
	PERENNIAL/ORNAMENTAL GRASS PLANTING	D/LS-05
	SHRUB PLANTING	E/LS-05
	TREE PLANTING	F/LS-05
	TURF SOD	G/LS-05
	BROADCAST SEED	H/LS-05

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



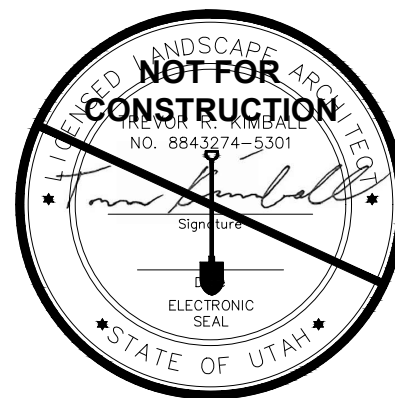
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI:

LA

PM:

LA

DRAWN BY:

CG

CHECKED BY:

TK

PLOT DATE:

7-15-2019

SUBMISSION DATE

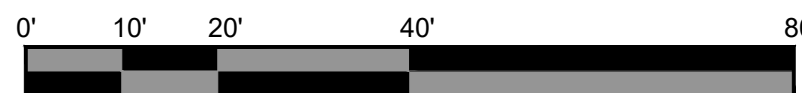
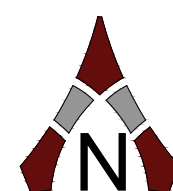
7-15-2019

PROJECT #

UT 19-047

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION



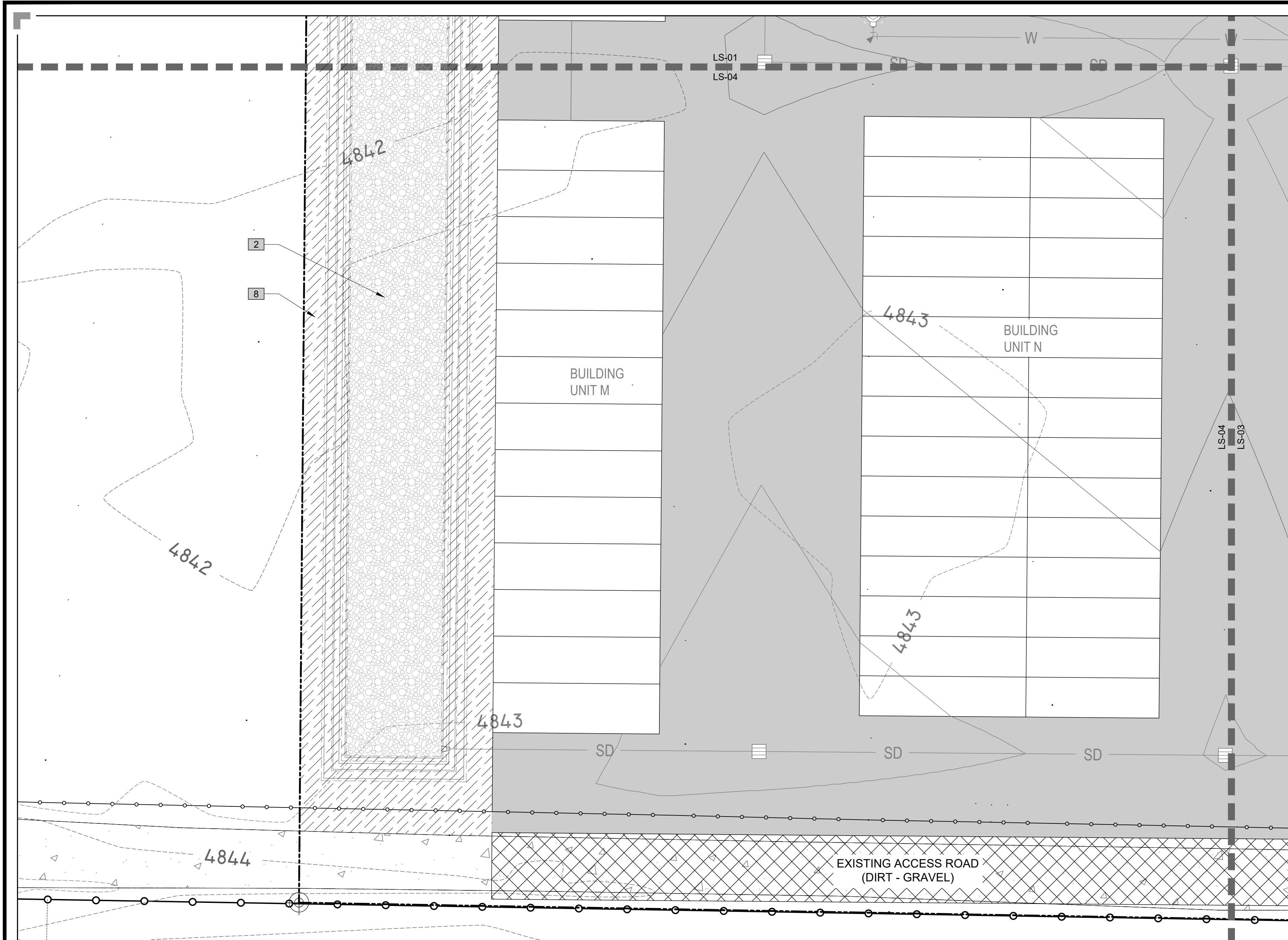
GRAPHIC SCALE: 1" = 20'
FOR 24"x36" PRINT

SHEET NAME

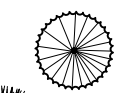
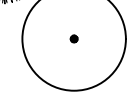
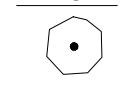
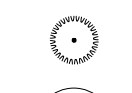
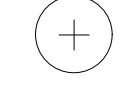
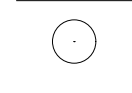
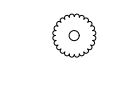
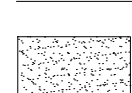
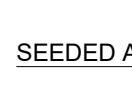
LANDSCAPE PLAN

SHEET NUMBER

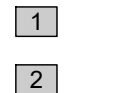
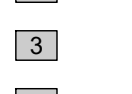
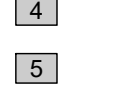
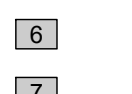
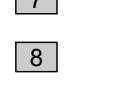
LS-03



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JUN BLU	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6-8"	8
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6-8"	16
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM	B & B	2" CAL		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PHY MA2	PHYSOCARPUS MALVACEUS / MALLOW NINEBARK	5 GAL			61
	PIC NID	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL			33
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			19
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	ACH SIL	ACHNATHERUM CALAMAGROSTIS / NEEDLEGRASS	1 GAL			66
	PAN VIR	PANICUM VIRGATUM / SWITCH GRASS	1 GAL			57
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	GAU BAL	GAURA LINDHEIMERI 'BALLERINA ROSE' / WHIRLING BUTTERFLIES	1 GAL			56
	SAL LY7	SALVIA NEMOROSA 'LYRICAL WHITE' / MEADOW SAGE	1 GAL			58
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD			1,608 SF
SEEDED AREAS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	NM	NATIVE SEED MIX	SEED			12,479 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE EDGE	A/LS-05
	COBBLE MULCH	B/LS-05
	ACCENT BOULDER	C/LS-05
	PERENNIAL/ORNAMENTAL GRASS PLANTING	D/LS-05
	SHRUB PLANTING	E/LS-05
	TREE PLANTING	F/LS-05
	TURF SOD	G/LS-05
	BROADCAST SEED	H/LS-05

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



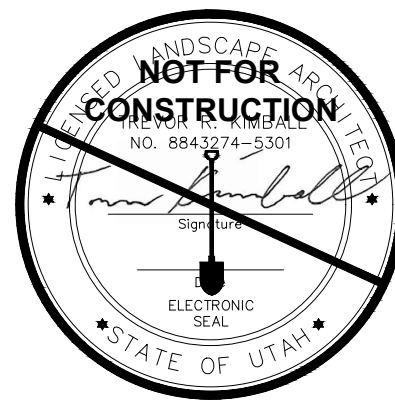
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI:

LA

PM:

LA

DRAWN BY:

CG

CHECKED BY:

TK

PLOT DATE:

7-15-2019

SUBMISSION DATE

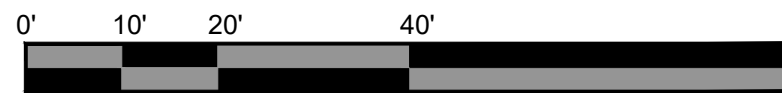
7-15-2019

PROJECT

UT 19-047

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION



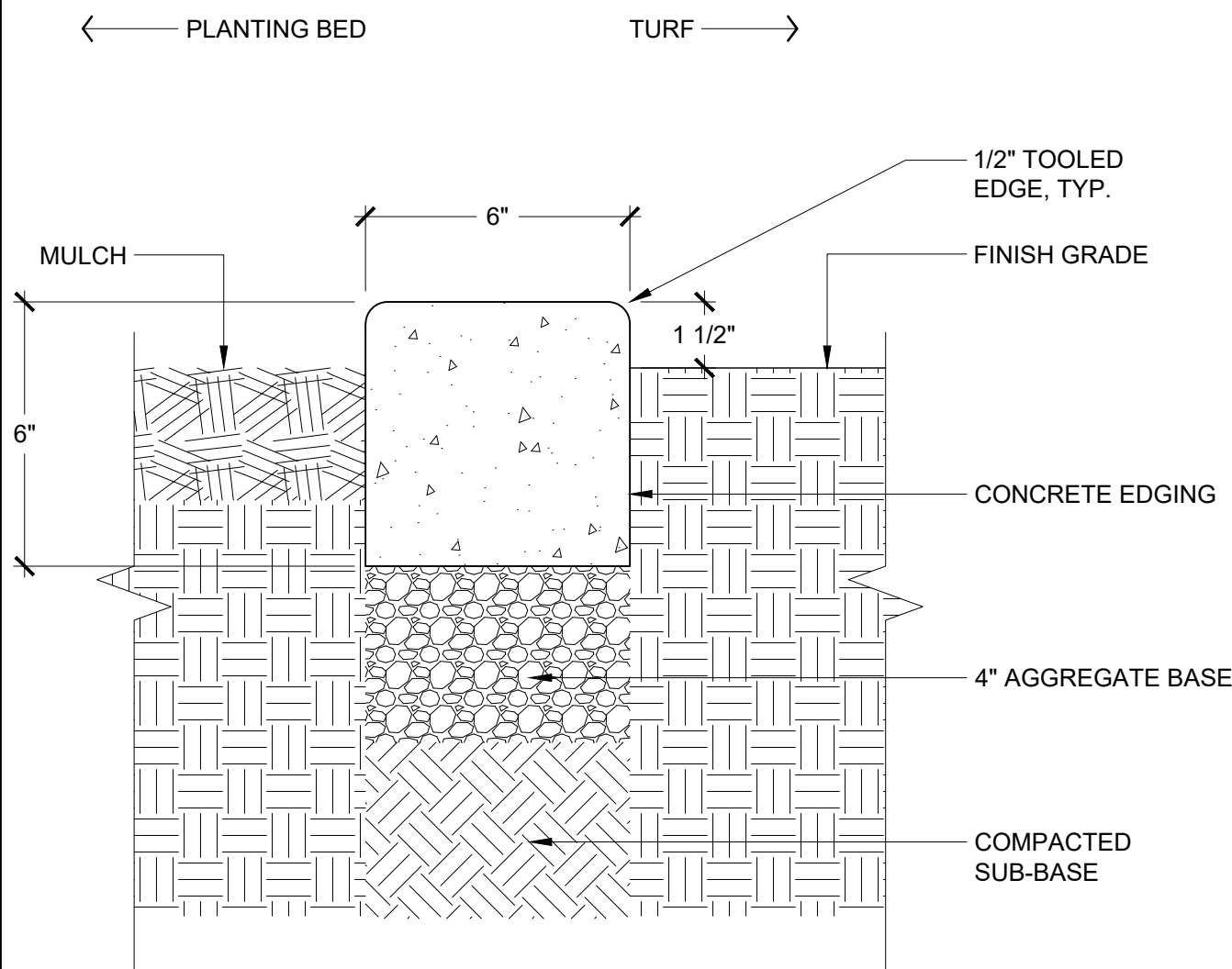
GRAPHIC SCALE: 1" = 20'
FOR 24"x36" PRINT

SHEET NAME

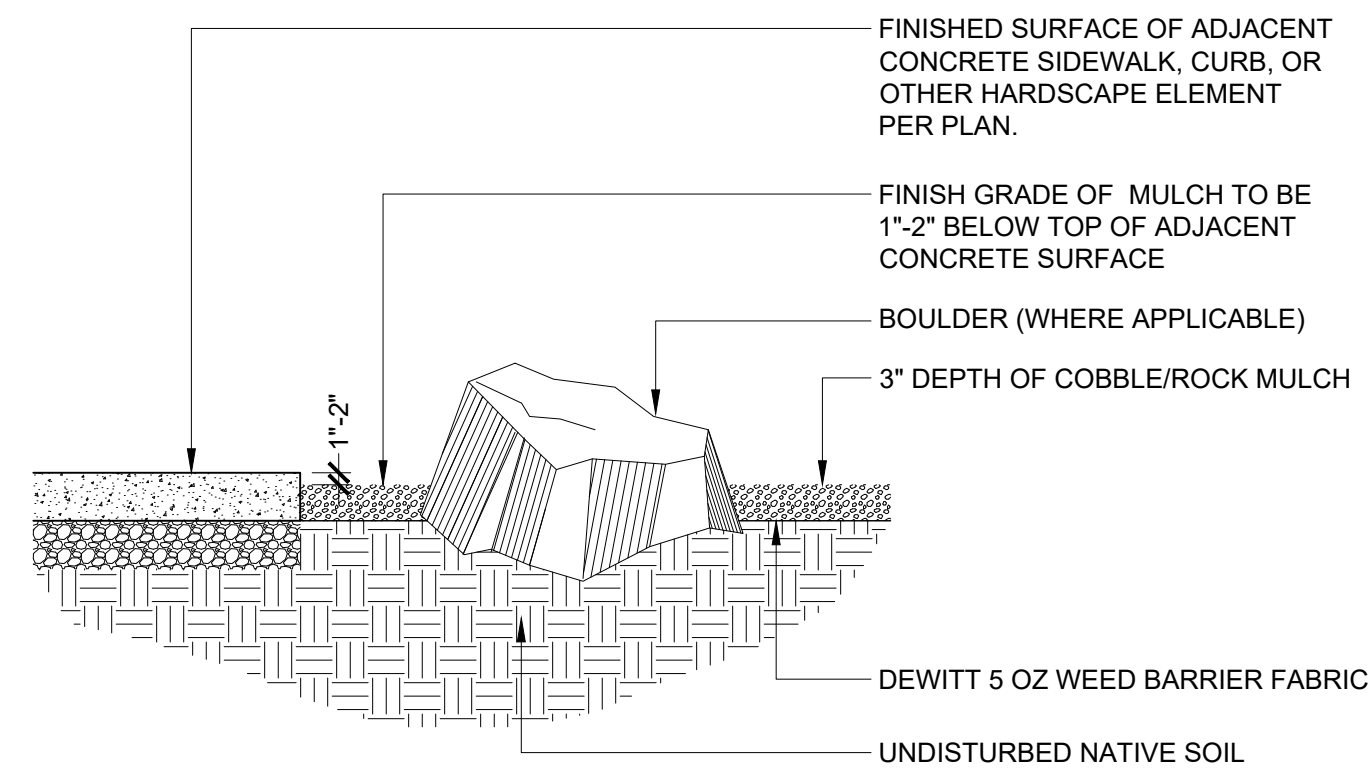
LANDSCAPE PLAN

SHEET NUMBER

LS-04



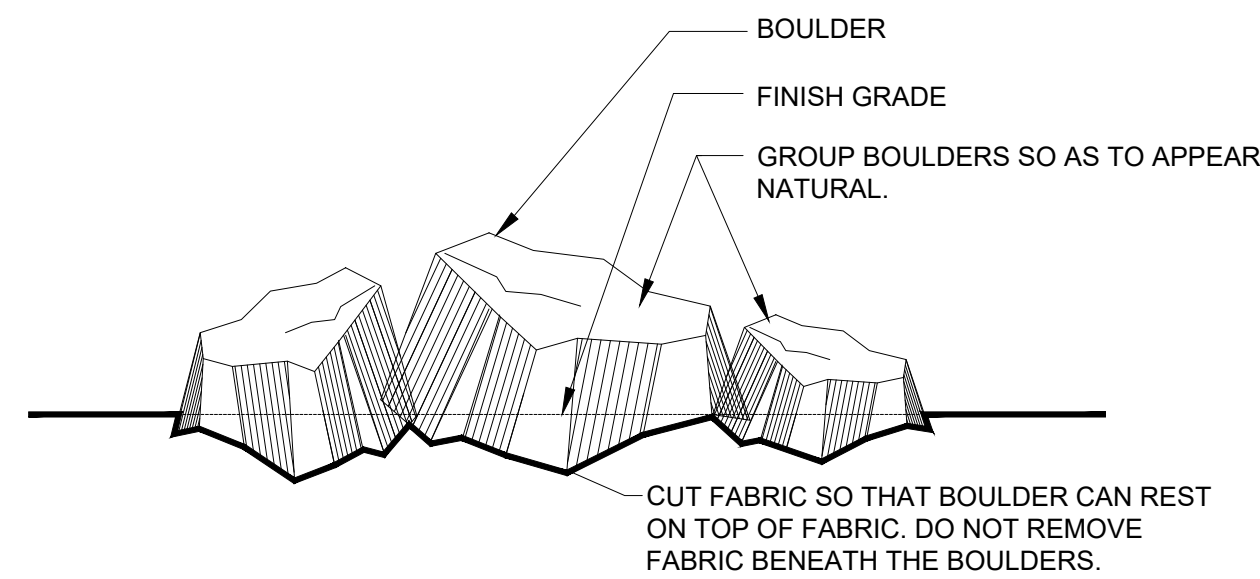
A CONCRETE EDGING
3" = 1'-0" PEC-SITE-EDG-01



B COBBLE MULCH
3/4" = 1'-0" PEC-MUL-01

NOTES:

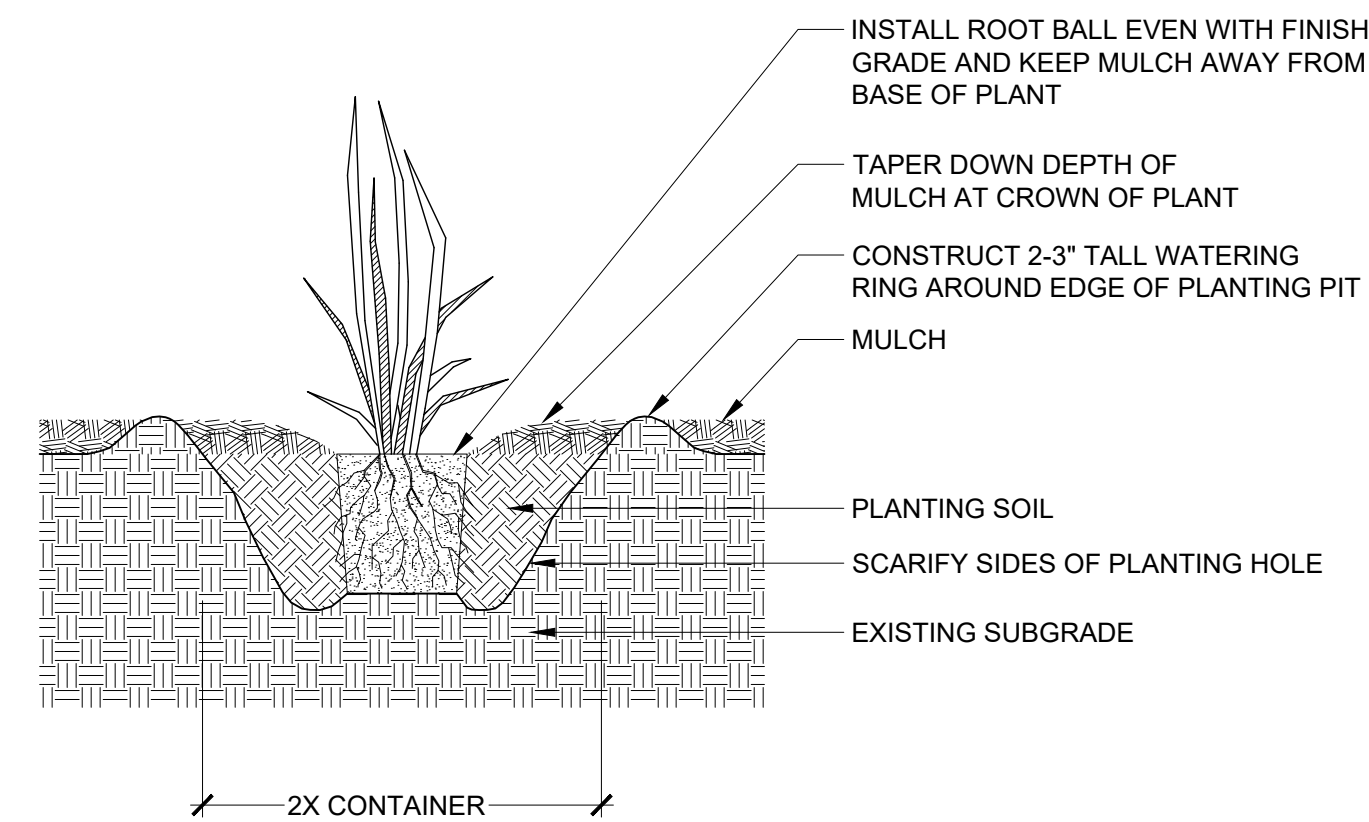
- KEEP TOP OF MULCH 1'-2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
- CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.



C ACCENT BOULDER DETAIL
3/4" = 1'-0" PEC-PLNT-01

NOTES:

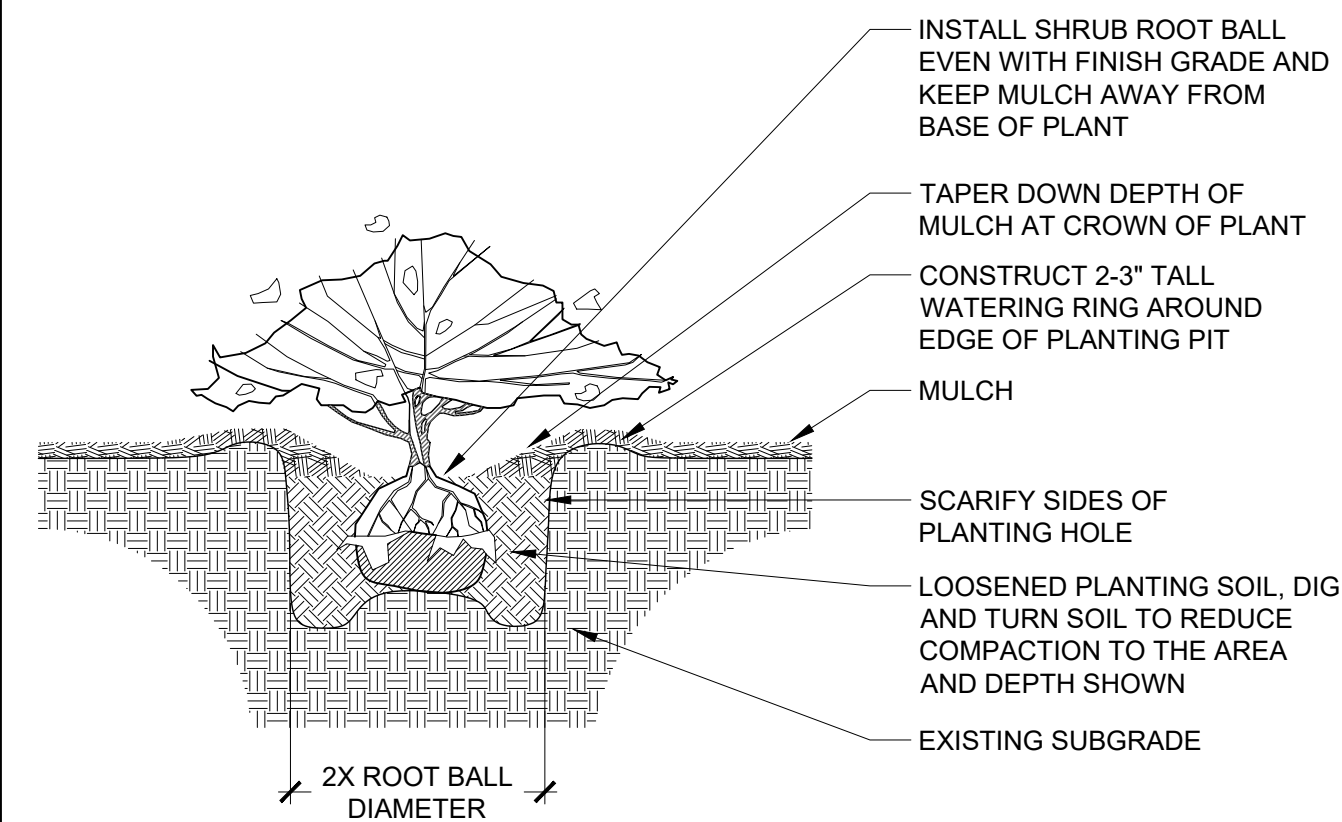
- PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.



D PERENNIAL/ORNAMENTAL GRASS PLANTING
3/4" = 1'-0" PEC-PLNT-01

NOTES:

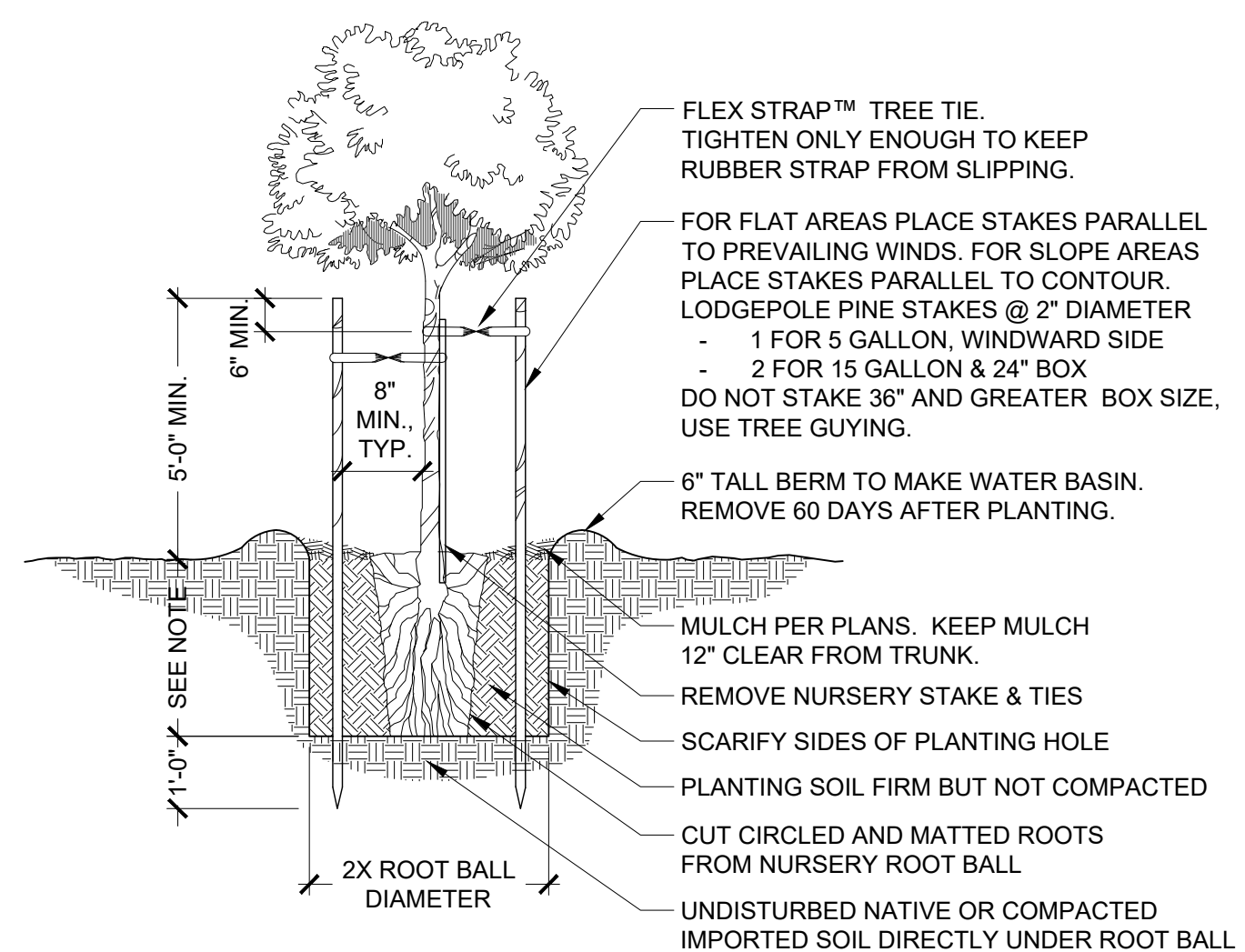
- EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.



E SHRUB PLANTING
1/2" = 1'-0" PEC-PLNT-02

NOTES:

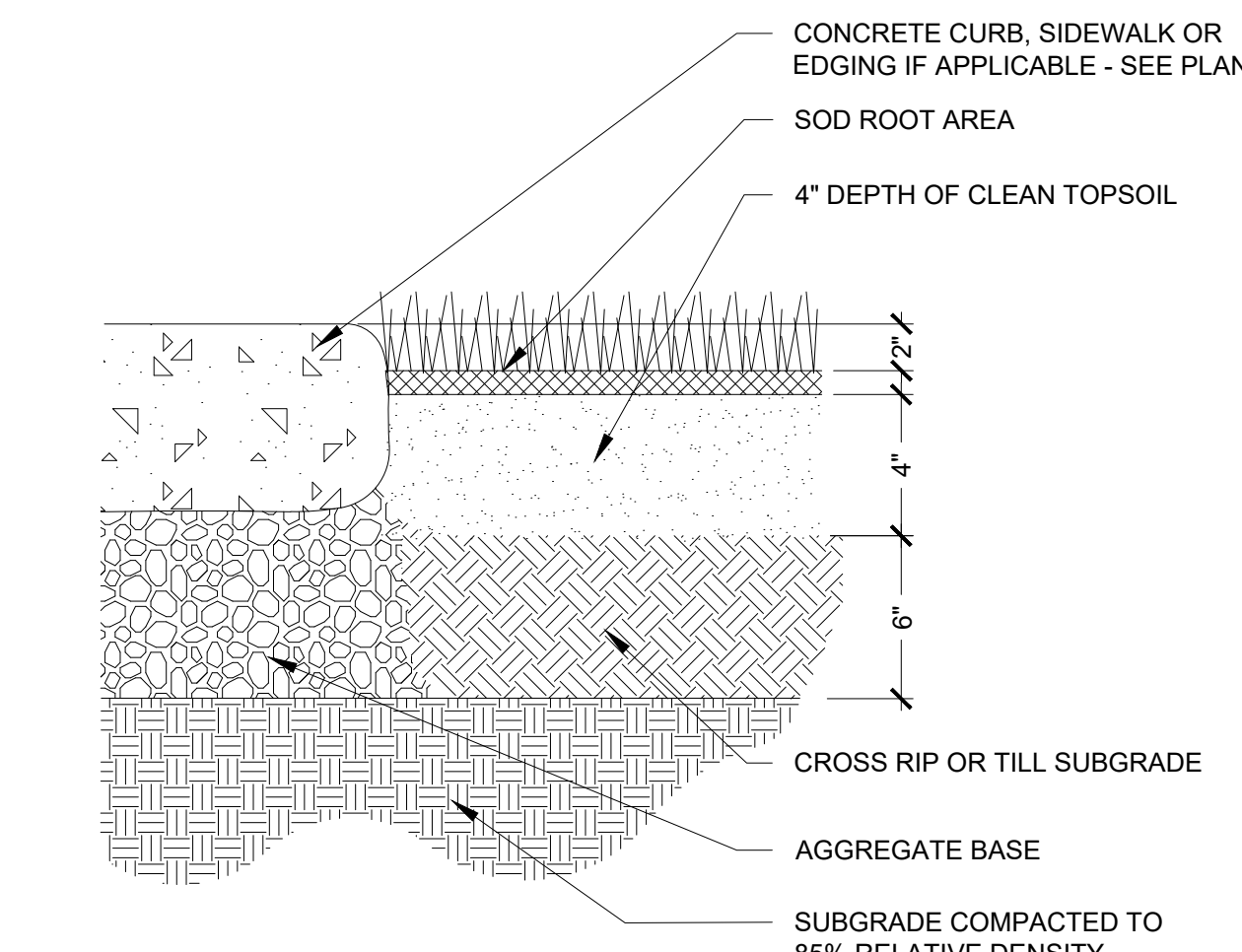
- EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.



F DECIDUOUS TREE PLANTING
1/2" = 1'-0" PEC-PLNT-03

NOTES:

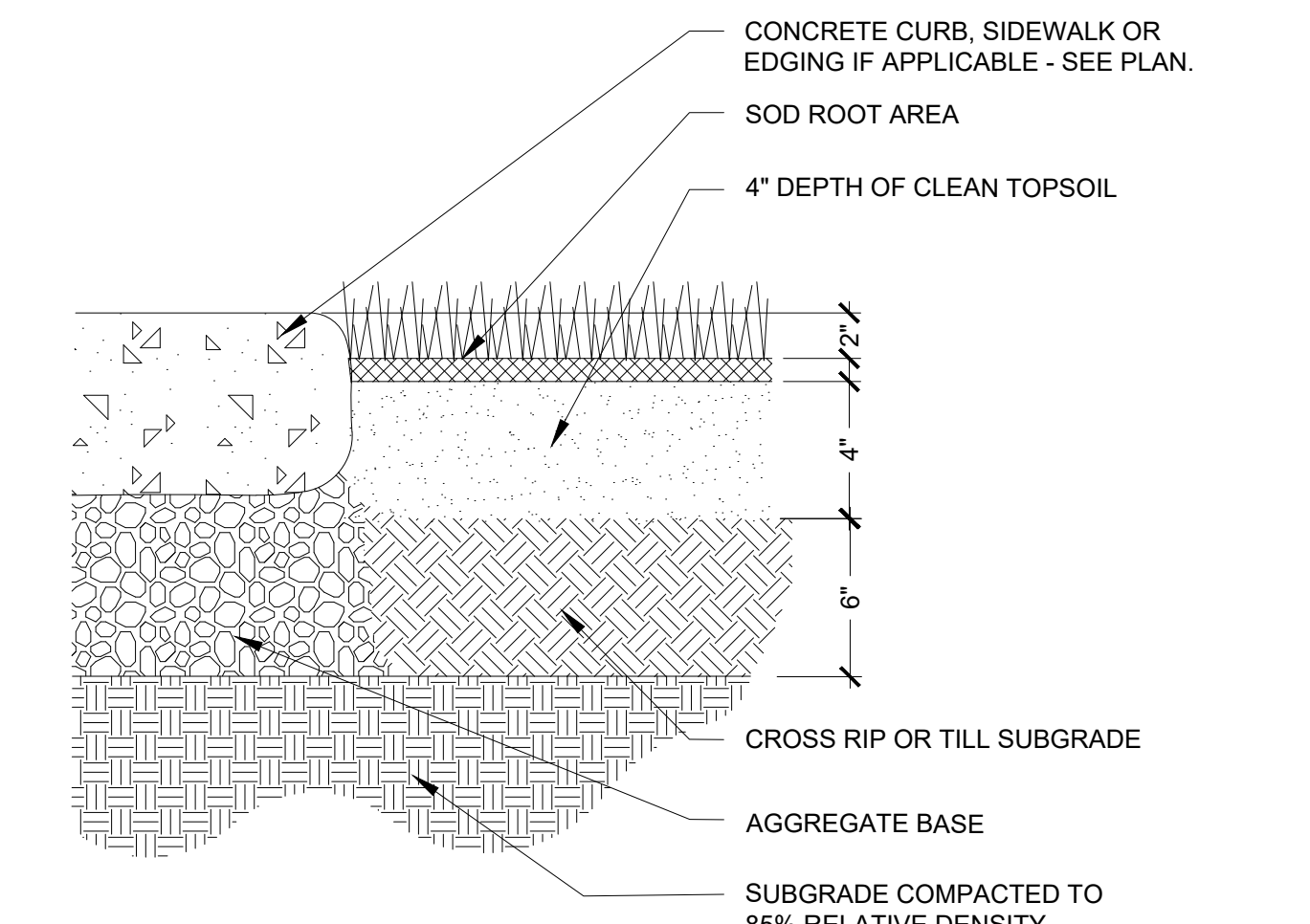
- PLANT PIT DEPTH TO BE 1" LESS THAN ROOT BALL DEPTH. CROWN BOTTOM OF PIT SO THAT TREE WILL SIT AT 3" ABOVE GRADE.



G TURF SOD PLANTING DETAIL
3/4" = 1'-0" PEC-PLNT-01

NOTES:

- ENSURE FINISH GRADE IS 1"- 2" BELOW TOP OF CURB, WALK, OR EDGING.
- SOD SHALL BE 100% KENTUCKY BLUEGRASS OR CITY APPROVED EQUAL.



H BROADCAST SEED PLANTING DETAIL
3/4" = 1'-0" PEC-PLNT-01

NOTES:

- ENSURE FINISH GRADE IS 1"- 2" BELOW TOP OF CURB, WALK, OR EDGING.
- SEED MIX PER PLANTING PLAN.

OWNER/CLIENT



MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT



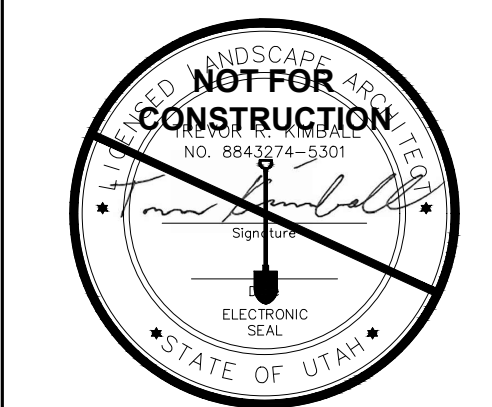
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

AVAILABLE STORAGE

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

SEAL/STAMP OF APPROVAL



PI: LA
PM: LA
DRAWN BY: CG
CHECKED BY: TK
PLOT DATE: 7-15-2019

SUBMISSION DATE

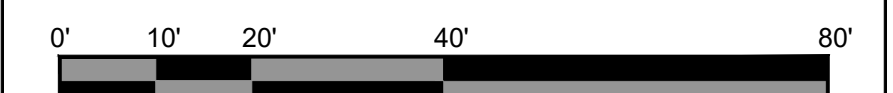
PROJECT #

7-15-2019

UT 19-047

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION



SHEET NAME

LANDSCAPE DETAILS

SHEET NUMBER

LS-05



EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING MINUTES

September 24, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, DeLin Anderson, and Brett Wright. Commissioner Jared Gray was excused.

ELECTED OFFICIALS PRESENT: City Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

1.A. Review of Upcoming Agenda Items

Planning Manager Michael Hadley explained there are three upcoming agenda items to be discussed. The first is the Stratton Estates preliminary plat, which has previously been presented to the Planning Commission. The applicant has submitted a revised plan for review. Transitioning has been adjusted and the applicant is working with the Utah Division of Wildlife Resources (DWR) for wildlife corridor preservation. The final location of that corridor has not been determined at this time.

Scot Hazard, Stratton Estates representative, explained this application was submitted approximately two years ago. He stated this is a sensitive and he did not want to bring the application back to the Planning Commission until he exhausted all options regarding traffic and connectivity. There is a dedicated right-of-way connecting to Cedar Drive that has been in place since the application was first submitted; this is the only legal access to this project. He has worked with staff and neighboring property owners to find options that would divert traffic away from Cedar Pass Ranch. The property to the north and west of this project is owned by the LDS church. They researched multiple options including purchasing, trading, and leasing property for access through the LDS church's property, but tax constraints due to their non-profit status prevented any feasible solutions. He stated at the last Design Review Committee meeting earlier this year, the Fire Marshal said he will not approve the plan unless the project connects at Cedar Drive, unless the City issues a letter to Unified Fire Authority indemnifying UFA and the Fire Marshal, as the City would be acting against the City's own fire code and against the Fire Marshal's instruction.

One change Mr. Hazard made to the plan was to move the density much farther away from the large lots in Cedar Pass Ranch to allow for more transitioning. Another change to address traffic

concerns was made to the road. Instead of having straight roads, he redesigned the plan to have roads that meander with curves and elbows. Once the traffic signal is in place at Lone Tree Parkway and Pony Express Parkway, that will likely be the preferred route, versus through Cedar Pass Ranch.

Mr. Hazard explained he is working with the DWR but has received very little direction regarding details of the wildlife corridor. The DWR representative stated he will research the issue and inform Mr. Hazard of solutions that currently exist in other similar situations. Community Development Director Steve Mumford explained that the City is working with multiple property owners regarding wildlife corridor preservation. The DWR has tracked the route that deer take through the City; they are decreasing the time for each GPS ping to only twenty minutes apart in order to better determine the deer's migration route. The City is also working with the DWR regarding coverage, including foliage, and fencing options.

Commissioner Wood stated the preliminary plat does not comply with the City's General Plan. Mr. Hazard explained his application was submitted two years ago and is working with City staff and the Mayor. He said the General Plan is a guiding document and stated that 2.5-acre lots are prohibitive and are not economically feasible. This plan complies with the City's current transition requirements, not the requirements from when the application was submitted.

Commissioner Wood suggested the applicant increase the size of the smaller lots on the west side of the project. He stated that the transition does not need to go all the way down to the size of adjacent lots and said this plan will likely receive pushback. Mr. Hazard explained the smallest lots in Stratton Estates are twenty percent larger than the adjacent lots in the Lone Tree subdivision.

Commissioner Wright expressed concerns regarding the potential rezone and if the property will comply with the City's updated zones. Commissioner Wood stated the plan will not comply with the updated zones and stated Mr. Hazard should work with staff regarding items such as frontages.

Commissioner Wright said the connection to Cedar Pass Ranch is beneficial and necessary, even if it is not in his own best interest. He likes the circular route the roads take within the subdivision.

Mr. Hadley explained the Parkway Crossroads site plan is located along Pony Express Parkway near Ranches Parkway. The plan includes commercial units with residential units on top of the buildings. The applicant will request a perpetual use easement for parking on the powerline corridor. The applicant will also deed property to the City for future expansion of Pony Express Parkway.

Scot Hazard, owner of Parkway Crossroads, explained a concept plan for Parkway Crossroads was presented to the City Council earlier this year. He informed the Planning Commissioners of the history of the property which resulted in a property swap with the City. He was told that a portion of his property will be required for future expansion of Pony Express Parkway. Instead of the City purchasing this expansion area, Mr. Hazard stated he is proposing the City allow a

perpetual use easement for parking on land the City owns behind his site, and he will give the expansion property to the City. The property behind the City's property is the Rocky Mountain Power powerline corridor. The only permanent structure Mr. Hazard intends to build on this easement area is a potential shade structure with picnic tables and garbage receptacles to accommodate the food truck patrons. This will clean the area up and Mr. Hazard will maintain the property.

Mr. Hazard explained his plan is to include fourteen apartments above the commercial units, but not above the restaurant pad. They will have full separation between the uses so no sound transfer will exist. The residential units will have their own private access. The apartments will be one-bedroom one-bathroom units that are approximately 700 square feet. The units will have a maximum occupancy of two people with an exception for a third occupant for a six-month period. He will meet with the Postmaster on site to determine the best location for the mail box.

Mr. Hazard stated he has a conditional approval from Rocky Mountain Power to use their easement. The only restrictions are excavation around the existing tower and the height of any structure that will be built on the property. Once the City approves Mr. Hazard's use, Rocky Mountain Power will provide an official approval.

Mr. Hadley explained the Jeppson Auto site plan has been revised and the new site is in the Ranches at the corner of Half Mile Road and Ranches Parkway. The applicant will continue to update the plan. One change is to relocate an entrance to the site, as the current location is too close to the intersection of Half Mile Road and Ranches Parkway.

Commissioner Wood stated that this location does not have a zone and asked if this use would be allowed. Mr. Hadley explained that the City Attorney has stated this property is zoned Village Core, so the property will need to be rezoned to Commercial. This use is a conditional use in the Commercial zone.

Speaking as a representative for Jeppson Auto, Scot Hazard explained they will submit a rezone application to for this site from Village Core to Commercial, as the Village Core zone is obsolete with the dissolution of The Ranches Master Homeowners Association. They will also submit an application for a conditional use permit. They have adjusted the entry points and have added landscaping for a buffer along Ranches Parkway.

Commissioner Wood stated the City's zones are in review, so the applicant should not move forward until the zones are finalized, as it will be a waste of the applicant's time.

Commissioner Wright asked how the property will accommodate parking. Mr. Hazard explained they have more parking stalls than the City requires. There is a walled off area for overnight storage of customers' vehicles. This provides security and shielding to surrounding properties. This site is better proportioned for this use.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the policy session to order at 6:09 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

None.

5. Action and Advisory Items

5.A. Development Code Amendments – Public Hearing

Mr. Mumford explained staff is beginning the process of updating the commercial, business park, and industrial zones, as well as creating open space and mixed use/transit-oriented zones. The intent is to implement the 2018 General Plan goals and strategies, as was done recently with the residential zones. Some zones will be updated, while some changes may be large enough to require new zones. The zones will be presented one at a time once staff has met with the City Administrator and Mayor Westmoreland. They may have a small committee with members of the City Council and Planning Commission to discuss possible major changes.

Commissioner Everett asked that staff inform the Commission of what zones are under review by City staff so Commissioners can research the zone types alongside staff.

Commissioner Wood expressed concern with the transit-oriented development zone, as the transportation plan needs to be updated first. He said the commercial and industrial zones should be reviewed first. Commissioner Wright agreed with this sentiment.

Commissioner Everett opened the public hearing at 6:14 p.m.

Commissioner Everett stated he will continue the public hearing until they have material the public can comment on.

Commissioner Everett continued the public hearing at 6:14 p.m.

MOTION: *Commissioner Everett moved to table the Development Code amendment item. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5.B. Harshberger Variance – Public Hearing

Mr. Hadley explained the request is to allow a flag lot on parcel 58:044:0030 with a variance to the lot frontage requirement. The property is landlocked with the Cory Wride Memorial Highway to the north and residential lots to the south, east, and west. Rather than accessing the property from Cory Wride Memorial Highway, the applicant would like to access this property by providing a 20-foot wide access through the west portion of an adjacent lot the applicant owns in the Cedar Pass Ranch subdivision. He showed the current design of the future Cory Wride Memorial Highway expansion and stated this property is not affected by the expansion.

He explained the Commission should consider access to the property, possible negative effects of surrounding properties, and if the application meets the variance criteria. The following are the five required criteria for approval:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
4. The variance will not substantially affect the general plan and will not be contrary to the public interest.
5. The spirit of the title is observed and substantial justice is done.

Applicant representative Scot Hazard explained that the variance does not make the lot buildable; that would require a rezone and further consideration from the City. They have been granted access to Cory Wride Memorial Highway from UDOT, but access through the residential road would be a safer route. The property owner lives out of state and may eventually move back to Eagle Mountain, and a rezone application may come in the future to allow for a residence on this lot. This lot is not included in the Cedar Pass Ranch subdivision. The access would be a private drive, not a public road.

Commissioner Everett asked if placing a road over the horse trail easement would be a concern. Mr. Hazard said equestrian trails cross roads, so it is not unusual.

Commissioner Everett opened the public hearing at 6:22 p.m.

Commissioner Everett stated he received emails from Mariann Burningham, Greg Whiting, and Bettina Cameron.

Karen Stanley expressed concerns regarding the driveway location adjacent to her property and potential future uses of the property.

Michael Carr, president of the Cedar Pass Ranch Homeowners Association, said the road will also require a variance approval from the HOA.

Bettina Cameron read a letter from the Cedar Pass Ranch HOA attorney that stated the HOA has not granted an easement for the road and requested the City require HOA approval as a condition of approval of the variance. She expressed concern regarding safety of pedestrians and horses and regarding possible future uses of the property.

Jason Heidel said the lot is 2.6 acres, which is half the size of the surrounding lots. While the application is not for a rezone, he believes the owner will attempt to rezone in the future. A rezone creates a hardship for the City and the community. If Cory Wride Memorial Highway is expanded, it will cost more in taxpayer dollars to purchase the improved property.

Mariann Burningham said the Cedar Pass Ranch HOA can force a stoppage of the easement. She said the lot is not landlocked and can access the property through the property owner's other lot. She requested the variance be denied.

Commissioner Everett closed the public hearing at 6:34 p.m.

Commissioner Wood said the equestrian path dispute is a private matter between the Cedar Pass Ranch HOA and the property owner, as is any dispute of the easement. Regarding compatible use, this property may be compatible with a rezone to the RA-2 zone. This application tasks the Planning Commission with determining if the variance for the lot frontage requirement meets the required criteria.

Commissioner Anderson stated the access road may affect water flow and drainage.

Mr. Mumford said the City ordinance does not prohibit the applicant from putting a driveway along their property. The variance is for the lot frontage requirement. If the variance is denied, the applicant is still able to install a driveway to that property. If the variance is approved, it does not make the lot buildable; a rezone is still required.

Commissioner Everett explained all five criteria listed in the Municipal Code must be met in order to allow the variance.

Commissioner Wright said there is a reasonable access to the property; therefore, not granting the variance does not cause unreasonable hardship for the applicant (criterion number one). He stated there is no purpose for the variance without a rezone application, as the frontage requirement does not apply to the Agriculture lot.

Regarding the second criterion, Commissioner Wright said the property does not have special circumstances that do not generally apply to other properties in the district.

~~Commissioner Everett said as the property is currently zoned, the applicant does not need the variance for the enjoyment of a substantial property right, which is criterion number three.~~

~~Regarding the last criterion, Commissioner Wright stated the road could impede the equestrian trail, which could be contrary to the public interest. The trails were put in their locations in order~~

to be in non-developed areas to accommodate horses. Mr. Mumford explained horse trails in Cedar Pass Ranch, Meadow Ranch, Overland Trails, and North Ranch cross asphalt roads.

Discussion ensued regarding potential residential zones for this lot.

Commissioner Wood said the lot has an easement to access and use the property for its current zone designation.

Commissioner Everett explained the Planning Commission is the decision authority for variances and the City Council is the appeal authority.

MOTION: *Commissioner Wood moved to deny the Harshberger variance for the following reasons:*

- 1. The variance does not meet criterion number one as stated in Municipal Code: Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title; and*
- 2. The variance does not meet criterion number two as stated in Municipal Code: There are special circumstances attached to the property that do not generally apply to other properties in the same district.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.C. John Walden Clubhouse Site Plan & Conditional Use Permit – Public Hearing

Mr. Mumford explained the proposed clubhouse is intended to serve the Eagle Mountain Communities Master Association. The building will include office space, health and fitness use, preschool space, and reception space. The reception use requires a conditional use permit. He presented plans for the site and explained the applicant has aligned the entry points along Stagecoach Run to the entry points to City Hall. He said the dumpster enclosure has been located near the kitchen area, which will require garbage truck access off of the roundabout to the west of the site. The applicant has proposed two curb cuts to allow garbage trucks to pull into the property from the roundabout and exit to Trailhead Road. The City Engineer has worked with the applicant and reduced the access to a one-way drive through and is comfortable with the proposal. He explained stucco cannot exceed 50% of the building material, which the applicant has said the building complies with.

Mr. Mumford explained Stagecoach Run has never been dedicated or deeded to the City as a public right-of-way, and the applicant has expressed affability to dedicating this to the City. The project also will require streetlights.

Commissioner Wood expressed concern that forty-five parking stalls will not be sufficient and that the street may not be wide enough for on-street parking. Mr. Mumford said the City looked

at parking requirements for reception centers when the parking code was amended and that requirement was increased.

Applicant representative Angie Poulsen stated Garden Near the Green has a similar number of parking stalls. Mr. Mumford confirmed that Garden Near the Green has a capacity of approximately 100 to 150 people.

Ms. Poulsen explained the intent of the preschool space is to offer space for in-home preschools to hold classes. Residents within the master homeowners association will be able to use the facilities free of charge, and nonresidents will be able to rent space. The trash enclosure was located in its current place to accommodate garbage from the school and reception center.

Commissioner Wood stated he would prefer a safer location for the trash enclosure that does not allow traffic to access the site from the roundabout.

Chad Spencer, applicant representative, explained an additional reason the location of the trash enclosure was chosen is to allow catering companies to unload at the back of the building, versus taking up parking stalls.

Commissioner Wright expressed concerns that the trash enclosure will be at the perceived entrance to City Hall and recommended locating it at the back of the property. Mr. Spencer explained the other possible location would be adjacent to the preschool and playground area, which they would like to avoid. They have integrated the enclosure into the building, so it will not be an eyesore.

Commissioner Everett opened the public hearing at 7:09 p.m. As there were no comments, he closed the hearing.

Commissioner Wright stated the building elevations are very attractive. He said the roundabout is designed to continuously move traffic and an access point there does not meet the road's intent; it will prevent the continuous flow.

Commissioner Wood stated traffic is not supposed to stop in the middle of the roundabout and said an entry point at this location will violate Municipal Code.

Commissioner Everett expressed similar concerns regarding the roundabout and stated screening will be required for headlights. He likes the design of the building, and stated the facility will be beneficial to the City.

The Commissioners agreed that the main point of concern is the access to the property from the roundabout.

Commissioner Wood asked if there is a required distance for driveways. Mr. Mumford said intersections must be 200 feet apart. Driveways are required to be 50 feet from intersections, but that distance can be adjusted, if needed. The architectural requirements state trash enclosures must be oriented away from public view. The Site Plan chapter of the Municipal Code states

access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage along a public right-of-way, all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common access point.

MOTION: *Commissioner Wood moved to approve the John Walden Clubhouse conditional use permit. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the John Walden Clubhouse site plan with the following conditions:*

- 1. The location of the entrance to the kitchen and trash receptacles shall be changed to comply with Eagle Mountain Municipal Code Chapter 17.100.060(D) and 17.100.050(C); and*
- 2. The applicant shall dedicate Stagecoach Run to the City by deed or road dedication plat prior to obtaining a building permit for this project.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.D. B & H Land Holdings General Plan Amendment – Public Hearing

Mr. Hadley explained the property is located west of the Brylee Estates development and north of the Brandon Park subdivision. The property is approximately 162 acres and is currently zoned Agriculture. The current General Plan designation is a combination of Employment Center/Campus and Neighborhood Residential One. The proposal is to change the General Plan designation to include Neighborhood Residential 1, Agriculture Rural Density 2, Neighborhood Residential 3, and Commercial. Mr. Hadley presented a possible layout of the property and stated items the Commissioners should consider are the proposed freeway that runs through this property and if the development is consistent with surrounding areas that are currently being built.

Applicant Andy Flemm said they have submitted updated plans that reflect the recent changes made to the residential zones. Commissioner Wood stated he does not want to change the General Plan until the commercial, industrial, and business park zones are updated. He also wants staff to determine how to transition between different zone types.

Commissioner Wright stated the volume of each requested use may not be appropriate, depending on future transitioning requirements between zone types.

Mr. Flemm stated they planned the site to align with Brandon Park and Brylee Estates. The property owner was not notified of the update to the General Plan and purchased the property with the understanding that the property was designated for residential use. He expressed concern with the current layout of commercial designations and future roads.

Commissioner Wood stated they do not know what will be allowed in the future commercial zone. He said the applicant should wait to pursue this project until the new zones are updated. Mr. Flemm asked removing the commercial section of the application and leaving it as agriculture until the commercial code is updated would alleviate Commissioner Wood's concerns. Commissioner Wood stated he will not change the General Plan until the zones are updated.

Commissioner Everett opened the public hearing at 7:35 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if the Commission should table the item until the updated zones are implemented. Mr. Mumford stated it is not reasonable to table the item for that long of a period, as the property owner has due process.

Commissioner Everett said if Campus is removed from the General Plan and replaced with Residential use, it should be added in another area of the City.

Commissioners Wright and Wood stated there may be too much multifamily in this proposal.

MOTION: *Commissioner Wood moved to recommend denial to the City Council of the B & H Land Holdings General Plan amendment. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

5.E. Available Storage Site Plan & Conditional Use Permit – Public Hearing

Planner Jessa Porter explained the proposal is for a site plan and conditional use permit for a storage facility located along Pony Express Parkway just north of the Community Development Building on seven acres within the Sweetwater Industrial Park. The applicant will be required to submit a phasing plan to ensure compliance with the Fire Marshal's requirements. Pony Express Parkway right-of-way includes a 20-foot park strip that includes an 8-foot asphalt trail, so the site plan and landscape plans shall be revised accordingly.

Commissioner Wood asked if the design provides sufficient screening adjacent to the Community Development Building. Mr. Mumford said this will provide improved privacy for the City's storage in the back of the property.

Commissioner Wright asked about the facility's parking. Ms. Porter stated the City Code allows the Commission to determine parking requirements.

Applicant representative Jesse Reynolds explained the office will also serve as a residence and an individual will be on site twenty-four hours a day; that person will park inside the facility and will not utilize customer parking.

Owner Dustin Aldridge said parking stalls on the south side will be used for customers to return moving trailers. They will have set hours and the on-site manager will work with customers to ensure the moving trucks are stored inside the facility. They have not determined the location inside the facility where the vehicles will be stored. They have been discussing a partnership with U-Haul to offer moving vehicles to patrons. They will have indoor storage as well as outdoor self-storage units with rolling doors. The plan is to also include indoor and outdoor boat and recreational vehicle storage units.

Mr. Aldridge explained the property will be landscaped, and that the perimeter fence will be the actual storage buildings; they do not build additional masonry walls around the storage units. They want to honor the “handshake easement” the original property owner has with Arrow Engineering. Arrow Engineering was told they can continue to use the road on the south end of Mr. Aldridge's property to access the Arrow Engineering property. The City Engineer has stated a road eventually will be installed on the west side of this site. Once that road is completed, they will construct storage units on the road Arrow Engineering is using, which will be a part of phase three. Their intent is to install a black chain link fence in areas where the storage units are not constructed until future phases are complete; they would like to start phase two within three years.

Commissioner Wood expressed concerns that three sides of the facility will be open until future phases are completed, and the possibility that the project will not move past phase one. He stated chain link fence is not allowed.

Commissioner Wright stated the perimeter walls should be included in phase one in order to avoid a property that is not aesthetically pleasing.

Mr. Aldridge said that since the City's property along Pony Express Parkway has chain link, they believed they would be allowed to install the same type of fence.

Mr. Mumford said vinyl coated chain link fence up to eight feet tall is permitted in industrial areas; the Planning Commission may require solid screening fence.

Mr. Aldridge stated they are confident that all phases will be completed, but they are not involving outside investors, which is why they are starting with phase one. The wall is approximately \$200 per linear foot; economically it does not make sense to construct the entire perimeter in phase one. They will make the frontage road aesthetically pleasing and the goal is to include the units, or walls, along three sides of the property in phase two, leaving the access open for Arrow Engineering.

Commissioner Everett opened the public hearing at 8:02 p.m. As there were no comments, he closed the hearing.

Commissioner Everett stated this facility will be utilized by residents, but expressed concerns with the limited parking for U-Haul trailers and with chain link fencing.

Commissioner Wood said the City has had applicants with good intentions, but that their projects did not come to fruition. He wants finished projects, so if the project fails, it is screened and not an eyesore. Chain link fences do not provide screening; a fence that complies with the City's Municipal Code needs to be installed.

Commissioner Anderson said the parking stalls do not look large enough for moving trailers.

Commissioner Wright said a six-foot tall fence is not high enough to store recreational vehicles behind and suggested a height of eight feet. Additionally, there is not enough room to park six moving trailers.

Mr. Mumford explained that conditional use permits that do not comply with conditions of approval may be revoked. If the Commission approves this conditional use permit with conditions of approval related to the moving trailers, and the conditions are not complied with, there is a process to correct the violations or revoke the permit.

Discussion ensued regarding the number of allowed moving vehicles in front of fencing, as well as requirements of the conditional use permit.

Commissioner Wright expressed concerns regarding requiring screening on the south side of the property, as it would block Arrow Engineering from accessing their property. He asked if the entity that sold Mr. Aldridge this property could offer an alternate access. Mr. Aldridge said he can work with the other entities to determine if an alternate access is possible. Mr. Hadley explained the approved Sweetwater Industrial Park has future planned roads. Those will be constructed as businesses are developed in the project.

Commissioner Wood informed Mr. Reynolds that the perimeter should include a six-foot solid fence. Commissioner Wright stated the Commission should require an eight-foot masonry wall around the perimeter in phase one. Mr. Reynolds reiterated that the ten-foot tall masonry wall in the proposal is the actual building, not a fence. These buildings sit on a concrete foundation, which will be very costly to install around the entire property.

Mr. Mumford explained if the Commissioners' concern is the view from the public right-of-way, the first phase will mitigate that concern. There is nothing existing on the west side of the property.

Commissioner Wood said the Municipal Code requires moving vehicles to be behind a six-foot tall privacy fence. Mr. Mumford explained the outside buildings would serve as the privacy fence. He said Eagle Mountain Storage and Sunset Storage both built in phases; the chain link fencing at those locations was not visible as the phases were completed. He said screening the south side of the property under discussion is not as important, as it is the City's property.

Commissioner Wright disagreed and stated screening is important on all four sides of the property, and that the Municipal Code needs to be applied uniformly.

Mr. Aldridge explained they have analyzed the project comprehensively. He asked why the City's building is allowed to have chain link, but he would not be. Commissioner Wood stated the City's use is different than this application.

Mr. Mumford stated to address the Planning Commission's concerns, the approvals can require conditions that mitigate screening concerns, and may include an updated phasing plan with screening and a prohibition on utilizing areas of the property that are not screened.

MOTION: *Commissioner Wood moved to approve the Available Storage conditional use permit with the following conditions:*

- 1. The use shall comply with Eagle Mountain Municipal Code Chapter 17.40.040(L): "The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: self-storage or mini-storage";*
- 2. The use shall comply with the Eagle Mountain Municipal Code Chapter 17.40.040(R): "The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: moving and storage facilities and businesses";*
- 3. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(E): "Screening Requirements. A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts an agricultural or residential use. Such a wall, fence or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the city council in consideration of a prior recommendation by the planning commission as part of a site plan review. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulation."; and*
- 4. The site shall comply with Eagle Mountain Municipal Code Chapter 17.40.090(F): "Moving and Storage Facilities Standards. A maximum of three moving vehicles may be displayed outside of a building or in front of a six-foot privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to 10 additional rental vehicles may be placed inside a structure or behind a minimum of a six-foot privacy fence or wall."*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

MOTION: *Commissioner Wood moved to recommend approval to the City Council the Available Storage site plan with the following conditions:*

- 1. Concerns about phasing and perimeter fencing are communicated to the City Council;*
- 2. The applicant shall submit a phasing plan;*
- 3. The applicant shall submit a specification sheet for lighting that complies with the City's dark sky ordinance; and*
- 4. A second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.F. West Side Theatre Company Temporary Site Plan

Mr. Hadley stated this application is for a temporary site plan to allow a temporary performance structure, storage units and necessary facilities to be installed on land just east of the SilverLake amphitheater. The land is owned by the City and is currently unimproved. The site will include a 40 foot by 60 foot structure where performances will be held, portable restrooms, trash and recycling containers, shipping containers for storage and canopies from the tent to the restrooms and to the shipping containers. An executed memorandum of understanding indicates that Eagle Mountain City intends to lease this property to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theatre company for the benefit of Eagle Mountain City residents.

Commissioner Wood asked if the applicant would be responsible for surrounding landscaping. Mr. Hadley stated they are not proposing landscaping at this time, but have submitted a potential phasing plan for future development. The applicant has been working with the City Council on this project.

Applicant Hannah Farr explained a horticulturist is on their team and they will install what the City deems necessary. The first phase will allow the theater company to have a building in which to perform. Commissioner Wood stated the facility needs to look attractive. Ms. Farr said they do not have the capability to landscape the entire six-acre parcel, but will ensure the area around their site is attractive. She stated they will initially use the dirt parking area to the west of the building site and would like to install more permanent parking after the first year of operation. The initial building will serve as a permanent outdoor area, with a smaller permanent theater center in the next two years. This structure will have offices, the box office, and a lobby. They can function with the outdoor theater and temporary small offices for a long period of time, but the goal is move to a permanent structure soon.

Commissioner Wright asked for the company's history. Ms. Farr stated they have been in operation for three years and are only limited by the lack of a permanent location. They have performed at Garden Near the Green, at parks throughout Eagle Mountain, and at the SilverLake amphitheater. Their website westsidetheaterco.org and their Facebook page have photos and videos of previous events. This piece of land previously was going to be used by the Eagle

Mountain Arts Alliance, but their director stepped down and the alliance did not pursue the opportunity. The former director approached Ms. Farr about this location and West Side Theatre Company received a memorandum of understanding for the property use. They have performers from all over the area, and plan on offering stipends to performers once they have a permanent location. Their goal is to offer a facility similar to the Orem Hale Center Theater.

Ms. Farr stated the spring tent company has provided tents to similar groups and for festivals in the area. The tent can be removed during the off season, if required by the City, but will hold the snow load over the winter. She stated they are flexible and will comply with City requirements.

Commissioner Wood stated this property is an eyesore and expressed concerns that people will see tents and storage containers upon entering the City. Ms. Farr explained spring tents are very aesthetically pleasing if done right. The shipping containers will be wrapped and will not look like shipping containers. Another option is to increase the tent size and remove the shipping containers; this is their preference.

Commissioner Everett asked what the long-term vision is for the location. Ms. Farr explained they would like to install a permanent structure at this site, if allowed. They want to ensure that the facilities can be removed if the venture is not successful, so the City has minimal risk. They plan to do three performances, two weekends each, over the first year. They would like to extend that to three weekends and add additional performances as they grow.

Ms. Farr explained they performed an informal traffic study on a Friday night at 7:00 p.m. They had a group of people turning left from Pony Express Parkway into the site for thirty minutes. The longest time wait was six seconds, with the longest stack of cars at three. They had 100 cars enter during this thirty-minute period. They typically have 100 people at their shows, and will not likely ever have 100 vehicles parked in the lot during performances. They will work with the City to ensure their performances do not conflict with City events, and they would be willing to allow other organizations to use the space; they have spoken with the Eagle Mountain Arts Alliance regarding utilizing the facility.

Ms. Farr explained the productions are indoor and typically start at 7:00 p.m. and are finished by 10:00 p.m. Practices are typically in the evenings and on Saturdays. Rehearsals also usually end by 10:00 p.m. Rehearsals will not utilize speakers until the week before performances. They can inform residents in the area of upcoming rehearsals and performances.

Commissioner Wood asked if this use would require a rezone and stated concerns regarding storage containers and tents at the entrance to the City. Mr. Hadley explained the use is governed by the memorandum of understanding.

Commissioner Wright said he is not opposed to a temporary structure that is aesthetically pleasing and asked if the City has liability in allowing this use on City property. Mr. Mumford said the City Attorney will address liability issues with the lease.

Commissioner Wood stated the site plan should be more complete. Commissioner Wright said the memorandum of understanding needs to be more specific.

Applicant representative Melanie Perry said the facility will be beautiful and will accentuate the natural area. A member of their team has designed theater buildings as well as other temporary structures. He will be in attendance at the City Council meeting to answer more specific questions.

Commissioner Everett said he attended the Broadway at SilverLake event and enjoys the arts. His concern is aesthetics, but the fact that the structures are temporary is beneficial to the City and mitigates risk. He said he would be comfortable with an approval with the condition that the approval is reviewed in one year.

Commissioner Wood asked if there are lighting requirements for the parking area. Mr. Mumford explained there are no requirements for temporary site plan parking lighting.

MOTION: *Commissioner Wright moved to recommend approval to the City Council of the West Side Theatre Company temporary site plan with the following conditions:*

- 1. The approval is reviewed one year from the date of the City Council approval;*
- 2. Lighting that complies with the dark sky ordinance shall be required in the parking areas; and*
- 3. The applicant shall connect to power, versus utilizing generators.*

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

Commissioner Everett recessed the meeting at 9:24 p.m. and reconvened at 9:28 p.m.

5.G. SilverLake South Preliminary Plat

Mr. Mumford explained on July 23, the Planning Commission reviewed the SilverLake South preliminary plat and held a public hearing. The application was tabled until the developer included a road connecting to Silver Creek Way and provided additional parks and open space information. The main change in this version of the plat is the addition of a connection over Tickville Wash at Silver Creek Way. Also, the church and school site has been moved to the east from Area C to Area D.

One concern staff has is connectivity. In reviewing the project against the City's connectivity ordinance, two roads in the northwest corner are too long without an additional pedestrian crossing. These are designed similarly to approved areas in Evans Ranch. Another potential concern is regarding cluster homes. They are defined as homes generally located on a small lot or clustered near other detached homes, and generally include a park, courtyard, or additional improved open space within the immediate neighborhood. It is up to the Planning Commission and City Council to determine if the cluster homes in this project have improved open space within the immediate neighborhood. The applicant has included some cluster homes as a

transition to the single-family lots. Some design constraints have also required the layout provided.

The plan provided contains more than the 8.752 acres of improved open space. The applicant indicated that Alpine School District will do their best to have the western school access be the main student drop-off area, while the drive aisles off of Golden Eagle Road will be intended to be used for kindergarten drop-off and buses.

Mr. Mumford staff recommends approval of the preliminary plat to City Council with the conditions that the applicant pay a cash escrow to the City of \$2,810.40 per lot at plat recording; detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat; a detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road; fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the Silverlake South area; and the road connection to Silver Creek Way (across Tickville Wash) shall be built prior to recording any plat in the north area.

Commissioner Everett asked if the road that connects to Silver Creek Way will continue to be designated Silver Creek Way. Applicant Bronson Tatton explained that Plat 18 has been recorded, but the name can be changed. Mr. Mumford stated that until the connection is made, it may be confusing to have two separate roads designated Silver Creek Way.

Mr. Tatton explained that even though trails are not included in the open space calculations, they are still well over the open space requirements.

Commissioner Wright said the master development agreement states pocket parks should be at least 0.5 acres and should be within 0.25 mile of homes. He asked if the power corridor parks are pocket parks and said the future west pocket park is less than 0.5 acre. Mr. Tatton explained that they have provided a map with radius markings showing distances from every park. Commissioner Wright asked that Mr. Tatton provide that map when the landscape plan returns to the Planning Commission. Mr. Tatton explained they can remove those pocket parks from the amenity calculations and the plan will still be above the required improved open space acreage.

Commissioner Wood said the SilverLake Master Development Agreement requires the developer to improve the open space along the powerline corridor. He said if the improved area is counted in the park calculations, it must be at least 0.5 acre.

Commissioner Wright stated he does not believe the parks plan meets the requirements stated in the master development agreement.

Commissioner Wood asked if pedestrian paths can be included in the areas where the City's connectivity ordinance would require them, and stated the homes south of the elementary school will not have access during school pick up and drop off times, which is happening at Brookhaven Elementary School.

Pete Evans with Flagship Homes explained that Brookhaven Elementary School is a single-facing school on a residential sized road. The school location in this plat has a wider road with turn lanes, and also faces two roads. The school district agreed to have drop off and pick up locations on the western side of the school. He said they can remove the western access on Golden Eagle Road from the residential area and include a connection from that residential area to SilverLake Parkway farther south.

Regarding parks, Mr. Evans explained that they are well over the improved open space requirement. They can remove the three parks that are under 0.5-acre in size and still be over the requirement. They are also in compliance with the distance requirements noted in the master development agreement.

Commissioner Wright asked how the cluster homes meet the distance to parks requirement. Mr. Evans showed the Commissioners the locations of parks in the cluster homes areas.

Commissioner Everett opened the public hearing at 10:05 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Wood moved to recommend approval to the City Council of the SilverLake South preliminary plat with the following conditions:*

- 1. Applicant shall pay a cash escrow to the City of \$2,810.40 per lot at plat recording;*
- 2. Detailed landscape plans, including the design and amenities (point calculations), for the parks shall be submitted for approval by the Parks Director and Planning Director along with the associated final plat;*
- 3. A detailed landscape plan shall be submitted for approval by the Planning Commission prior to approval of any final plats north of Golden Eagle Road;*
- 4. Fencing along collector roads (SilverLake Parkway and Golden Eagle Road) shall match the collector road fencing approved for the SilverLake South area;*
- 5. The road connection to Silver Creek Way shall be built prior to recording any plat north of Harvest Crop Drive;*
- 6. The southeast section of the plat, south of the new elementary school, shall eliminate the northwest entrance to Golden Eagle Road and relocate the entrance to SilverLake Parkway; and*
- 7. Silver Creek Way shall continue its name to its termination at the south end of the property.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

6. Discussion Items

None.

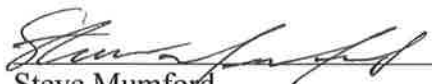
7. Next scheduled meeting

October 8, 2019.

8. Adjournment

MOTION: *Commissioner Wood moved to adjourn the meeting at 10:17 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

Approved by the Planning Commission on October 8, 2019.


Steve Mumford
Community Development Director

To: The Planning Commission/ City Planners:

From: Bettina Cameron, 2871 E Cedar Dr, Eagle Mountain

Date: 09/24/2019

Subject: Harshberger Variance

I know there may be written letters and people speaking tonight why the Harshberger variance doesn't meet all 5 criteria to grant a variance, but I wanted to point out how the Cedar Pass Ranch (CPR) Covenants, Conditions, and Restrictions (CC&Rs) need to **also** be factored into your decision. Cedar Pass Ranch CC&Rs also connect the CPR Development to a City Ordinance.

City Ordinance 17.25.110 Section G:

G. Open Space and Trail Requirements. There is no minimum open space requirement for base density residential developments. This does not exempt owners or developers from complying with other provisions that may require public improvements including, but not limited to, drainage facilities or other minimum standard infrastructures. Pedestrian trails along collector or arterial roads shall be a required improvement when the subdivision is being developed without sidewalks. **Equestrian trails that adjoin each lot shall be a required improvement when the subdivision is designed to accommodate horse raising and keeping.**

Cedar Pass Ranch CC&Rs relevant to this variance request, since there is a CPR equestrian trail/easement **between** Mr. Harshberger's CPR residence and his "flag lot".

SECTION 5.02. **Equestrian Trails.** The rearmost ten (10) feet of each Lot and some designated sides of Lots are dedicated as non-exclusive easements as an Equestrian Trail (which may include underground utility locations). Where two Lots adjoin, the Equestrian Trail is twenty (20) feet wide. **These trails are for the exclusive use of members, tenants, and their accompanied guests and invitees. The trails shall be maintained by the Homeowners' Association. Lot Owners shall not place fencing, structures, or any obstructions in these areas.** Electric fences are permitted but must be sufficiently marked so as to ensure that horse riders, and other passers-by will recognize the need for caution.

SECTION 5.03. **Motorized Vehicles.** **No motorized vehicles (autos, trucks, motorcycles, ATVs, etc.) shall be permitted on trails or riding ring area except for Board-approved maintenance.** Bicycles may be ridden on equestrian trails, but must yield to horses.

SECTION 5.04. **Supervision and Responsibilities.** **There is no supervision of the common areas or their prescribed uses. These shall be used at the sole risk and responsibility of the members and their guests, invitees and tenants. Any damage to any homeowner or association property or personal injury shall be the**

responsibility of the individual causing such. In the case of damage caused by any member, tenants, guests, or invitees of the member, the member is responsible.

City Ordinance section 17.25110 Section G and Section 5 of Cedar Pass Ranch CC&Rs, in my opinion, hold both the City and CPR legally liable to assure this equestrian trail is safe for both humans and animals. As you may know, Cedar Pass Ranch was developed as an equestrian community. Even our very first CC&Rs were written to address the care and protection of this easement/trail. This was not an add on to our current CC&Rs. **Having a driveway/road and motorized vehicles going in/out of the flag lot is prohibited by CPR CC&Rs.**

If you refer to Utah County Land Records for Mr Harshberger's flag lot, you will see a document recorded on 10/17/2017 giving the CPR Home Owners Association the right to protect the south side of this property.

SECTION 10.01. Membership. **Every Lot Owner shall be a member of the Cedar Pass Ranch Homeowners' Association.** Membership shall be appurtenant to and may not be separated from ownership of any Lot within Cedar Pass Ranch. Ownership of such Lots shall be sole qualification for membership.

SECTION 10.03. Organization and Purpose. The Association is a nonprofit Utah corporation created for the purposes, charged with the duties, and invested with the powers prescribed by law or set forth in its Articles and By-Laws or in this Declaration. Neither the Articles nor By-Laws shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of a conflict between the provisions of the Articles of Incorporation and this Declaration, the Articles shall control, and in the case of any conflict between this Declaration and the By-Laws, the terms and provisions of this Declaration shall control. The Association shall be charged with the administration of Cedar Pass Ranch and the terms and provisions of this Declaration. **Further, the Association shall be responsible for the maintenance and operation of any open space or easements and any improvements on such open space or easements within Cedar Pass Ranch owned by the Association.**

SECTION 10.04. Specific Powers of the Cedar Pass Ranch Association. A. Right of Entry and Enforcement. The Association may enter, after twenty—four (24) hours written notice without being liable to any Owner, onto any Lot for the purpose of enforcing by peaceful means the provisions of this Declaration. The Association may also, in its own name and behalf or in the name and behalf of any Owner who consents thereto, commence and maintain actions and suits to enforce by mandatory injunction or otherwise, or to restrain and enjoin any breach or threatened breach of the provisions of this Declaration.

I hope you find this information useful in your decision making.

Thank you for all you do and your service to our City. If you have any questions or comments, please feel free to contact me.

Bettina Cameron
385-375-9197

1. Literal enforcement of the code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the code (“this title”).

The applicant acquired this parcel with the clear understanding of the undevelopable nature of this parcel given its location in a 5-acre zone. Because of that, a hardship does NOT exist. Further, no changes to city code have occurred that otherwise created a hardship for the subject. The applicant states that the lot size is consistent with other large lots in the area, but in actuality the subject is about half of the needed size per the city’s zoning requirements. The applicant is able to use the property precisely as understood when the applicant acquired the property. As such, NO hardship exists.

The applicant states an easement exists from his parcel immediately to the south that already grants access to the subject property, thereby undermining the applicant’s own point of experiencing hardship due to SR-73.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

If this parcel met the minimum 5-acre requirement AND had access issues that other properties did not have, THEN a special circumstance would indeed apply that the city should give serious consideration to. However, this property doesn’t meet the current zoning requirements that would allow it to be a stand alone lot. So that it has an access situation different than the other parcels in the area is completely irrelevant, as the subject does not enjoy a buildable right that the other parcels qualify for. When this parcel was initially created, it was known at the time that it would not be a buildable lot. Again, the ONLY special circumstance that would apply here is IF the lot were 5 acres in size AND had access issues.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

This parcel has PRECISELY the SAME property rights as afforded to EVERY PARCEL IN THIS ZONE: if the property has at least 5 acres, a residence can be built. If not, then the parcel can be used for animal rights, outbuildings, gardening/orchards, sports courts, etc! There are a significant amount of rights afforded to the property owner. If the applicant’s argument holds ANY weight with the city (i.e., a home can’t be built on it, therefore it’s essentially useless, so the city needs to grant a variance), imagine that same argument being used for any number of other odd sized parcels in the city! This is a DANGEROUS precedence to set. What we’re essentially considering here is a case of a parcel not meeting the zoning size for the area, even though the applicant has positioned this as an access issue. The applicant is NOT under a hardship and DOES still have significant property rights. The TRUE issue at hand is if the city grants a variance here, what kind of precedence does that set when other property owners come forward with parcel sizes smaller than the minimum zoning, and want to build residences on those properties?

At the heart of this issue is the applicant wants to build a home on a property that is about HALF of the minimum required size. This shouldn’t even come close for any consideration by the city.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

The variance IS contrary to the public interest because of the dangerous precedence it sets. The parcel in no way, shape, or form, comes close to meeting the requirements of a building lot. Approving a parcel for building that doesn't remotely qualify for a building lot, sets this very dangerous precedence in the city, very much against the public interest.

5. The spirit of the title is observed and substantial justice is done.

Substantial justice is this: the applicant acquired the parcel with a clear understanding of its rights and limitations within the current zoning. The city has done NOTHING to reduce those rights. If the city had enacted recent changes that otherwise limited the applicant's ability to use the parcel, the applicant may have standing. However, that has not happened and the applicant is able to use the parcel precisely as when it was acquired.

I own a real estate brokerage and have closed hundreds of transactions. I've represented developers over the years and attended many city meetings. What I can tell you is this: cities RARELY grant variances. I even had a circumstance in Cottonwood Heights where the applicant owned the land prior to that city incorporating, and when the city incorporated the minimum lot frontage became stricter, disqualifying the lot from building. Even in that circumstance, where the frontage was just smaller than required, the city still did NOT grant a variance, even though the city changes created the issue. That lot was something within 5' of the required frontage. So, prior to incorporation he could have developed it; afterwards he couldn't, and the city wouldn't grant the variance. Here we're talking about a situation where the lot size is HALF of the required zone, and the applicant wants to build a home on it. The city shouldn't even remotely consider this request.

Approving this application provides a VERY dangerous precedence in this city, not in line with the public good. The applicant does NOT have a hardship and acquired the property with a full understanding of its rights and limitations. The applicant still enjoys significant property rights and uses within the zone. The applicant fails to qualify on any of the 5 points above.

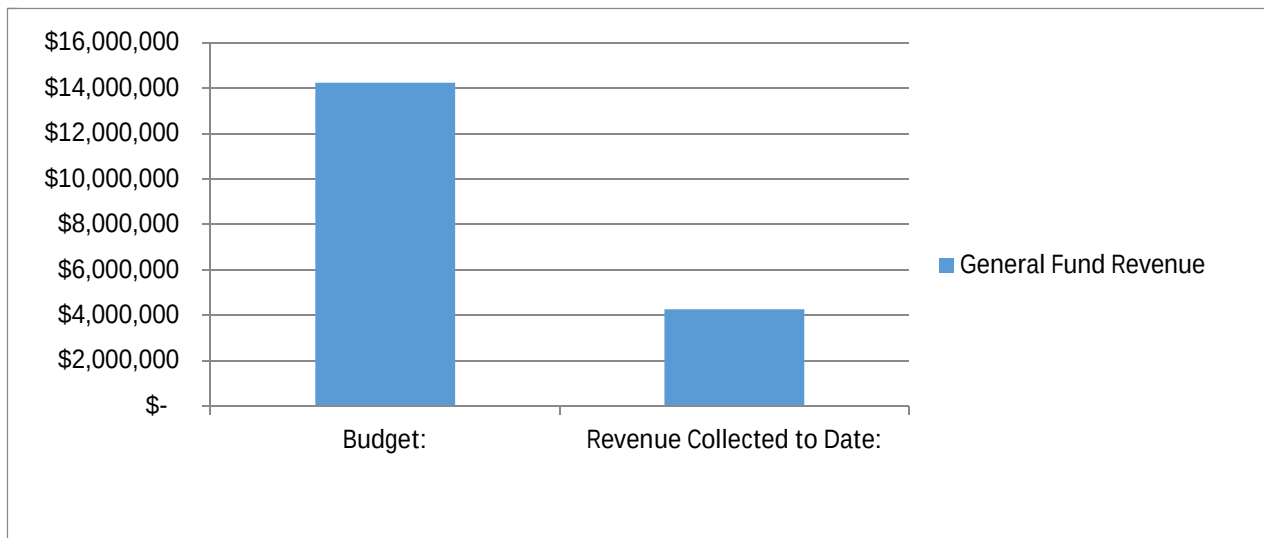
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through Sept. 30, 2019

GENERAL FUND

General Fund Revenues

Budget: \$ 14,256,953
Revenue Collected to Date: \$ 4,273,750
Percent of Total Budget Collected: 30%
Percent of Year Completed: 25%



Revenue Analysis

Property Taxes:

Sales Tax:

B&C Road Funds:

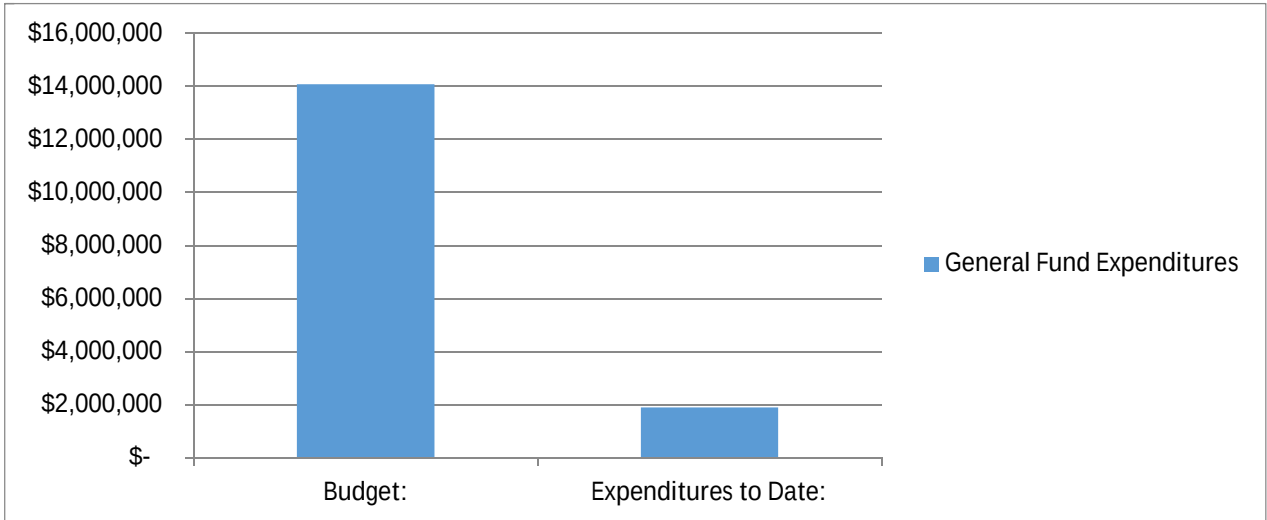
Transfers:

Development: Development revenue outpacing budgeted revenues.

Miscellaneous:

General Fund Expenditures

Budget: \$ 14,072,683
 Expenditures to Date: \$ 1,896,117
 Percent of Total Budget Expended: 13%
 Percent of Year Completed: 25%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,225,000	\$ 451,062	20%	25%
Sub 18 - Community Services	\$ 1,191,318	\$ 234,813	20%	25%
Sub 19 - Non-Departmental	\$ 1,337,376	\$ 215,543	16%	25%
Sub 21/25 - Public Safety	\$ 3,206,450	\$ 65,729	2%	25%
Sub 32 - Planning/Zoning	\$ 567,746	\$ 88,395	16%	25%
Sub 33 - Building	\$ 1,130,528	\$ 178,092	16%	25%
Sub 41 - Public Works	\$ 4,414,265	\$ 662,484	15%	25%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Utah County invoice delay in receiving invoices (Sheriff costs)

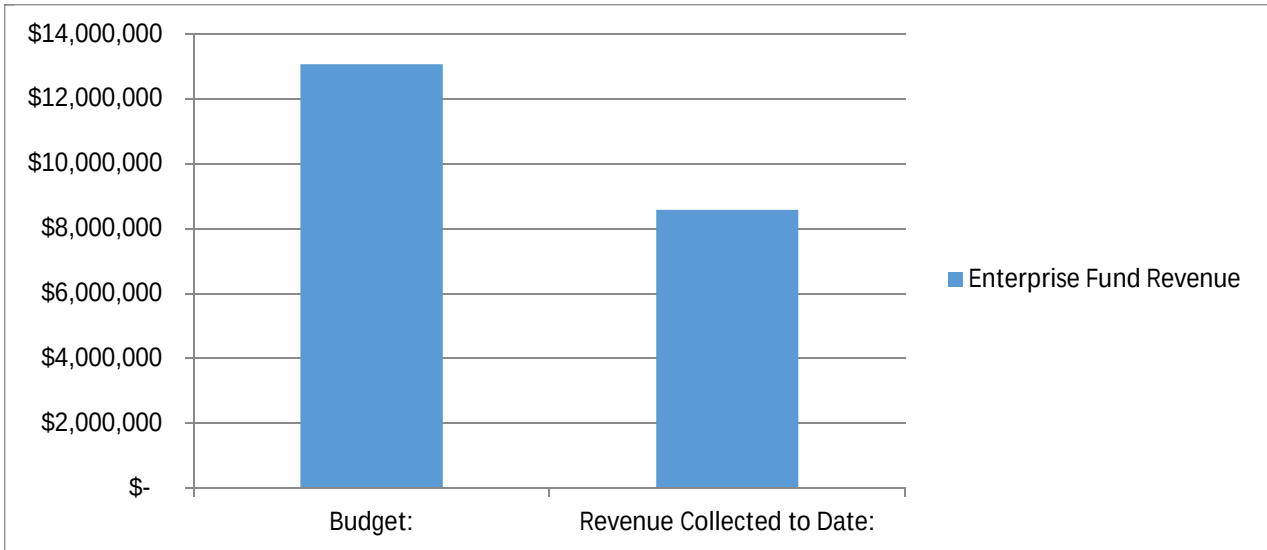
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation: Improvement project invoices still to come.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 13,073,800
 Revenue Collected to Date: \$ 8,579,857
 Percent of Total Budget Collected: 66%
 Percent of Year Completed: 25%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 6,178,300	\$ 6,335,438	103%	25%
Fund 52 - Wastewater Fund	\$ 4,579,000	\$ 1,695,377	37%	25%
Fund 57 - Solid Waste Fund	\$ 1,523,500	\$ 399,529	26%	25%
Fund 59 - Storm Water Fund	\$ 793,000	\$ 149,513	19%	25%

Fund 51 - Water Fund: Reflects CWP Shares sold and Facebook payments for infrastructure (reimbursed).

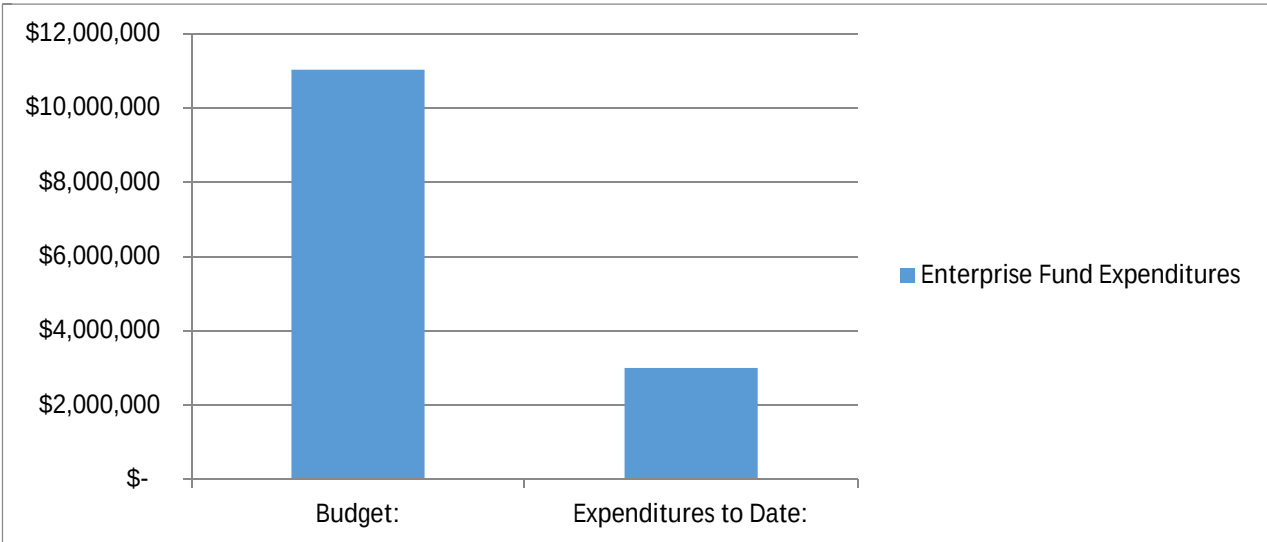
Fund 52 - Wastewater Fund: Reflects Facebook payments for reimbursable infrastructure.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 11,033,070
 Expenditures to Date: \$ 2,999,170
 Percent of Total Budget Expended: 27%
 Percent of Year Completed: 25%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 5,414,738	\$ 1,522,397	28%	25%
Fund 52 - Wastewater Fund	\$ 3,788,075	\$ 1,184,425	31%	25%
Fund 57 - Solid Waste Fund	\$ 1,451,057	\$ 204,141	14%	25%
Fund 59 - Storm Water Fund	\$ 379,200	\$ 88,207	23%	25%

Fund 51 - Water Fund:

Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund: Ace Disposal invoice for September not reflected.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.

Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 9/30/19	Restricted Balance as of 9/30/19	Available Balance as of 9/30/19	Projected Available Balance by 6/30/20**
Water Impact Fee Fund	\$9,167,584	\$848,786	\$8,318,798	\$12,283,748
Wastewater Impact Fee Fund	\$4,471,645	\$17,442	\$4,454,203	\$5,371,780
Parks/Trails Impact Fee Fund	\$1,981,254	\$1,460,910	\$520,344	\$1,794,267
Stormwater Impact Fee Fund	\$1,262,911	\$279,495	\$983,416	\$1,309,405
Transportation Impact Fee Fund	\$1,910,230	\$378,419	\$1,531,811	\$2,868,266

**Available balance + the average of the future facilities impact fee collected and projected out.

CITY PROJECT STATUS

Recreation Center in Aggregate	Planning Stage
Three Library Meeting Rooms	RFP's received for design.
CD Bldg Wash Bay	RFP's received for design.
CW Park Improvements	Planning Stage
Trail and Sidewalk Improvements	Planning Stage
City Center Median/Streetscapes	Planning Stage
Skyline Ridge Pavillion	Planning Stage
Valley View Park Bathrooms	Planning Stage
Northmoor Detention Pond and Park	Planning Stage
City Center Orchard in Paseos	Planning Stage
Woodhaven Park Improvements	Planning Stage
Smith Ranch Park Improvements	Planning Stage
Pony Express Regional Park Bathrooms	Bid awarded.

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING AGENDA ITEMS

NOVEMBER 5, 2019

- NO MEETING - Election Day

NOVEMBER 19, 2019

- Ivory Clubhouse - Site Plan
- Parkway Crossroads - Preliminary Plat
- General Election Canvass

DECEMBER 3, 2019

- 2020 City Council Meeting Schedule
- APPOINTMENTS

OTHER PROJECTS

- Business Licensing
- Stratton Estates
- Renewable Energy