



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 12, 2021, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A [Information Item - Transportation Master Plan](#)

1.B [Discussion - Pole Canyon](#)

The Owner of the Pole Canyon MDA/MDP will present a new concept for their development.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A PC Minutes 09.28.21 DRAFT

[PC Minutes 09.28.21 DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A [Action Item - Eagle Mountain Medical Office Building](#)

A proposal for a medical office building located East of O'Reilly Auto Parts and North of Oak Hollow.

[Eagle Mtn MOB Site Plan](#)

[Elevation Comparison](#)

6.B [Action Item - Eagle Crest Business Park](#)

A proposed Master Site Plan and the first preliminary plat for the 20.58 acres zoned Business Park within Sage Park.

[November 19, 2019 CC Minutes](#)

[Eagle Crest - Phase A - Preliminary Plat](#)

Eagle Crest Phase A - Site Plan
Eagle Crest Phase A - Storage Concept
Elevation Examples
Exhibit B Approved Concept

7. **Discussion Items**
8. **Next scheduled meeting - October 26th 2021**
9. **Adjournment**

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 8th day of October, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 12, 2021**

TITLE:	Information Item - Transportation Master Plan		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

BACKGROUND:

Eagle Mountain and Horrocks Engineering have been working on an update to the Transportation Master Plan, an update of the project will be presented to the Planning Commission.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 12, 2021**

TITLE:	Discussion - Pole Canyon		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Nate Shipp		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

BACKGROUND:

The Pole Canyon MDA was approved on January 19th 2010 and can be found in its entirety on the City Recorder Page and here:

[Pole Canyon MDA](#)
[First Amendment](#)
[Second Amendment](#)
[Third Amendment](#)

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

September 28, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham, Primary Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

CITY STAFF PRESENT ELECTRONICALLY: Jessa Porter, Planner; and Embret Fossum, UFA Battalion Chief.

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

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

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

1. Discussion Items

1.A. DISCUSSION ITEM – Skyline Ridge Phase 2 Plat 6

Senior Planner Tayler Jensen presented the item. Skyline Ridge Phase 2 Plat 6 currently has approved construction plans to develop 23 lots. After developing Phase 2 Plat 5 the applicant is requesting to redesign Plat 6 to reduce the amount of hillside that needs to be removed to build the project. The applicant's concept decreases the number of units in the development to 14, moves the lots off the hill and closer to the road, and reduces the amount of infrastructure and land being disturbed. The applicant is requesting feedback on their proposal and the likelihood of being granted alternative design standards for lot frontages.

Discussion ensued regarding the buildable and unbuildable portions of the lots due to the natural grade percentages and if blasting or reduced setbacks would be required to develop the lots.

Commissioner Wells arrived at 5:42 p.m.

Applicant representative Brandon Ames with Bach Homes said they purchased Skyline Ridge to finish Phase 3 and build Phases 4 through 6. During construction, they discovered that more earthwork was necessary than expected. Plat 5 required the removal of over 65,000 cubic yards of material and Plat 6 would require the removal of twice that amount of material. They are also

concerned about constructing adequate retaining walls and addressing drainage from the wash into one of the lots. They contracted a new engineering firm to determine a better use of the natural layout of the land. They are requesting reduced frontages in exchange for fewer lots and less excavation, material removal, and truck traffic and an increase in the amount of unimproved open space dedicated to the City. The proposal reduces the export materials from 130,000 cubic yards to 33,000 cubic yards. The lines on the topographical map are at one-foot contour intervals. They will use a hydraulic hammer rather than blasting. He confirmed that portions of the development will require significant retaining walls, including lots 3 through 6; some of the material from those lots will be utilized as fill for lots 10 through 14; the remaining fill will be transported to one of their other developments outside of the City. A six-to-seven-foot curb cut with basement-loaded garages will provide retention. They are requesting a variance for a minimal reduction in the frontage widths on lots 10 through 13.

Assistant City Administrator/Community Development Director Steve Mumford clarified that the existing approved plat has several units with 75-foot frontages. The natural average slope of the lots is required to be under 25% in order for the lot to be buildable. The lot lines can be adjusted but the lot cannot be graded to bring the natural grade within the standard requirement.

Commissioner Wright encouraged the applicant to modify the plan to bring the lots with a natural slope average in excess of 25% to be in compliance with code. He thanked the applicant for amending the plan to be more desirable.

Commissioner Everett said he did not have any major concerns with the reduction of the frontage widths as the product would still be desirable to the City. He appreciates the applicant's willingness not to blast as previous blasting in the City, and the resulting truck traffic, has been a concern for him and other residents. He suggested slightly adjusting the lot lines to bring the slope averages under 25%.

1.B. DISCUSSION – Citywide Rezone #1 & #2

Mr. Mumford presented the item. A number of master development agreements (MDA) have expired and new zones have been adopted. The City is beginning the process to rezone existing properties in the City to match current zones in Municipal Code. The process will occur in stages over several months. The areas will be reviewed by the Planning Commission and discussed in work sessions prior to notifying property owners and presenting rezones in public hearings.

Current properties and homes noncompliant with the standards for a new zoning designation are legal nonconforming uses in accordance with Utah Code 10-9a-511 standards including:

- “Except as provided in this section, a nonconforming use or noncomplying structure may be continued by the present or a future property owner.”
- “A municipality may not prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure that is involuntarily destroyed in whole or in part due to fire or other calamity unless the structure or use has been abandoned.” To be considered abandoned, the home must have been unoccupied for a minimum of six months.

- Abandonment: “A majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the municipality regarding an extension of the nonconforming use.”

Regulations required per Utah Code 10-9a-509:

- “(4)(a) Except as provided in Subsection (4)(b), for a period of 10 years after the day on which a subdivision plat is recorded, a municipality may not impose on a building permit applicant for a single-family dwelling located within the subdivision any land use regulation that is enacted within 10 years after the day on which the subdivision plat is recorded.”
- “(4)(b) Subsection (4)(a) does not apply to any changes in the requirements of the applicable building code, health code, or fire code, or other similar regulations.”

Setbacks listed on a recorded plat would continue to apply, no matter the setbacks in the zone in Municipal Code, unless the City found a countervailing public interest for applying the new setbacks. Accessory structure setbacks in Municipal Code would apply, but nonconforming structures would be “grandfathered.”

The first area in the City in consideration of rezoning is located in the southeast City Center area and includes the Eagle Point, Eagle Village, and Sweetwater developments. The expired master development plan (MDP) had zoning for Residential, Mixed-Use Residential/Commercial, Parks and Open Space, Commercial C-1, Commercial C-2, and Town Center (Commercial C-3). The Future Land Use Map in the General Plan designates the areas with Neighborhood Residential Two, Neighborhood Residential One, Foothill Residential, Parks and Open Space, and Community Commercial. The proposed zoning under the most applicable current standards based upon lot sizes, lot frontages, and land uses that would provide the most uses to the properties resulted in a mixture of CC, MF1, RC, OS-I, R3, and R2.

The RC zone has a minimum lot size of 4,500 square feet and a minimum lot frontage of 58 feet. Setback minimums for the RC zone are 15-foot front, eight-foot side, and ten-foot garage side, and 22-foot garage. The majority of the lots in the Sweetwater, 80 lots of 239/33%, are 4,400 feet with some as small as 3,700 feet. Most of the lots have 40 to 50-foot frontages. The setbacks are 15 feet on the front, five feet on the side, and a 20-foot garage. Eagle Village has an average lot size of 5,947 square feet and the smallest lot is 4,553 feet. Six lots have a frontage greater than 58 feet, the majority of the lots have a 55-foot frontage, and five lots have a 50-foot frontage. All homes have a front setback of 15-feet and a 22-foot garage setback.

The R3 zone has a minimum lot size of 6,500 square feet and a minimum lot frontage of 62 feet. Eagle Point B has lots equal to or greater than 6,999 square feet and the majority of the lots have a frontage over 70 feet. Eagle Point C has lots over 7,000 square feet and nearly all the lots have 70-foot frontage. Eagle Point E smallest lot size is 6,912 square feet and nearly all the lots have a frontage over 70 feet. The R2 zone has a minimum lot size of 8,000 square feet and a minimum lot frontage of 80 feet. Eagle Point A has lots equal to or greater than 8,000 square feet and only one lot has a frontage below 80 feet. The majority of the homes are built at a front setback of 15 to 20 feet.

The CN zone is intended for smaller scale, neighborhood uses with minimal impacts on adjacent neighborhoods. The CC zone is intended for retail, office, services near transportation hubs and major intersections and is designed to buffer neighboring residential areas. CN and CC are both appropriate adjacent to RC and MF1.

Discussion ensued regarding the benefits of rezoning City properties to minimize the difficulties in appropriate zoning for areas adjacent to existing properties in consideration of the required staff time and resource allocation and the differences between the previous and current zoning systems, the timeframe for completion of the project and obstacles arising from a partially completed project, the difficulty in applying the new standards to neighborhoods with different lot sizes, and preventing the subdivision of lots.

Mr. Mumford explained staff prepared a City map based upon minimum lot size with the intention to rezone solely based upon lot size; however, the result would be spot zoning creating a checkboard of different zones in the same neighborhood. Further examination resulting in including minimum frontage requirements and setback standards considerations in the rezoning process.

Commissioners Everett, Bergener, and Wright advocated for moving forward with the project despite the length and difficulty as a worthy use of time due to the benefits of having a zoning map to facilitate determining appropriate zone adjacencies for new development.

Mr. Mumford clarified that the Planning Commission would discuss the rezone for each area of the City during a work session to resolve concerns prior to noticing the impacted residents of the rezone. He feels a rezone effort to resolve concerns and questions about expired zones and master development agreements is valuable and merits the time and resource investment, especially because it is difficult to apply the zone transitioning requirements to previous zoning standards.

Commissioner Wright stated rezoning existing development will clarify property rights and standards for residents.

Mr. Mumford said the next steps for the rezone of the proposed areas is to review the plan with the City Attorney, notice the rezone, and inform the impacted residents then bringing the rezone to a future policy session for a public hearing and vote.

Commissioner Wright adjourned the work session at 6:28 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Wright called the policy session to order at 6:34 p.m.

2. Pledge of Allegiance

Commissioner Bergener led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Although not a conflict of interest, for transparency, Commissioner Wright disclosed that he lives in close proximity to the La Petite Grooming Salon, the applicants for item 6.B.

4. Approval of Meeting Minutes

4.A. September 14, 2021 Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the September 14, 2021 minutes. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. Those voting nay: None. The motion carried with a vote of 4:0. Commissioner Bergener abstained as he was not in attendance at the September 28, 2021 meeting.*

5. Status Report

Mr. Jensen reviewed the planning items discussed and voted upon during the September 21, 2021 City Council meeting.

Commissioner Wright acknowledged that the Planning Commission received a public comment with no content from Joanna Gurney and request for Ms. Gurney to contact staff with the comment.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Fire Station 251 Rezone

This item was discussed after item 6.E.

Fire Station 251 is currently located near City Hall in an aging facility. This proposal would allow for the construction of a new facility and would shift operations to this new location. The Future Land Use Plan (FLUP) designates this property as Community Commercial. Staff believes the Public Facilities (PF) is an appropriate zone within this designation.

The following criteria found in EMMC 17.90.060 shall be considered when making a recommendation for rezone applications:

- Compliance with the General Plan EMMC 17.90.060(A): The request to add the PF zone is compliant with the General Plan which designates the area for Community Commercial.
- The adjacent parcels are designated Community Commercial and Neighborhood Residential 2 in the FLUP, thus the application complies with this provision.
- Compatibility Determination EMMC 17.90.060(B): The proposed rezone allows for public facilities which are appropriate adjacent to both Residential and Commercial developments, therefore it is the opinion of staff that the proposal is compatible with neighboring properties and complies with this provision.

- City Services EMMC 17.90.060(C): The proposed use is not anticipated to overburden City Services.
- Traffic Generation EMMC 17.90.060(D): The use is not anticipated to generate significant traffic thus it complies with this provision.
- Property Values EMMC 17.90.060(E): The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision.

Staff recommends that the Planning Commission motion to recommend approval of the rezone to the City Council, for the reasons set forth in the staff report and in the meeting with any conditions the Planning Commission finds appropriate.

Commissioner Wright opened the public hearing at 7:05 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Pengra expressed concern with rezoning the property for a public facility use if it results in the abandonment of the current Station 251 after significant funds had been spent in restoring the building.

Applicant representative Steve Simmons with AJC Architects explained the current Station 251 building is not seismically sound, United Fire Authority only owns a portion of the building, and the location cannot be staffed for the growing needs of the City. The new prototype facilities have spaces that increase the overall health and meets the needs of the firefighters.

Commissioner Everett stated that he supports the rezoning of the parcel as appropriate with recognition that the existing facility is substandard and the new facility will better meet the needs of the first responders and the growing City. He encouraged a positive recommendation to City Council. Commissioner Wells concurred.

Commissioner Bergener noted that the new location has more land available to create a better facility for the City.

Commissioner Wright said due to the application meeting Municipal Code requirements he is in favor of moving the application forward.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the rezone for Fire Station 251. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.B. PUBLIC HEARING – La Petite Grooming, Salon, and Short Term Pet Sitting (Conditional Use Permit)

Mr. Jensen presented the item. The applicant is applying for a conditional use permit (CUP) and has applied for a short-term pet sitting license for a dog grooming and short-term pet sitting business to allow for up to 35 dogs to be on-site at a time, up to 20 dogs for grooming and up to

15 dogs for short-term pet sitting. La Petite Grooming has been reviewed a number of times by different bodies in Eagle Mountain.

A brief timeline of actions with the business are described below:

- The first home business license for La Petite Grooming Salon was issued in April of 2015.
- In 2016 the City received a number of anonymous complaints but found the project to be in compliance with conditions of approval.
- In December of 2018, the City received a signed complaint detailing nonpermitted dog boarding, which also complained about noise, smell, and the number of visitors to the site. An investigation by the City found the site to be out of compliance and the owners were advised to bring the business into compliance with their approvals and to get necessary building permits for the building in which the business was being operated.
- In January 2019 the applicant expressed their desire to acquire a CUP to allow them to offer overnight boarding, but this application was placed on hold as the City was already in the process of amending the Municipal Code to allow for pet sitting without a CUP.
- Once adopted, the applicant applied for a pet sitting permit, which was placed on hold waiting for a resolution to the building permit issues.
- A site visit in October 2019 revealed that wastewater was improperly being discharged into the wash.
- La Petite Grooming's business license expired in April 2020. Utah County Health Department signed off on improvements to a septic system in July of 2020.
- On September 1, 2020, a cease and desist order was issued by the Utah County Sheriff.
- A new business license was applied for on September 8, 2020. On September 17, 2020, the City received a nuisance complaint, and the issue of a business license was referred to the Eagle Mountain Planning Commission.
- On October 13, 2020, the Eagle Mountain Planning Commission approved a 90-day home business license to give the applicant time to relocate their business. The applicant appealed the Planning Commission's approval to the City Council.
- November 17, 2020, the City Council approved La Petite Grooming at the site for one year and gave staff direction that no additional business licenses should be issued for the address.
- On Tuesday, September 7, 2021, the City Recorder and City Administrator made an unannounced site visit to the current La Petite Grooming site, based on a recent complaint, at approximately 7:40 p.m. On-site was a puppy and a friend's dog, and the inspection revealed that the site was clean, quiet, and there was no evidence of overnight boarding. It was determined the site was operating within the bounds of the approval by the City Council.
- La Petite has submitted a renewal for business license renewal the Recorder's Office has not processed it due to their last approval.

The applicant is making this CUP application in accordance with the November 17, 2020 approval and is seeking to move the business to a new location per the Council's approval. The applicant is proposing that this use be for a lot within the Deer Haven project, which received preliminary plat approval from the City Council on July 6, 2021. The final plat has not yet been

submitted, nor has the plat been recorded. The zoning for lot 10 is Agriculture, and the Wildlife Corridor Overlay Zone applies to the back of the parcel.

The Wildlife Corridor Overlay Zone covers the easternmost 330 feet of the project. No dog runs, animal fencing, or buildings should be permitted in this area. In addition to these restrictions, staff is concerned that allowing up to 35 dogs will spook the deer and result in them not utilizing the corridor in this location. The maximum permitted number of dogs by lot size and in the Agriculture Zone per Table 6.05.260(a) for lots from 10 to 20 acres in size is up to 12 dogs with a short-term pet sitting license, unless additional dogs are approved by the Planning Commission. The applicant is proposing to construct the salon at the front of the lot, with a home located at the rear of the property. This places the salon accessory structure in the front yard of the lot, and moves the salon closer to lots 8, 9, 11, and 12. The salon and grooming and dog-sitting business appear to become the primary use of the property, with the residence as the secondary use. Per EMMC 17.20.100, accessory structures in the Agriculture Zone shall not be located within any front yard. Home businesses are not allowed to have more than one on-premises employee who is not a member of the family or household; hours of operation are from 7:00 a.m. to 9:00 p.m.; and no more than 12 clients per hour or 24 clients per day are permitted. Any exceptions to these standards shall be clearly stated in any motion of approval. According to EMMC 17.65.050, minor exceptions to home business standards may be approved administratively, if the exception does not adversely impact surrounding residents or affect the residential characteristics of the neighborhood, or significantly increase traffic or the demand on utilities. Any other petition for an exception from the standards in this chapter requires approval by the planning commission before the license may be issued or renewed.

Short-term pet sitting requirements include the applicant proving proof of a valid business license; a signed notarized letter indicating that at no time will the applicant have more animals on-site, including owned pets, than the maximum number permitted by the Planning Commission; no dog may be watched for more than 14 days at a time; the applicant shall require proof of rabies certificates and all other state-required vaccines for all boarded dogs; the dogs must be provided code-compliant, external dog runs; and no dog nor the premises may be deemed to be a nuisance as defined in EMMC 6.05.130.

Should the Planning Commission determine to approve the conditional use permit for the reasons set forth in the meeting and the staff report, staff recommends the following conditions:

1. The approval is conditional on the recording of the plat for Deer Haven;
2. No building is permitted within the Wildlife Corridor Overlay Zone;
3. No dog may be watched for more than 14 days at a time;
4. All boarded dogs must provide evidence of rabies certificates as well as all other state-required vaccinations;
5. Business may only be conducted in buildings that have received building permits and certificates of occupancy;
6. The salon shall be located in a rear or side yard;
7. The business must comply with all standards and requirements of the business license and short-term pet sitting license;

8. Any changes to generally applicable standards for home-based businesses per EMMC 17.65.060, such as hours of operation, clients permitted, and number of employees permitted shall be detailed;
9. The number of dogs permitted is specified;
10. The applicant shall provide a notarized letter indicating that at no time will they have more animals on-site, including pets, than the maximum number approved by the Planning Commission; and
11. Any condition that mitigates the presence of dogs in close proximity to the Wildlife Corridor.

The Planning Commission may determine to table the application to allow the applicant time to update the plans to comply with the Municipal Code including moving the salon to the side or rear yard and any other issues the Commission feels are appropriate.

The Planning Commission may determine to deny the conditional use permit based upon the following findings of fact:

1. The salon, an accessory structure, is located in the front yard in violation of EMMC 17.20.100; and
2. The Planning Commission does not believe more than 12 dogs are appropriate on the lot.

Mr. Jensen clarified that Municipal Code allows kennels in the Agricultural and Industrial Zone on lots 40 acres or larger.

Applicant Michael Izatt said the salon is 3,200 square feet and the home is 4,200 square feet. The placement of the salon in relation to the home is due to the topography of the property and to reduce the impact on their neighbors and the wildlife corridor. They plan to have four additional or six total employees. They are open from 8:00 a.m. to 6:00 p.m. The requested number of dogs is the minimum number necessary to support the facility and relocation costs. The dogs with grooming appointments will be kept inside the building and the facility is being engineered with considerations of sound mitigation, safety, and sanitization factors. Staffing is staggered with four groomers working at a time. The exterior yard area will be enclosed on two sides by the building and will be designed for up to 15 dogs at a time. The fenced sides will have trees and sound-reducing vegetation buffering. Each grooming appointment takes approximately two to three hours. They do not provide long-term kenneling services over 14 days. Clients fill out the applicable paperwork for the desired services and pick up and drop off during business hours for grooming or pet sitting.

Applicant Emma Izatt explained the grooming appointment process. They contact the owners 30 minutes prior to completing the services to overlap drop-off and pick-up times to reduce the number of dogs on the premises at one time. The groomers alternate grooming steps with two dogs to allow breaks during the process to reduce anxiety for the animals while maximizing service time and efficiency.

Commissioner Pengra stated that the process the Izatts described is a commercial process; however, the request is for the business to be located in a residential area.

Mr. Izatt said the Agricultural zone is the only zoning that allows for pet sitting activities at a primary residence in the City. He feels Municipal Code has flaws regarding allowances for kenneling and pet sitting definitions that he would be willing to help address.

Ms. Izatt said boarding facilities that leave the dogs unattended overnight are more prone to injuries, accidents, dogs escaping, or other issues. Having the salon near their home, allows them to monitor the dogs and respond quickly to issue or emergencies. Their clients board with them for the increased safety and they are unable to pay an employee to remain overnight at a facility in a commercial area.

Commissioner Wright opened the public hearing at 7:43 p.m.

The City received the following emails regarding the item:

Planning Commission,

I am DeLin Anderson, 2320 East Cedar Dr (Cedar Pass Ranch)

We bought our property in 1994 and built our home in 1998-1999. Absolutely love the city and especially "The Ranches" for its openness, quiet peacefulness, and great neighbors just to name a few. We have seen and heard of many different types of businesses try to get conditional use permits to operate within residential zones, neighborhoods over the past 23 years. La Petite...offering boarding "pet sitting" has been denied many many times. This time of business needs to be considered commercial and thus located in commercial zones.

This location and the fact it is in residential subdivision has a vast Negative impact on all those living within ear shot...let alone within eyesight of the business. This wonderful valley we enjoy carries sound a vast distance. I hear dogs barking as far away as the West side of Sage Valley Subdivision next to Airport Rd (Easily 1-2 miles away). A boarding operation to introduce 15 potential dogs would inevitably create an environment of dogs howling, barking and thus chain reaction stirring up all the neighborhood dogs to chime in. Can you imagine the "Noise Pollution" that will be created? Who would ever think it's a smart idea to live or build next to that? Remember how peaceful this valley is? We must preserve this!!!

The Wildlife Corridor is such an important aspect of our city, that it needs to be recognized, preserved and protected for long term. How are we accomplishing this by locating this type of business in such close proximity? Our Wildlife and their safety and migrations are too important in this unique area. The "Noise Pollution" alone will affect the natural state of our wildlife of which we are going to great lengths to protect.

I have witnessed 1st hand the amount of traffic that comes into Cedar Pass Ranch to do business at La Petite. These customers of La Petite have no vested interest in our neighborhood and show it thru excessive speeding, running thru stop signs ...and have on multiple occasions come close to hitting children on our roads. Now instead, they must drive thru Lone Peak with streets that are more narrow and many many more children to be avoided???

Last of all is the impact that this type of commercial business will have on property values of those all around? Also the precedent that will be set for others to do the same in another subdivision like (Ivory Homes - Overland Estates).

This must be viewed as a commercial business and this owner and all the other future business owners need to respect and plan that it should be located in the correctly zoned areas. I'm aware that it doesn't become convenient for these owners to just step out of their house to check on their business.....but its negative impact on the quality of everything & everyone around is massive and critical!

PLEASE DENY THEIR CONDITIONAL USE PERMIT

PLEASE REMEMBER & PRESERVE OUR WONDERFUL, PEACEFUL VALLEY.

Sincerely,
DeLin Anderson
Cedar Pass Ranch

This is a statement in opposition to the conditional use permit by La Petite Dog Grooming. We currently live about a half mile from the dog grooming business that was set up in our neighborhood, which was against our HOA and against city laws. This is a thriving business, with many cars coming and going all day. I can attest to this because I drive by their house at least once or twice a day and there are always cars coming and going. To put this kind of business in a neighborhood setting is all kinds of wrong. The noise that the neighbors have had to deal with for the past five or more years should never have been allowed to happen. But not only did the city not close them down when they found out about their business, but they were given an extension to continue doing what they were doing. It is great that they have a thriving business, but have them put it in a business use area where they will not jeopardize the peace and quiet of the country feel we have here in Eagle Mountain and which we especially have here in Cedar Pass Ranch. The area they now want to move to is just over the hill from us. I don't know if we would be able to hear the barking of the dogs, but I am sure the neighbors who will be purchasing the lots surrounding it will be able to. This is not just a dog grooming business, but also a dog boarding business where they board dogs overnight. As everyone can presume, the dogs bark all night. Do not let this burden be placed on another neighborhood.

Thank you,
Terrie Hymas
2286 E Cedar Dr.
Eagle Mountain City, UT

Dear Planning Board,

My Name is Larry Christensen, First I would like to Thank You for making the right ,fair and intelligent decision you made last October to give the Izzat's ninety days to move their Business.

I have been the next-door Neighbor of La Petite Grooming for approximately five years. The first couple years was not that bad as far as dog barking, traffic and the customers the business brought into out Neighborhood. As La Petite grew to what it is today it became a tremendous nuisance with 50 plus dogs barking nonstop with customers coming and going around the clock every day of the year, Holidays and Weekends was the worst. The next three years was terrible with many complaints to the City both formal, anonymous and emails with little to no success. Many calls to the Utah County Sheriffs department with both warning and citations.

For a period of time La Petite Grooming was under a cease and desist order from the Utah County Sheriffs department. The Izzat's did not cease and desist for even one day. I filled formal complaints to the City with audio video proof they was still in operation with no action taken by the City. The Izzat's have clearly time and time again proven they have no respect for their Neighbors, Laws, Law Enforcement, Federal State and Local laws. They have proven they have no respect for City codes or City Officials.

In Januarys City Council meeting the Council and the Mayor in the Mayors words (show mercy to the Izzat's) and extended their currant license for nine more months. During that extension I have filled many formal complaints that the Izzat's was operating out of City code complaints.

The City ran a traffic study on Cedar Pass Drive that showed excessive traffic with one vehicle going 80 MPH. La Petite bring in 50 plus dogs a day, each dog is four vehicle trips two for drop off and two for pick up. $50 \times 4 = 200$ a day, $200 \times 30 = 6,000$ a month. The Izzat's have always claimed they have no control over their clients driving. This statement could not be any further from the truth. If La Petite was moved to a commercial development where they belong there would be no traffic in a residential neighborhood.

Living next door to this type and size of this Business for the last three years unfortunately makes me a unwanted expert in this matter.

I would highly recommend you our planning board do not approve a Business Licenses for La Petite Grooming and Boarding in Deer Heaven or any other Residential Neighborhood.

Dear Planning Commissioners:

We wish to congratulate Mike and Emma Izatt, who have successfully created a thriving commercial-level business providing dog grooming to approximately 5,000 clients. The problem is they have done so in the quiet Cedar Pass Ranch neighborhood, and now they seek to relocate that business in close proximity to even more private homes than their current location.

La Petite Grooming Salon is currently surrounded by large lots, most of which are 5+ acres, and the Izatts' business has created many problems in Cedar Pass Ranch. If the Izatts were to move their business to Deer Haven, they would be closer to even more residences than in their current location. As a result, more property owners will be subjected to the potential barking of 35 dogs and even more traffic than plagued this area of Cedar Pass Ranch. From our home here on Cedar Drive, with two hills between Lone Tree and us, we can hear dogs barking in Lone Tree and Sage Valley. We are sure Lone Tree, Sunset Flats, Sage Valley, and the west side of Cedar Pass Ranch will hear the dogs in the Izatts' business when they bark since EMMC requires the animals to have access to outdoor exercise areas. Therefore, allowing this business in the requested location will not only negatively impact the peaceful and residential nature of these neighborhoods, but it will also negatively impact property values by proximity to this commercial business and the traffic and noise it brings. **We believe the City has a legal duty to protect our property values and consider any negative impact on them when making their decision.**

The City Council generously gave the Izatts until October of this year to relocate their business. The Izatts have not pursued a commercial or non-residential location for their business even though both permanent and temporary opportunities have been available to them to do so, and **it appears the Izatts have no intention of relocating their business by the October deadline.** We feel the City has an affirmative obligation to inquire of the Izatts' plans to relocate their business by the October deadline and to enforce such deadline. **Now they come before you, at this 11th hour, asking you to approve a conditional use permit on an unrecorded lot that has not yet received approval from the City.** As we recall, the preliminary plat approval by Council was **dependent** upon the developer's presentation and the Council's acceptance of the conservation easement (which is still in negotiation between the developer and the City) and the CC&Rs intended to protect the Wildlife Corridor in this sensitive area. At the very least, **we see this application as premature**, especially considering the early stage of the **proposed** Deer Haven development. Realistically, they cannot move their business from Cedar Pass Ranch to Deer Haven before time expires on the extraordinary and merciful extension given to them by Council. **We can reasonably expect it to be at least another 12-24 months or more before they could conceivably relocate to Deer Haven, given the time needed to finish the entitlement process, install horizontal infrastructure, obtain construction financing, and then build vertically. Further, the City should require proof of the Izatts' ability to obtain the necessary financing, and review the feasibility of any conditions or assumptions indicated in the lender's preapproval letter.**

We have lived in Cedar Pass Ranch in Eagle Mountain for more than 23 years. We have first-hand knowledge of and experience with La Petite Grooming and the resounding success they made of their business. We watched it grow from a small and appropriate in-home business into a full-blown **commercial success** that put unprecedented pressure upon our neighborhood's streets, character, and safety. The barking dogs, high traffic volume, and speeding drivers should never have been allowed in a quiet residential neighborhood. Please consider that every client's grooming appointment means **four vehicle trips** through the Lone Tree and Deer Haven

neighborhoods for each client appointment. Contrary to what was portrayed by the Izatts to their business clients, it was not just “one crazy neighbor” who had negative experiences and concerns. The Cedar Pass Ranch HOA Board and other neighbors have spoken up in a public comment on these issues as well.

The Izatts’ have historically ignored regulations when they felt justified in doing so, and their lackadaisical attitude toward the impending October relocation deadline provides further proof of brazen non-compliance. Therefore, we should expect the same behavior in their proposed new location if the rules are contrary to their personal needs and desires. **Also, please consider the additional complication that, once the CUP is approved, “no dog nor the premises may be deemed a nuisance” as defined in EMMC 6.05.130 and the staff report.** Let’s remember Mr. Izatt’s own words in a public hearing when he was asked why he did not comply with the “Cease and Desist Order” served upon them. He responded that he had to provide for his family. From that statement and their demonstrated history, we should all be aware that **we should not expect their compliance with the codes and restrictions placed upon them. He has shown who he is and how he views our laws and regulations. We should believe what he has shown us.**

We are addressing you personally as residents of Eagle Mountain. However, we believe the potential negative impact of so many dogs and the business traffic upon the Wildlife Corridor poses a significant and long-term threat to the success of the Corridor. We cannot imagine what “mitigation” could take place to lessen the negative impact of 35 dogs on the premises at one time and the higher traffic volumes the business would bring to this sensitive and critical portion of the Wildlife Corridor. The difficulty of mitigation is particularly true considering the historical record of the Izatts’ failure to comply with City codes and regulations. **Once the Izatts buy the property and have an approved CUP, imagine the difficulty we all will face should their personal needs and desires again outweigh compliance!** Therefore, we ask that you also consider the financial viability of this business in this location. Before considering any approval of this CUP, **we believe your due diligence should include a review of financial statements and income projections to determine, to the degree possible, if they could financially succeed within the codes and restrictions placed on them.** Public records have also made us aware that the Izatts are facing numerous criminal charges that are still pending in the courts. **The final disposition of those charges could have a significant negative impact on their finances and their ability to conduct business; therefore, these charges’ final disposition should be considered as part of your approval process.**

We have stated some of the reasons we believe allowing their business in the proposed location would be inappropriate and create numerous issues for nearby neighborhoods and the Wildlife Corridor. As former clients of La Petite, we recognize the need for the quality service they provide, and we understand their popularity with their clients. However, they have developed a thriving commercial business that is entirely inappropriate in the proposed location directly adjacent to residential neighborhoods and inside the Wildlife Corridor. **Their business should rightfully be located in a commercial zone and not in such close proximity to residences and the Wildlife Corridor.** Let’s be honest. The Izatts run a commercial business, and a commercial business is not an allowed CUP use in our code. They are asking for another home business license and, yet, what they are asking for is beyond what EMMC considers a home business to be. **The Izatts are experiencing a hardship of their own making simply because they have refused to consider relocating their business to an appropriate business zone.** To approve this CUP at this time or to allow them to continue operating their business from their current location past the October deadline would be to put their interest above all those residents who would be adversely affected.

Undoubtedly, many of the Izatts’ clients will come forward with speech favorable to the Izatts’ business or even their character. However, these clients have likely not lived adjacent to the Izatts’ business. None have been affected by the traffic and noise nuisances their business produces in a residential area. Indeed, the voices favoring the Izatts’ business further prove this business will succeed in a commercial area where it belongs. **The decision today is not whether**

this business should exist, but *where* it should exist. Any voices favoring this business have no applicability to the discussion matter at hand. Denying the CUP doesn't deny the business, but rather the business's requested location. We know from a good authority there are a number of viable and appropriate options for them in Eagle Mountain.

To date, the Izatts do not appear to have accepted any personal responsibility whatsoever for their failures to comply with the regulations, and this is what has led to their current situation. They have instead chosen to point fingers of blame at their neighbors. They have publicly disparaged and blamed the Planning Commission, our dedicated City staff, and the very City Council members who granted them mercy in the first place. This behavior gives us no reassurance they can or will change their demonstrated careless disregard of City codes and the negative impact conducting their business in such a setting has had on residents. Lastly, we refer you to the site plan and plans for their kennel. Does this even remotely resemble a home business to you? For these primary reasons, we respectfully ask the Planning Commission to deny the requested Conditional Use Permit and invite the Izatts to find an appropriate setting in Eagle Mountain for their commercial business.

Sincerely,

Kevin and Mare Burningham

Kevin Burningham said he is a resident next to the property. The proposed location is a mile from the current property and the same problems will develop at the new site and impact more neighboring residents due to the lots in Deer Haven being in closer proximity than the properties in Cedar Pass Ranch. They are requesting approval to run their business with the number of animals they are servicing at their current location, without approval, which causes excessive traffic. Homes in Deer Haven and Lone Tree would be impacted by the traffic increase as Deer Haven can only be accessed by traveling through the Lone Tree subdivision. He requested for the Commission to consider the number of attempts required for Jeppson Auto to receive approval, including denial for a commercially zoned property, due to concerns with traffic and the proximity of the business to homes.

Bettina Cameron spoke on behalf of the Eagle Mountain Nature and Wildlife Alliance citizen group said their group reached out to Shane Hill with the Department of Wildlife Resources for a statement regarding the impact of the use on the wildlife corridor and read a statement she had received from Shane Hill.

Commissioner Wright closed the public hearing at 7:59 p.m.

Commissioner Pengra stated that no legal property exists to apply the CUP to as a plat has not been recorded for the property. The approval of the CUP on the property would imply approval for continued use and operation at the same capacity at the current facility for an extended period until the proposed lot becomes a legal property which would likely exceed a year timeframe.

Discussion ensued regarding the unfeasibility of applying the CUP to a legally nonexistent and unrecorded property.

Commissioner Wells said although she appreciates the applicants' efforts to mitigate impacts, they are requesting a commercial business in a residential area and there are reasons businesses are required to be located in commercial zones. Commissioner Pengra concurred.

Commissioner Wright agreed that the request is for a commercially scaled business desiring to operate as a home-based business. Operation at a level appropriate for a home-based business would require restrictions that the applicants do not desire. He cited EMMC 17.65.060 requirements regarding home businesses to be secondary to the residential use, floor plan size restrictions, employee numbers, and traffic generation limitations that the proposed plan fails to meet.

Commissioner Pengra agreed with the comments of the other Commissioners. He appreciates the Izatts' approach to their business and their care for their clients and the clients' pet. However, there is a clear conflict with Eagle Mountain Municipal Code. He is unable to favor allowing the use as requested in part due to concerns with the use being applied in other areas of the City resulting in unfavorable outcomes. The purpose of the Wildlife Corridor Overlay is to preserve open space for posterity and provide a safe route for wildlife to travel through the City. When approving the recent application for Deer Haven, the City determined not to connect Deer Haven to Cedar Pass Ranch in part due to concerns the traffic would discourage wildlife use of the corridor. He believes allowing the use in this area would be a disruption to the wildlife as he has observed negative wildlife impacts from four dogs on a single property.

Commissioner Bergener said EMMC Chapter 6 defines pet sitters as those that have obtained a permit and limits the number of dogs allowed on the property per Table 6.05.260(a). Municipal Code standards do not differentiate between the number of dogs on a premise for grooming versus the number of dogs present for short-term dog sitting. Granting the CUP prior to understanding the plan for the whole area is premature and the uses requested are on the scale of a commercially sized business.

Commissioner Wright said he desires to see the Izzats' business thrive; however, he feels the location requested is inappropriate and that the request as presented is something that is not contemplated in Municipal Code.

MOTION: *Commissioner Pengra moved to deny a conditional use permit for La Petite based upon the following findings of fact:*

- 1. The salon, an accessory structure, is located in the front yard in violation of EMMC 17.20.100;*
- 2. The Planning Commission feels more than 12 dogs on the property is inappropriate;*
- 3. No legal property exists to apply the conditional permit to;*
- 4. The use is not in the best interests of the wildlife corridor;*
- 5. The proposal is not in compliance with EMMC 17.65.060(A) Floor Area, (B) Employees, and (K) Traffic Generation; and*
- 6. The home business is not the secondary use of the property as required by EMMC 17.65.020.*

Commissioner Bergener seconded the motion.

Discussion ensued to determine the appropriate findings of fact to include in the motion to offer explanation and provide direction to the applicants.

Commissioner Everett suggested tabling the item given the property does not legally exist and to allow the applicant time to have the property recorded and amend their application.

Commissioner Wells agreed that although tabling the application would be an appropriate course of action, given the unlikelihood of the Planning Commission approving the request had the property been platted the denial is more appropriate.

Discussion ensued regarding the clarity provided by the proposed motion and the associated value to the applicants to inform their decisions moving forward.

Those voting aye: Jeremy Bergener, Christopher Pengra, Erin Wells, and Brett Wright. Those voting nay: Matthew Everett. The motion carried with a vote of 4:1.

Commissioner Everett clarified his dissention was because he believes tabling the item would have been the more appropriate action as the property does not legally exist.

6.C. PUBLIC HEARING – Spring Run Phase D

Mr. Jensen presented the item. Spring Run Phase D was approved for 178 single-family units. Plats 1, 2, 3, and 4 have been built with 114 units and 68 units are proposed for plats 5 through 7. The total number increased by 4 to 182. Staff requested the road connection to be revised which is where this change started. Spring Run MDA was approved on May 5, 2021, for up to 1,016 units. The MDA was amended July 29, 2015, for up to 951 dwelling units and further amended on October 18, 2016, for up to 621 dwelling units.

The proposal is for changes in parcels 1, 2, 5, 6, and 9 of the MDA comprising 69.96 acres and allowing up to 268 units for an overall density of 3.83 dwelling units per acre. The proposed plat is for 68.55 acres with 182 dwelling units and a density of 2.72 dwelling units per acre.

Cul-de-sacs are discouraged in the connectivity code and are generally prohibited in the R1, R2, R3, and RC zones per EMMC 16.30.090(C)(3) unless there is clear and convincing evidence that a cul-de-sac is necessary due to reasons such as topography. EMMC 16.30.090(C)(4) requires hard surface pedestrian connections between cul-de-sacs, the application is proposing to not put pedestrian connections between the two cul-de-sac in Plat 5 due to topographical concerns.

Staff recommends that the Planning Commission motion to recommend approval of the application to the City Council for the reasons set forth in the staff report and in the meeting with any conditions that the Planning Commission find appropriate.

Applicant representative Jim Allred said they have been striving to comply with the requirements to connect to the east at great expense recognizing the importance of connectivity for the City. The density has changed but will not exceed the approved density for the project.

Commissioner Wright opened the public hearing at 8:34 p.m.

Rob Stoddard submitted the following email:

Concern 1 - Housing Density within MCA Subzone A of Camp Williams Joint Land Use Agreement (2012) - About half of the proposed area is within subzone A, which recommends a maximum housing density of 2 dwellings per acre. The current density in this region is ~2.60 DU/AC. What justification does the city have to further ignore the MCA's recommendation by continuing to increasing the density within MCA Subzone A? The portion of the proposed area within subzone B (max 6 DU/AC) is not included in this concern.

Concern 2 - Steep Slopes along Spring Run Parkway - Proposed Lots 414, 415, 416, & 417 indicate the presence of steep slopes along the backside of properties that currently contain utilities within their easements. The developer should be responsible for installing the necessary retaining wall along Spring Run Parkway to prevent erosion of soil from these properties into the asphalt walking trail along this road. Depicted slopes suggest that this wall will be in excess of 10 feet tall and may require utility repositioning. Requiring the developer to complete the retaining wall will ensure the safety of pedestrians and bikers on the trail by enforcing proper engineering and construction. It is unlikely that the future property owners will have the resources to complete such extensive landscaping across 3+ properties on their own.

Concern 3 - Excessive Slopes along Spring Mountain Drive - Similar concerns exist for lots 525, 524, 519, and 518 whose properties border the asphalt trail along the future segment of Spring Mountain Drive. These lots propose a 30%-40% grade prior to placing houses. After houses are built, the grade will be even greater. To prevent erosion onto the walking path, these properties will likely need 1 or more retaining walls excess of 15 feet tall. The developer should be required to install retaining walls along this road to ensure pedestrian and biker safety.

Concern 4 - Open Space buffer to adjacent property on the East - Without a perimeter walking trail along the Eastern edge of the residential area, what plans are there to ensure that there is a transition buffer between the residential and commercial properties?

Commissioner Wright read an email to the Commission from Mr. Mumford in response to Mr. Stoddard's comment:

Commissioners,

Just a quick note in response to a question in the public comment for the Spring Run project. The Camp Williams Joint Land Use Study was completed after the Spring Run Master Development Plan was already approved. The Spring Run master development plan application was submitted in 2009, and was approved prior to the Camp Williams Joint Land Use Study, which was completed near the end of 2012. So, while I agree that the density should be lower near the border of Camp Williams, unless we or the Camp are willing to purchase development rights, the Spring Run project should be allowed to continue development based on their master development plan approval.

Let me know if you have any questions. Thanks.

Commissioner Wright closed the public hearing at 8:37 p.m.

Mr. Allred said that some residents have requested a delay in fencing installation to allow them time to install retaining walls on their properties. Retaining walls are not necessary but may be installed by the residents for the purpose of leveling their yards.

Commissioner Wright inquired if the lot count increase impacted the open space acreage requirements. He said the applicant could pay a fee-in-lieu rather than altering the plans should additional open space requirements arise.

Mr. Jensen said he would verify the open space requirements are met.

Commissioner Pengra noted the open space requirements are outlined in the MDA for the project and the new lot count would be subject to those requirements.

Mr. Allred said the project includes approximately 30 acres of open space and a trail system and the second park is larger than the original approval. They desire to meet the terms of the MDA, create a beautiful community, and be one of the best developers in Eagle Mountain.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of an amendment to the master development plan and preliminary plat for Spring Run Phase D with the condition that the appropriate amount of open space as required per the master development agreement is provided. Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

6.D. PUBLIC HEARING – Mochila Rezone ITEM REMOVED FROM AGENDA AT APPLICANTS REQUEST

This item was removed from the agenda at the request of the applicant.

6.E. Action Item – Skyline Ridge Phase 2 Plat 4 Extension Request

This item was discussed prior to item 6.A.

Mr. Jensen presented the item. Skyline Ridge Phase 2 Plat 4 received a final plat approval (notice of decision) on September 9, 2019. According to EMMC 16.25.100, final plat approvals shall expire one year from the date of approval. An applicant may request an extension of time by making a request in writing to the Planning Director, who may approve an extension if the letter was received prior to the expiration date of the project as listed in the notice of decision. The applicant has made a written request for an extension of the notice of decision expiration date, but the written request was received after the expiration date of September 20, 2020, thus the Planning Director was not able to approve the extension. EMMC 16.25.100(C) allows an applicant to appeal the Planning Director's denial to the Planning Commission for consideration.

The applicant's request details the reasons for the delay, including difficulties related to the global pandemic, and highlights the good faith work the applicant has been making since starting construction in June of 2020, prior to the notice of decision expiring. The project is owned by a new developer/owner, who was unaware the approval expired until months after the expiration date. The Skyline Ridge Plat 4 development is rocky and requires significant grading work, and the developer has already installed the public infrastructure, including utilities and roads, and is preparing to record the plat within the next few weeks. The applicant has complied with all requirements of the existing notice of decision and has been working with staff on ways to reduce the amount of grading and the number of disturbances on future phases of Skyline Ridge. Staff is comfortable with the applicant's progress and believes it is reasonable to grant a short extension of time for Plat 4.

Staff recommends that the Planning Commission approve an extension of time for Skyline Ridge Phase 2 Plat 4 extending the approval through November 1, 2021, for the reasons in the staff report and in the meeting.

Mr. Jensen verified the extension was denied because it was received after the expiration date rather than due to concerns with the request.

Applicant representative Brandon Ames with Bach Homes said they purchased the property as-is and did not have the amount of information they would normally have for a project. They became aware they were out of compliance when they received an email and letter from staff informing them of the expiration. They are attempting to go through the correct process to rectify the situation. The phase is completed and awaiting the final inspection.

Commissioner Wright expressed concern that additional slope retention is needed for the north and south ends of the development and requested for staff to evaluate if the retaining walls are sufficient.

Commissioner Pengra said although he is sympathetic to the applicant, Municipal Code does not authorize the Planning Commission to grant an extension on an expired final plat approval.

Mr. Jensen said that the applicant may appeal to the City Council or refile the application for half the fee should the Planning Commission deny the extension.

Discussion ensued regarding the Municipal Code requirements regarding the criteria of approving an extension per EMMC 16.25.100(B) "Criteria for Approving Extensions of Time. It is the responsibility of the applicant to request an extension of time prior to a project's expiration. The city is not responsible to remind applicants of expiration dates. The planning director shall approve or deny a request for an extension of time within a reasonable period of time after receiving the request. The planning director may grant up to a single one-year extension of time to any project that meets one of the following criteria: 1. The applicant must have shown a good faith effort to initiate the project by systematically completing predevelopment conditions. 2. The applicant's initiation of development activities is based on an action by the city or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control."

Commissioner Bergener noted that EMMC 16.25.100(D) allows for the applicant to resubmit an expired project.

Mr. Jensen clarified that the applicant appealed the Planning Director's decision within 15 days as required.

Commissioner Wright said he had come prepared to act differently; however, Commissioner Pengra was correct in that the powers and authority of the Planning Commission exclude granting an extension on a plat after expiration and they need to act lawfully and within their authority in accordance with Municipal Code.

Commissioner Everett said that the applicant has the right to appeal to the City Council, if desired, and the outcome might be different based upon the advice of the City Attorney. He requested for the City Council to consider waiving the reapplication fee should the appeal be denied.

The Commission expressed their willingness to have allowed an extension on the final plat approval, given the extenuating circumstances, had they had the authority to do so.

MOTION: *Commissioner Everett moved to deny the Skyline Ridge Phase 2 Plat 4 extension request for the reasons noted in EMMC 16.25.100. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

[7. Discussion Items](#)

[8. Next scheduled meeting](#)

The next meeting is scheduled for October 12, 2021.

Commissioner Wells informed the Commission that she will not be in attendance at the October 12, 2021 meeting.

[9. Adjournment](#)

MOTION: *Commissioner Everett moved to adjourn the meeting at 8:46 p.m. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:46 p.m.

Approved by the Planning Commission on October 12, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 12, 2021**

TITLE:	Action Item - Eagle Mountain Medical Office Building		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Jared Pinegar / Bruce Fallon		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
		.95	Ranches Gateway

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the Eagle Mountain Medical Office Building Site Plan to the City Council, for the reasons stated in the staff report and in the meeting with the following conditions:

1. Drive aisle at rear of lot be continued to East property line.
2. Additional design elements are added to the North Elevation as required by 17.72.030 A1
3. Additional vertical and horizontal articulation and features on north and west elevations as required by 17.72.040 D
4. Chosen architectural features shall be used on all 4 sides of the building in accordance with 17.72.040 E1
5. Additional materials added to West and North elevations to eliminate featureless surfaces in accordance with 17.72.040 F2
6. LocalScape or other waterwise landscaping is required.
7. Monument Sign shall be located on applicants property.

BACKGROUND:

This application is for a site plan for a medical office building located on 0.95 acres at approximately 4302 E Pony Express Parkway (parcel # 65:645:0004). This proposal is located directly East of O'Reilly Auto Parts.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council.

Site Plan Development Standards

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

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

B. Screening Requirements Code requires that "Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the City Council..." There is an existing six foot (6') tall masonry wall along the south side of this project between it and the *Oak Hollow* project, that was installed when the residential project was developed. When the project to the West of this (O'Reilly Auto Parts) was approved there was a concern because the height of final grade of the store was significantly higher than the elevation where of the bottom of the wall, resulting in improper screening between the developments, which has required additional mitigation at that site.

Review of the proposed grading plan shows the elevation at the top back of curb for this project to be 4,793.50' at the lowest point to 4,794.34' at the highest location. While the elevation of the bottom of the six foot (6') wall is 4,793' which provides an effective screen height of 5.5' at the lowest point and 4.66' at the highest point (the East corner of the project) it should be noted the applicant is providing trees and shrubs between the top back of curb and the residential property. The Commission should consider if this screen plan is sufficient to meet the requirements of this section.

C. Access Requirements. The proposal has appropriate access onto Pony Express Parkway, and meets the requirement of a roadway width of under 40' (Access is 30'). The parking lot is interconnected with the parking lot to the West (O'Reilly), but the location of the Dumpster prevents a connection at the back of the lot to the East, staff recommends continuing the rear drive aisle to the East.

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

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

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

Commercial Design Standards

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

Per 17.72.030 A 1 "The primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing façade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited" The North elevation which is facing Pony Express Parkway is largely flat, with fewer architectural details than the rest of the building. It is the opinion of staff that additional design elements need to be added to the north elevation.

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

Per 17.72.040 A "Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial and multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary façade" It is the opinion of staff that it is more appropriate for the Eagle Mountain Medical Office building to look like other health/medical buildings than it is to look like neighboring retail such as O'Reilly's Auto or Dollar Tree, for that reason it was evaluated against projects such as The Thrive Medical Building, Pony Express Plaza, Pony Express Dental, and Eagle Vision. While distinctly different from each of these buildings

the proposal does use similar colors as the Pony Express Plaza project, and the Thrive Medical building, which is also modern in its nature. Eagle Vision is darker and more traditional in appearance than this proposal, while the Pony Express Dental Project maintains the modern look and is somewhat darker in its color palette. It is up to the Commission to make a determination if the elevations are close enough to surrounding buildings.

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

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

17.72.040 D Requires vertical and horizontal articulation on all four sides of the development. the East and South elevations provide good articulation, the west elevation provides some articulation, but in the opinion of staff additional articulation is needed. The North Elevation is largely flat with a single flat plane of color dominating the visual. Staff recommends additional design elements be added to the North and West elevations.

17.72.040 E 1 Requires "Commercial buildings shall incorporate a majority of the following architectural details: Reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures. All sides of a building shall include the chosen details" of the 12 details the proposed elevations include 7 features, however they are not all used on each side of the building.

17.72.040 F 2 Requires buildings avoid large panelized products or featureless surfaces. and that Commercial buildings shall utilize an appropriate mixture of building materials on all sides. The North and to a lesser extent the West elevations contain large flat /featureless

features, it is the opinion of staff that additional materials should be added to these elevations.

Other Items for consideration

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

Parking

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

A parking island is required for every 12 parking stalls, the parking lane to the east of the building exceeds 12 stalls and a parking island shall be required.

Landscaping

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

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

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Eagle Mtn MOB Site Plan](#)
[Elevation Comparison](#)

EAGLE MOUNTAIN MEDICAL OFFICE BUILDING

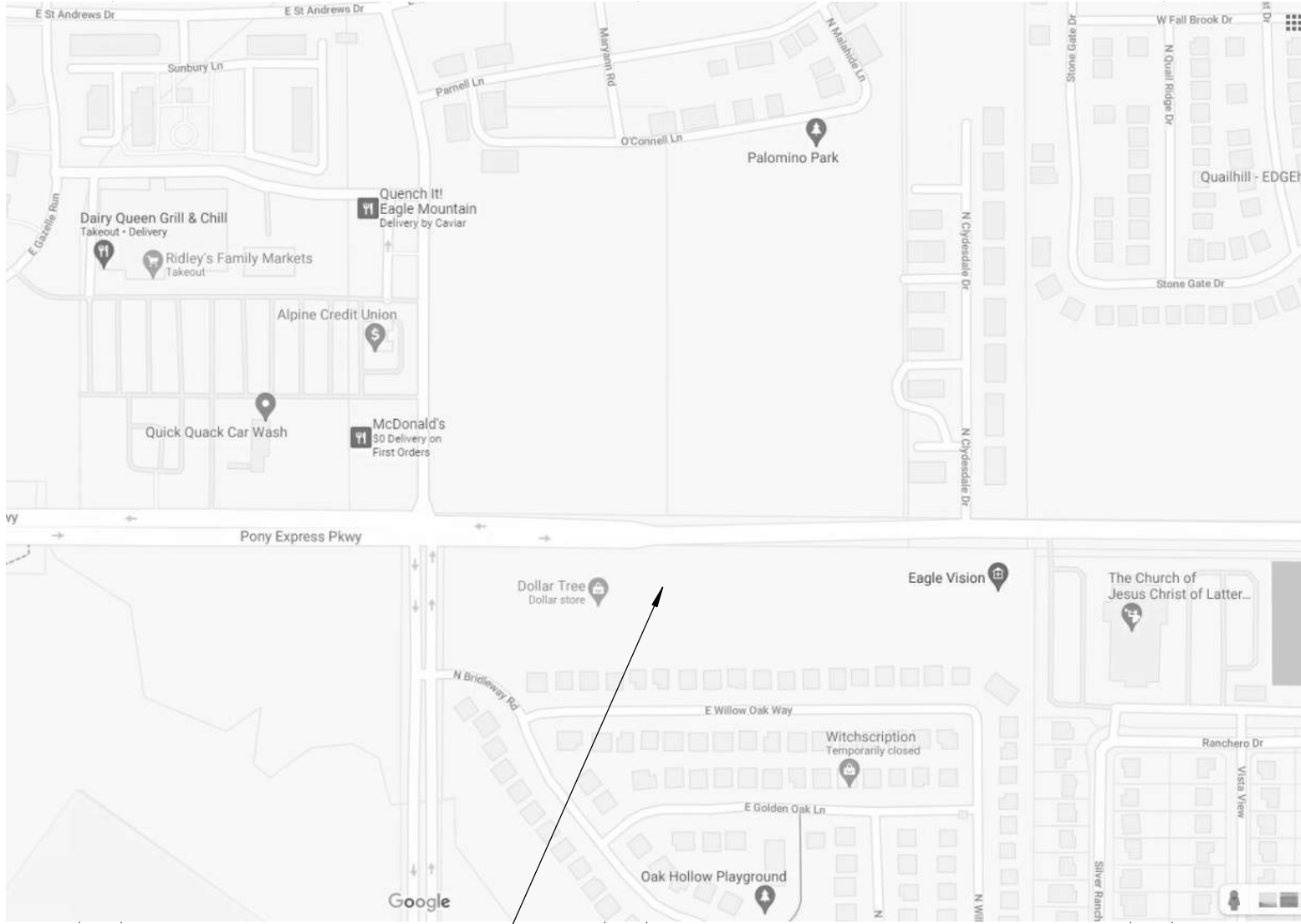
4302 EAST PONY EXPRESS PARKWAY

EAGLE MOUNTAIN, UTAH 84005

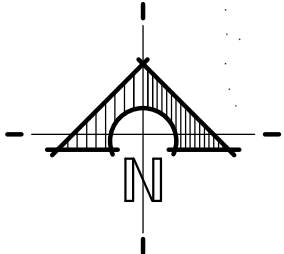


DRAWING INDEX

GENERAL	
G1.1	COVER SHEET
G1.5	EXTERIOR ELEVATIONS - COLOR
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C-1	SITE PLAN
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ELECTRICAL	
E1.2	SITE PHOTOMETRIC PLAN



VICINITY MAP



PROJECT DATA

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

PROJECT TEAM

CIVIL ENGINEER ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UTAH 84603 LARVIN POLLOCK, PE 801.718.5993 LARVIN@ELEVATEENG.COM	ARCHITECT WPA ARCHITECTURE 475 NORTH FREEDOM BLVD. PROVO, UTAH 84601 BRUCE T. FALLON, AIA, LEED AP 801.374.0800 BFALLON@WPA-ARCHITECTURE.COM	LANDSCAPE ARCHITECT ADAM CASTOR 7102 SOUTH BROOKHILL DRIVE COTTONWOOD HEIGHTS, UTAH 84121 ADAM CASTOR, PLA 801.362.2339 ADAMCASTOR@YAHOO.COM
STRUCTURAL ENGINEER DYNAMIC STRUCTURES 1887 NORTH 1120 WEST PROVO, UTAH 84604 JAY ADAMS, SE 801.356.1140 JAY@DSTRUCTURES.COM	MECHANICAL ENGINEER PVE, INC. 1040 NORTH 2200 WEST, SUITE 100 SALT LAKE CITY, UTAH 84116 CALEB WRAY, PE 801.359.3159 CWRAY@PVE-UT.COM	ELECTRICAL ENGINEER PVE, INC. 1040 NORTH 2200 WEST, SUITE 100 SALT LAKE CITY, UTAH 84116 TODD HAIGHT, PE 801.359.3159 THAIGHT@PVE-UT.COM

GENERAL NOTES

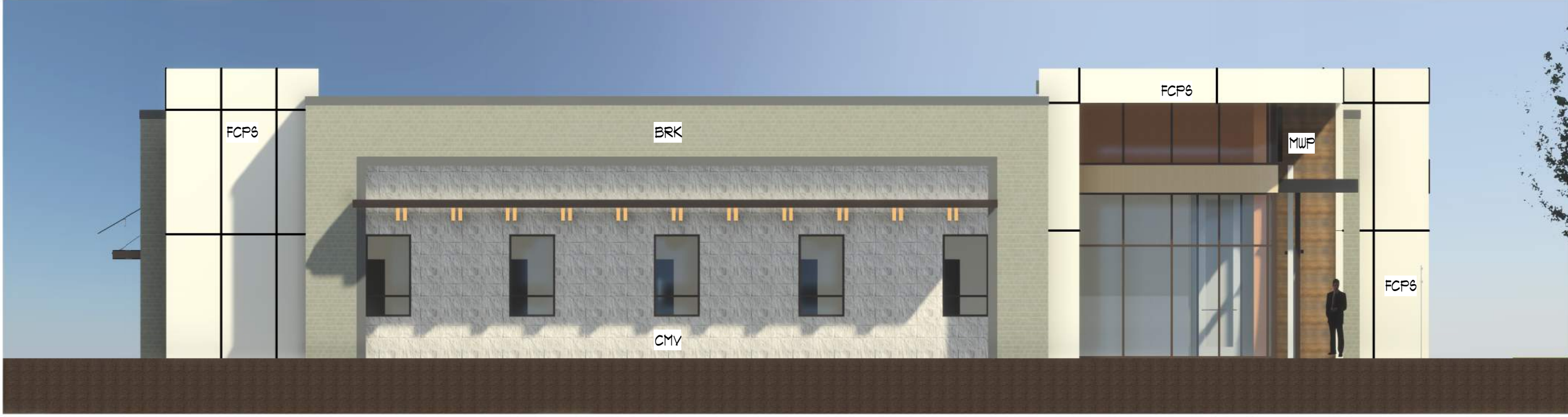
- A. ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.
- B. GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST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



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



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



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



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

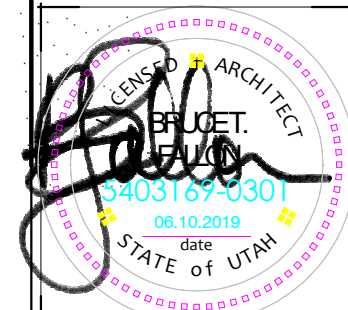
EXTERIOR FINISH SCHEDULE

MARK	ITEM DESCRIPTION	MANUFACTURER	COLOR / FINISH
FCL6	PRE-FINISHED FIBER CEMENT LAP SIDING	ALLURA	MAPLE / WOOD GRAIN
FCP6	PRE-FINISHED FIBER CEMENT PANEL SIDING	ALLURA	SNOW / SMOOTH
	W/ FIBER CEMENT TRIM SYSTEM	EAST TRIM	WHITE
BRK	BRICK VENEER	INTERSTATE BRICK	PLATINUM
CMV	ADHERED CONCRETE MASONRY VENEER	EL DORADO STONE	VANTAGE 30, WHITE ELM
	TIMBER BEAMS & COLUMNS	SEE SPEC.	STAINED, COLOR: TBD
	ALUM. STOREFRONT ENTRANCES & WINDOWS	SEE SPEC.	BRONZE ANODIZED ALUMINUM
	METAL DOORS & FRAMES	BENJAMIN MOORE	HC-86 KINGSFORT GRAY
MUF	PRE-FINISHED METAL WALL PANEL	MAC METALS	TEAK
	PRE-FINISHED METAL FASCIA & DRIP EDGE	SEE SPEC.	TBD
MSP	PRE-FINISHED METAL SOFFIT	MAC METALS	TEAK
	PRE-FINISHED METAL WALL CAP	SEE SPEC.	TBD

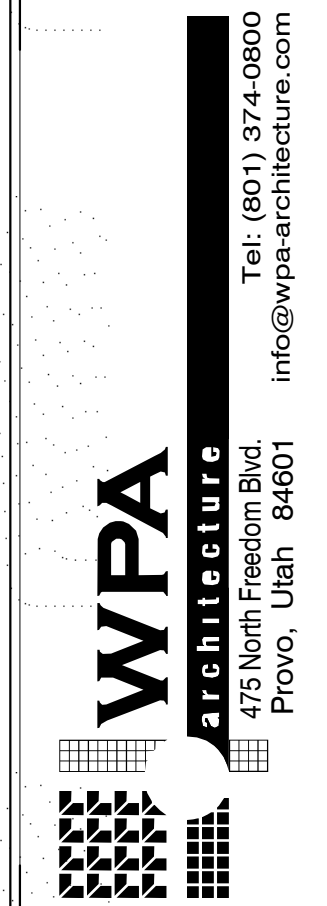
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Date: 08.13.2021

Revision:



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



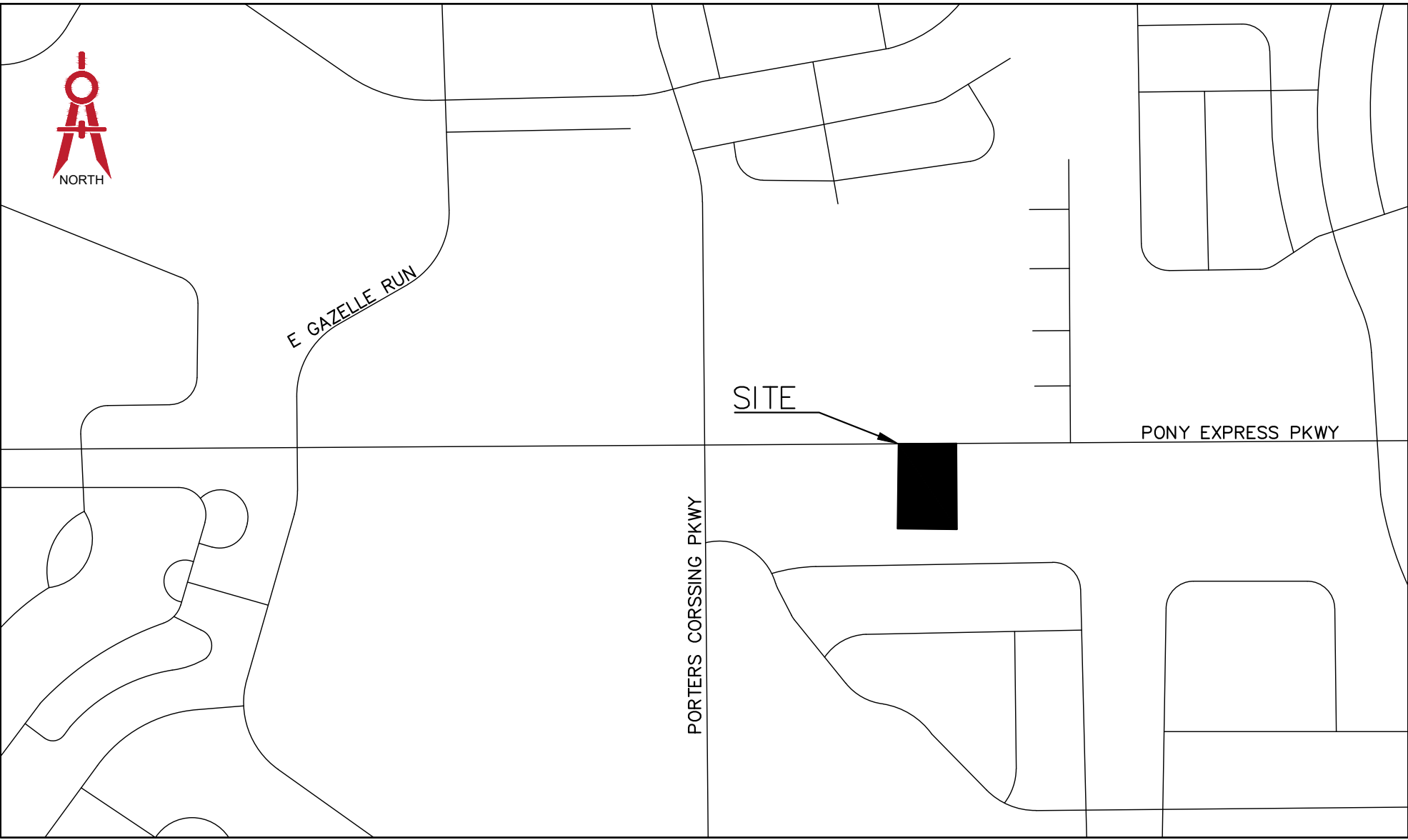
Eagle Mountain | Medical Office Building
Hales + Pinegar Development
4302 East Pony Express Parkway
Eagle Mountain, Utah 84005

G1.5
EXTERIOR ELEVATIONS - COLOR

EAGLE MOUNTAIN OFFICE BUILDING
EAGLE MOUNTAIN, UT

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

VICINITY MAP



NOT TO SCALE

INDEX

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

SITE DATA

Table with 3 columns: Description, Value, and Unit. Rows include Lot Area (41,396 SF), Building Area (11,434 SF), Pavement Area (21,299 SF), and Landscape Area (8,663 SF).

ZONING: CC (COMMUNITY COMMERCIAL)
PERMITTED USE

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.

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" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO BE A 36" INSIDE DIAMETER CAN HDPE OR FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

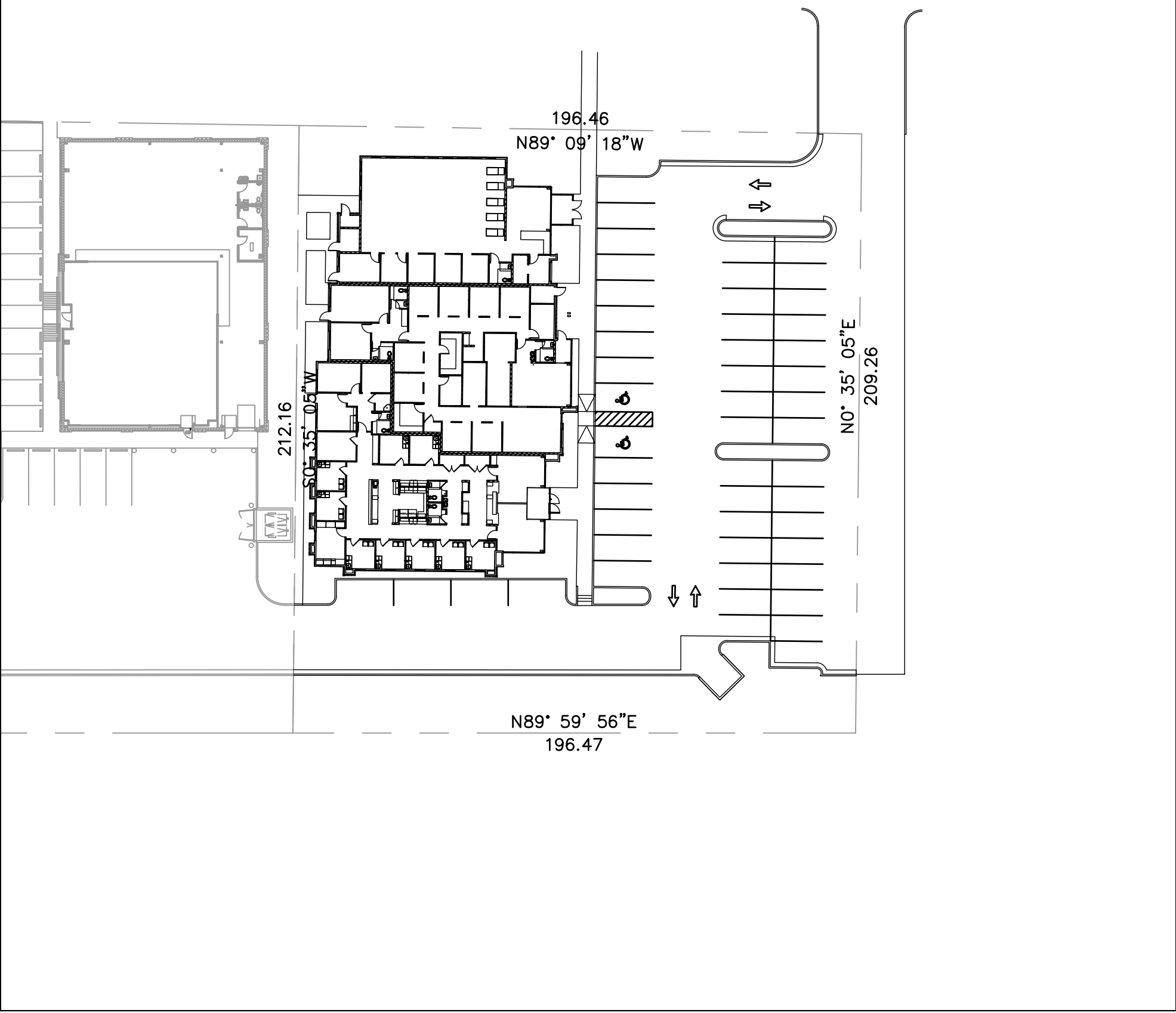
STORM DRAIN-

- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1 'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION-

- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

PONY EXPRESS PKWY



SITE MAP
1"=40'

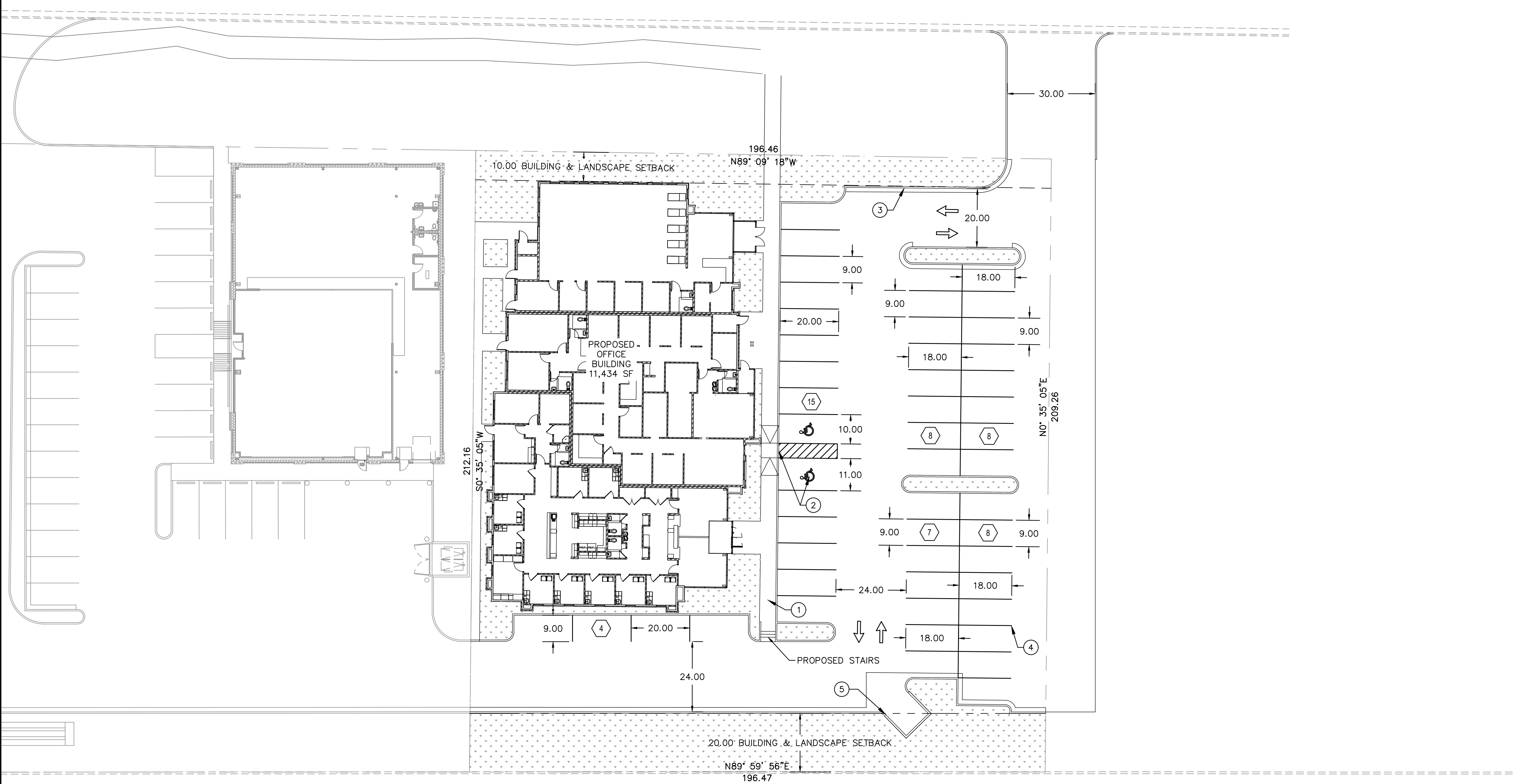
LEGEND & ABBREVIATION TABLE

Table with 3 columns: Description, Symbol/Line Style, and Abbreviation. Rows include R.O.W./PROPERTY LINE, EASEMENT LINE, CENTER LINE, PROPOSED TRAIL, PROPOSED WATER LINE, PROPOSED PRESSURIZED IRRIGATION, PROPOSED GROUND WATER DRAIN, PROPOSED SEWER LINE, PROPOSED STORM DRAIN LINE, EXISTING SEWER LINE, EXISTING WATER LINE, EXISTING STORM DRAIN LINE, EXISTING CONTOUR, FINISHED CONTOUR, EXISTING CURB AND GUTTER, PROPOSED CURB AND GUTTER, INVERT ELEVATION, TOP BACK CURB, TOP ASPHALT, TOP OF GRATE, FINISHED GRADE, TOP OF CONCRETE, HIGH WATER ELEVATION, CATCH BASIN, SURFACE FLOW DIRECTION, PROPOSED STREET LIGHT, STORM DRAIN MANHOLE, SANITARY SEWER MANHOLE, and PROPOSED WATER VALVE.

Vertical sidebar containing project information, ELEVATE ENGINEERING logo, project address (4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005), sheet title (EAGLE MOUNTAIN OFFICE BUILDING COVER SHEET), professional engineer seal for Larvin Pollock, and sheet number (C-0).

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
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SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

PONY EXPRESS PARKWAY



LEGEND

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

SITE DATA

LOT AREA:	41,396	SF (0.95 ACRES)
BUILDING AREA:	11,434	SF± 27.6%
PAVEMENT AREA:	21,299	SF± 51.5%
LANDSCAPE AREA:	8,663	SF± 20.9%
PERVIOUS AREA:	8,663	SF± 20.9%
IMPERVIOUS AREA:	32,733	SF± 79.1%

ZONING: CC (COMMUNITY COMMERCIAL)
PERMITTED USE
PARCEL ID#: 656450004

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: YES
SETBACKS:
FRONT=10 FEET
REAR=20 FEET
SIDE=0 FEET

PARKING TABULATION

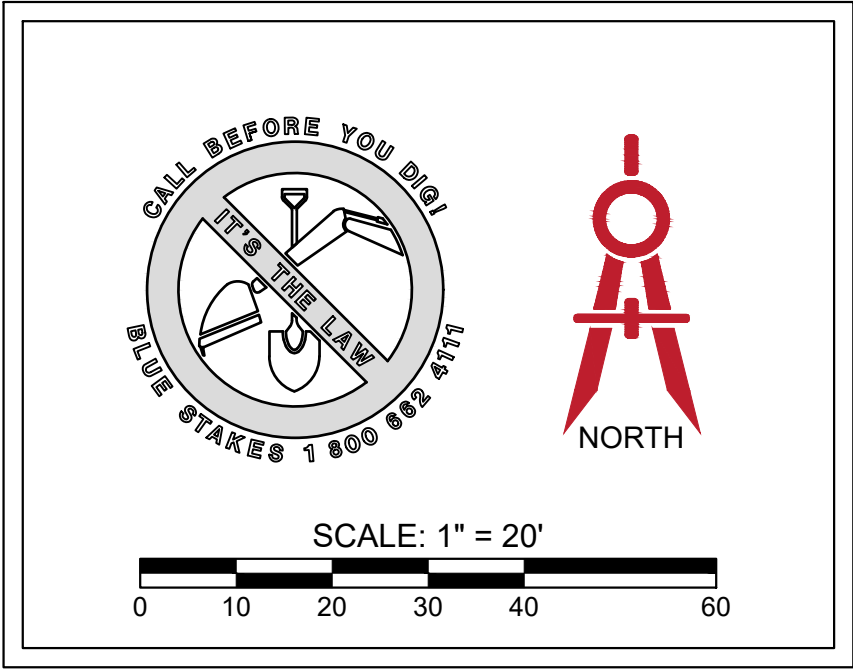
REQUIRED: 1 STALL PER 300 SF OF GROSS FLOOR AREA.
(11,434 / 300 = 38)
PROVIDED: 50 STALLS
2 ADA STALLS

NOTES:

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

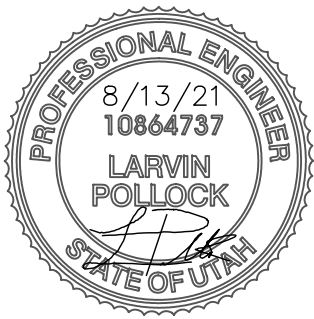
ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

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



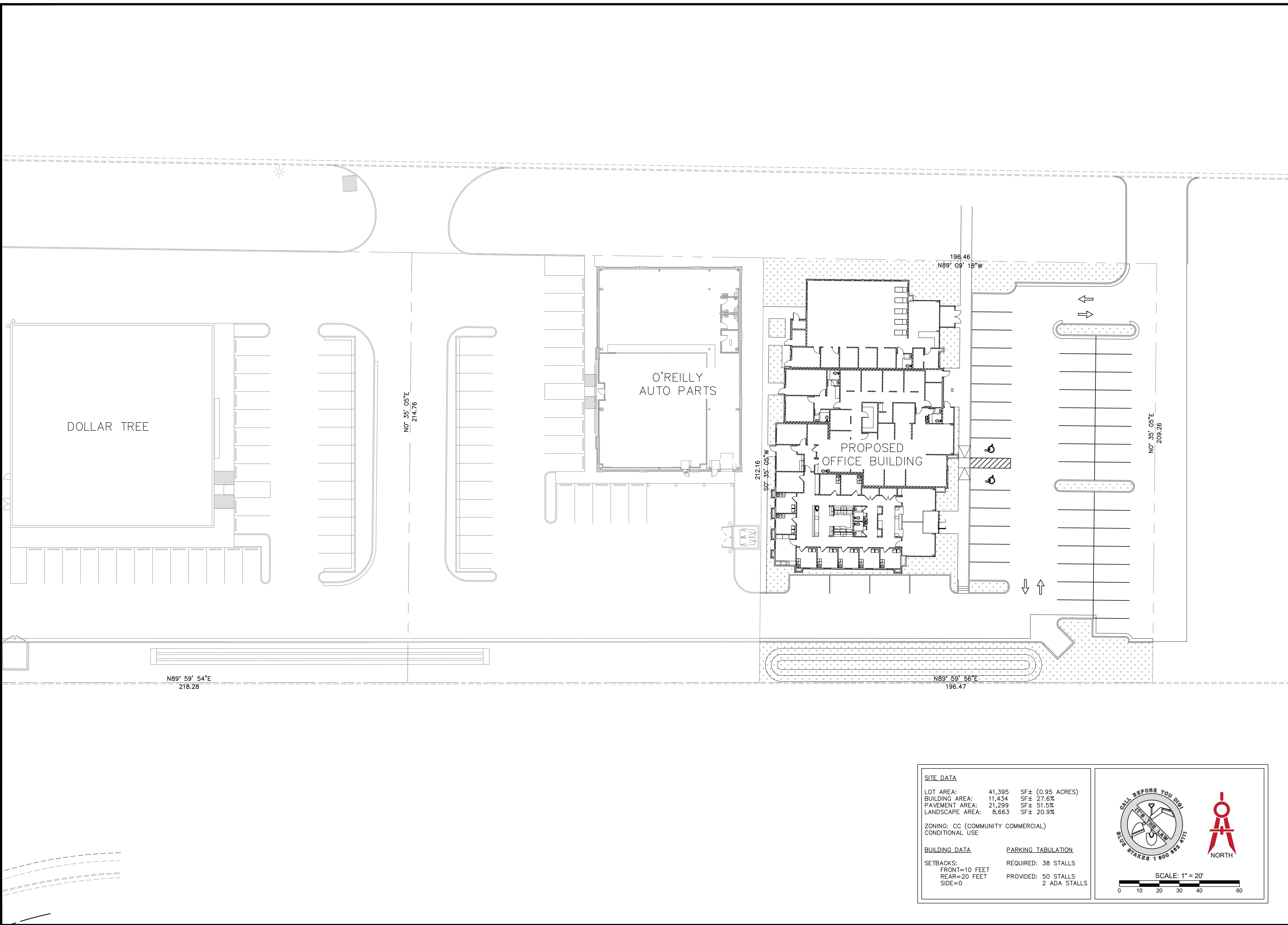
ELEVATE ENGINEERING
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SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

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

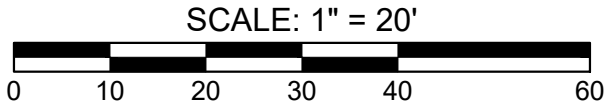


SHEET:
C-1

DATE:
Aug 13, 2021



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



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

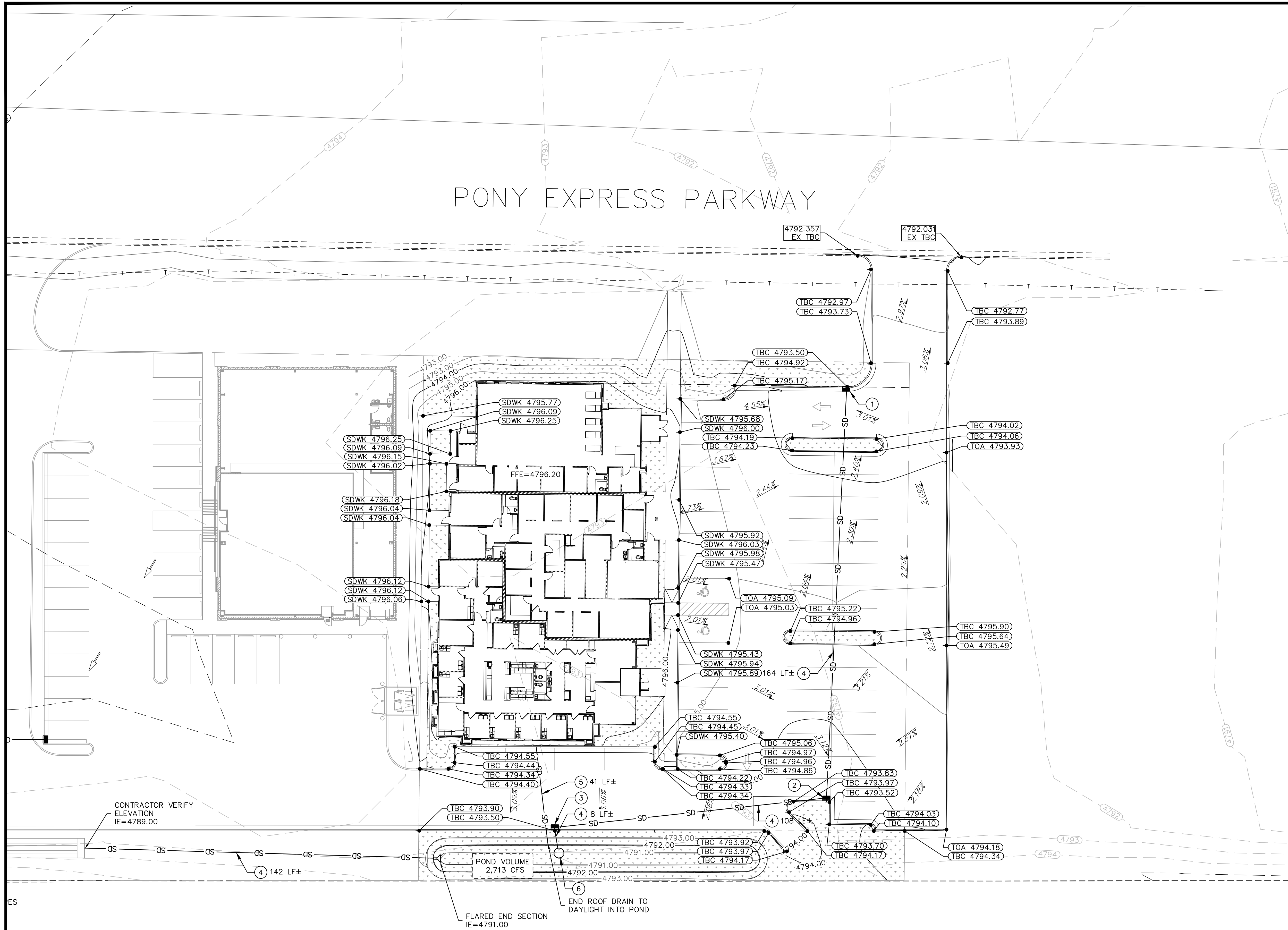
SHEET:
C-1.1
DATE:
Aug 13, 2021

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

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

\\Mac\\Home\\Elevate Engineering Dropbox\\Eagle Mountain Office Building\\EAGLE MOUNTAIN OFFICE BUILDING 1F.dwg -- Aug 13, 2021--5:17pm



LEGEND

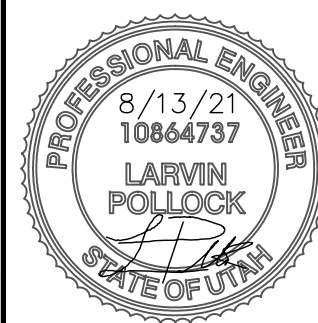
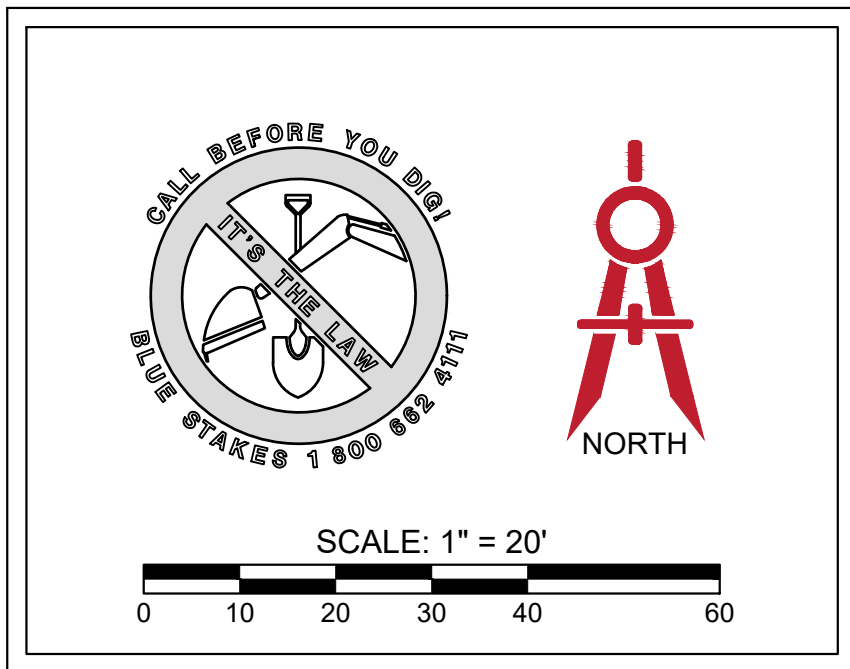
- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- GRADE BREAK
- FINISH GRADE CONTOUR LINES
- EXISTING GRADE CONTOUR LINES
- FINISH GRADE SLOPE
- GRADE BREAK
- INVERT ELEVATION
- TOP OF GRATE
- TOP OF ASPHALT
- TOP BACK OF CURB
- EDGE OF ASPHALT
- PROPOSED
- EXISTING
- FINISHED GRADE
- FINISHED FLOOR ELEVATION
- SIDEWALK

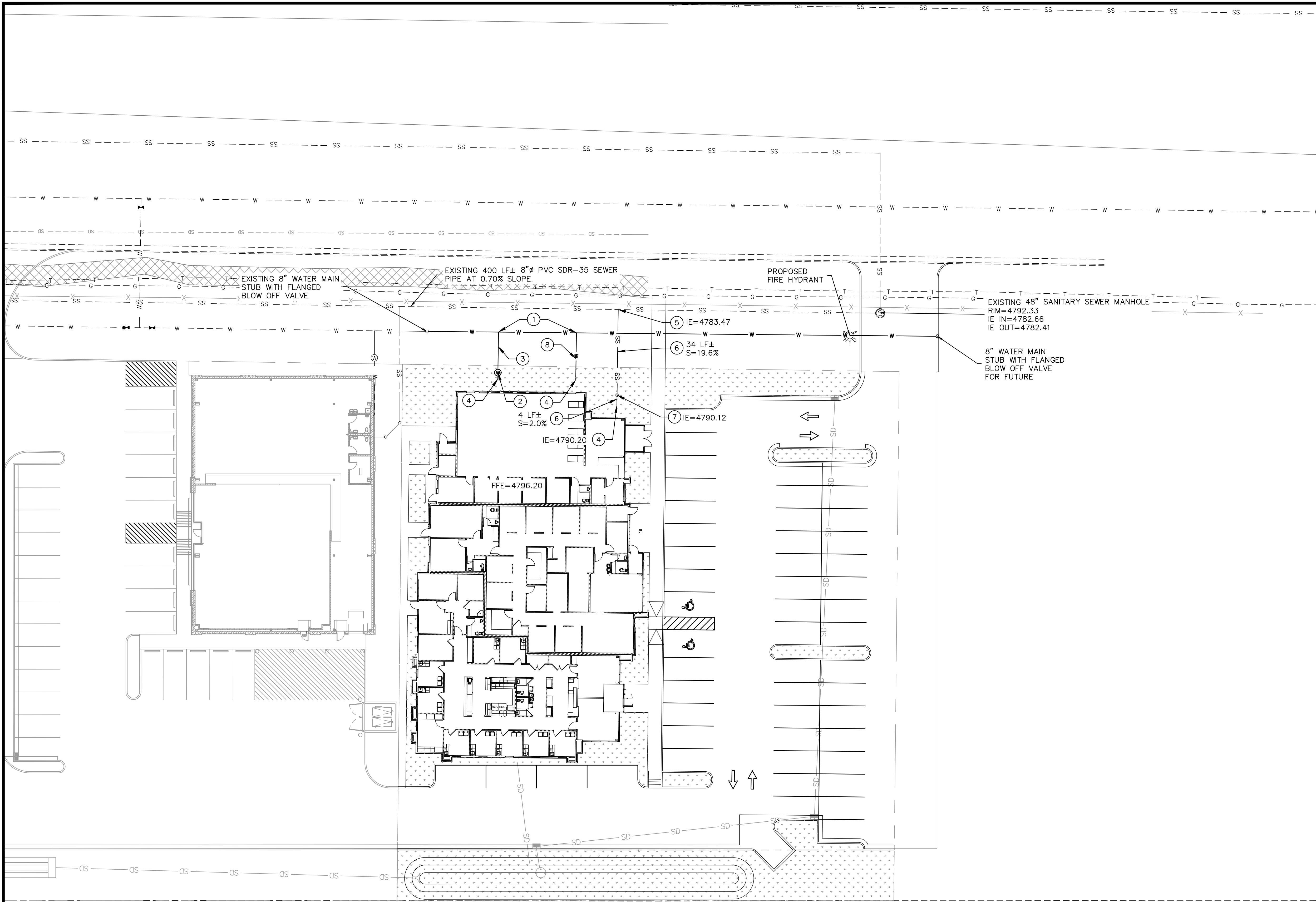
DESIGN NOTES:

1. INSTALL CURB INLET BOX PER APWA PLAN 315. SEE SHEET C-4 FOR DETAILS. RIM=4793.00 IE=4790.00
2. INSTALL CURB INLET BOX PER APWA PLAN 315. SEE SHEET C-4 FOR DETAILS. RIM=4793.00 IE=4789.27
3. INSTALL CURB INLET BOX WITH SNOOT PER APWA PLAN 315. SEE SHEET C-4 FOR DETAILS. RIM=4793.00 IE=4788.79
4. INSTALL 12" ADS STORM PIPE @ 0.44% MIN. SLOPE.
5. ROOF DRAINS TO CONNECT TO STORM DRAIN SYSTEM WITH 6" ROOF DRAIN PIPE.
6. INSTALL 48" BUBBLE UP MANHOLE AND 2,713 CF POND WITH FLARED END SECTION. RIM=4791.00 IE=4788.70 TOP OF POND=4793.00 BOTTOM OF POND=4790.00

10-Year Flow	
Area	0.950
Weighted C Value	0.77
Intensity	3.1
Flow Rate	2.28

DRAINAGE CALCS FOR EAGLE MOUNTIAN OFFICE BUILDING			
80th Percentile Retention Storm Design			
Release Rate=	0.00	cfs/acre	
POST-DEVELOPED		Runoff Coefficient	
Roof Area	11847	ft^2	C_roof 0.80
Paved Area	20432	ft^2	C_paved 0.95
Landscaped	9117	ft^2	C_landscaped 0.35
Total Area	41396	ft^2	Weighted C 0.77
	0.95	acres	CA : 32079 ft^2
Depth Per Acre	0.52	in/acre	
Total Retention Volume	1705	CF	





LEGEND

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

DESIGN NOTES:

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

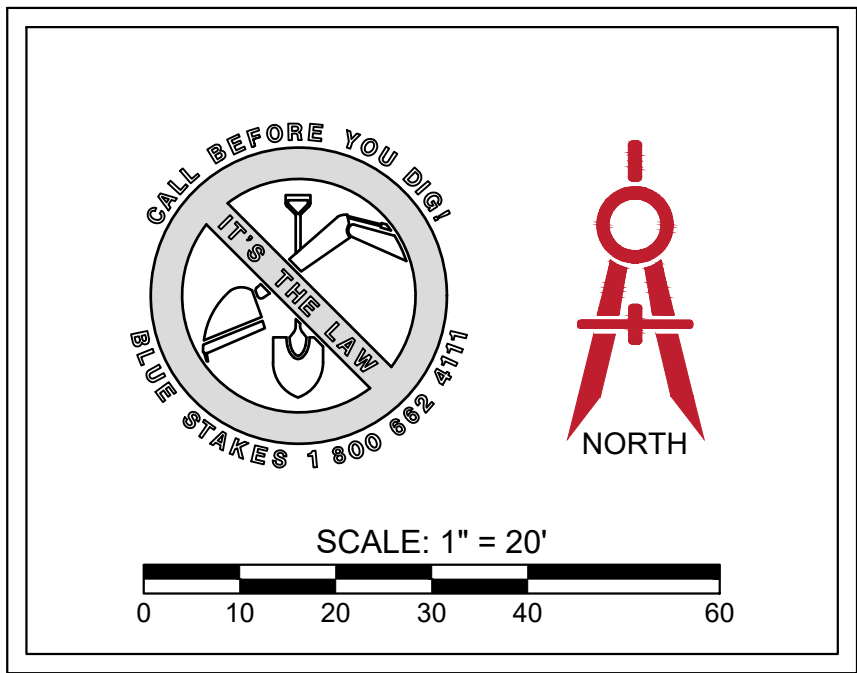
GENERAL NOTES:

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

PRIVATE UTILITIES

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

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



NO.

REVISIONS

BY

DATE

PROJECT ENGINEER: LP

DESIGNER: DR

ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
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larvin@elevateeng.com

ELEVATE

ENGINEERING

EAGLE MOUNTAIN OFFICE BUILDING
UTILITY PLAN

4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER

8/13/21

10864737

LARVIN POLLOCK

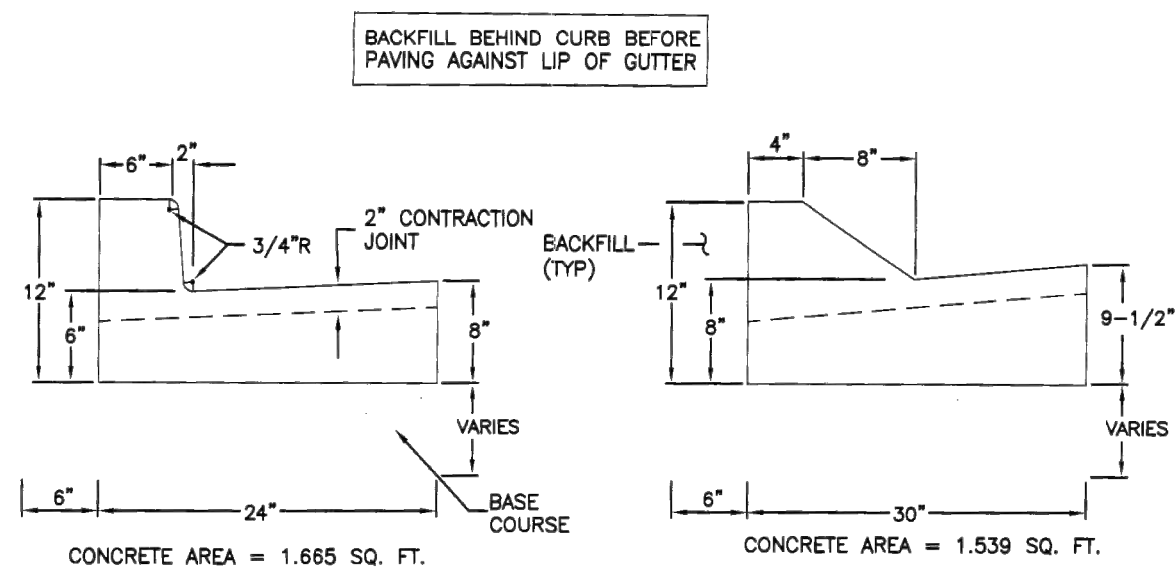
STATE OF UTAH

SHEET:

C-3

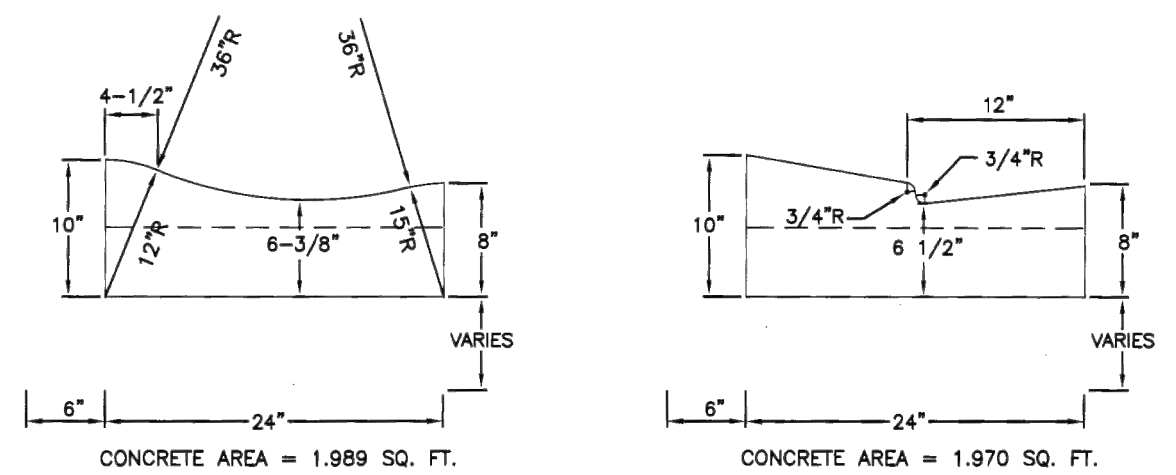
DATE:

Aug 13, 2021



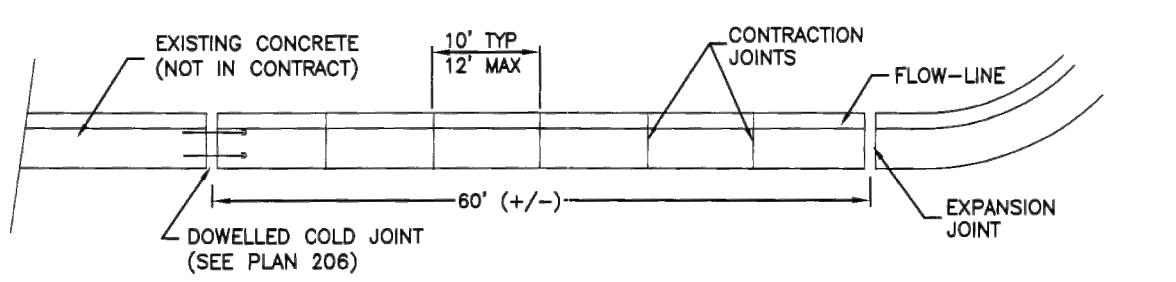
Type E

Type F



Type G

Type H

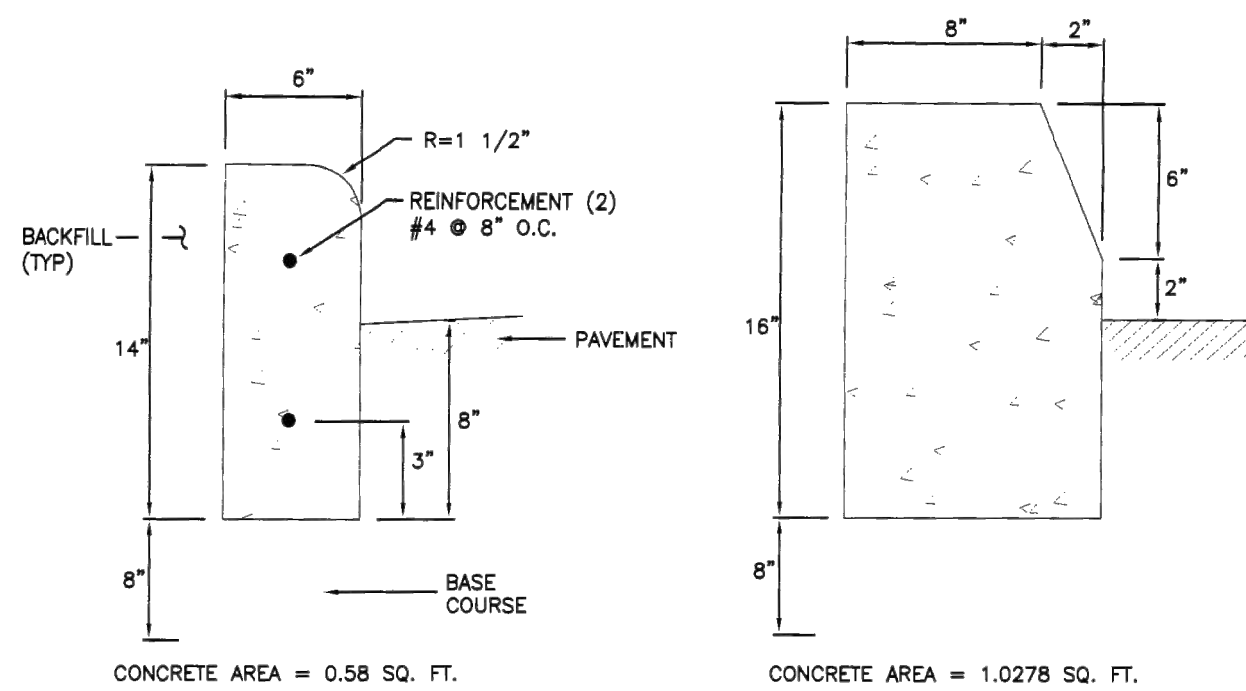


JOINT DETAIL

Curb and gutter

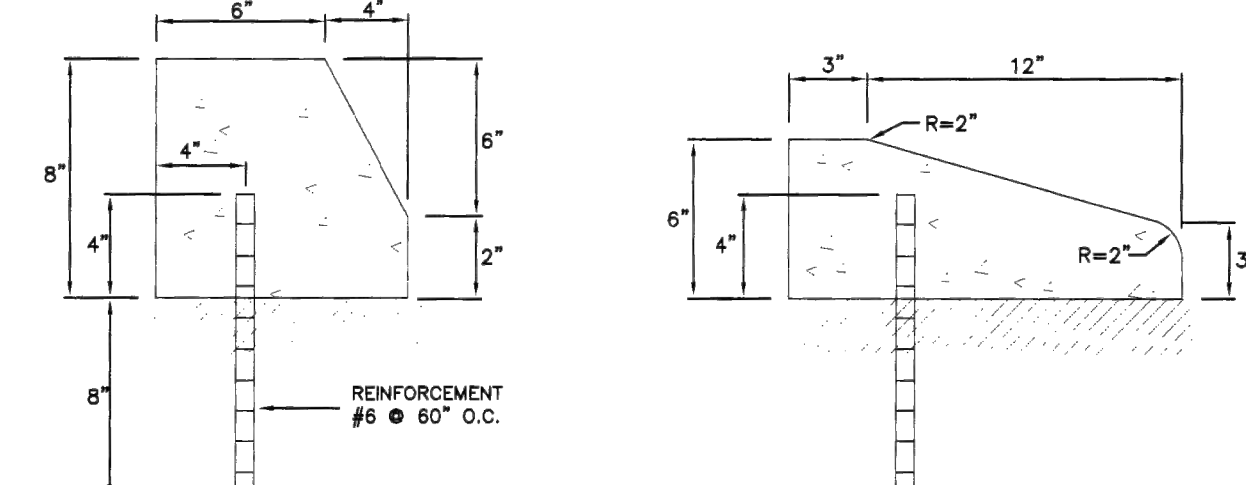
Plan
205

Sheet 2 of 3



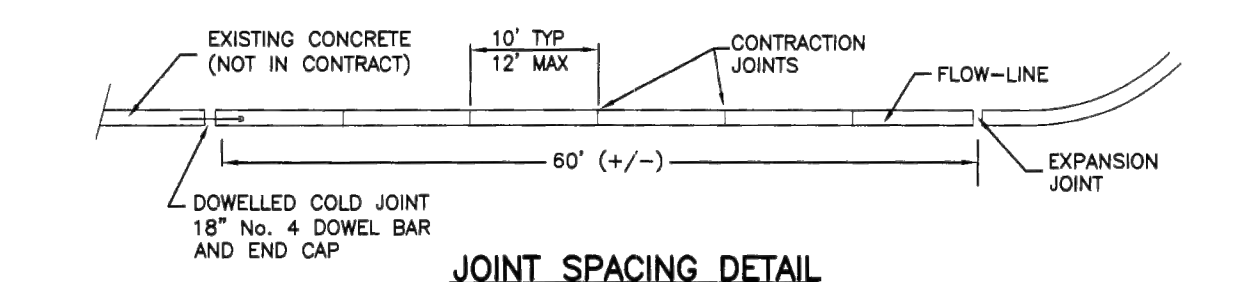
TYPE P

TYPE Q



TYPE R

TYPE S

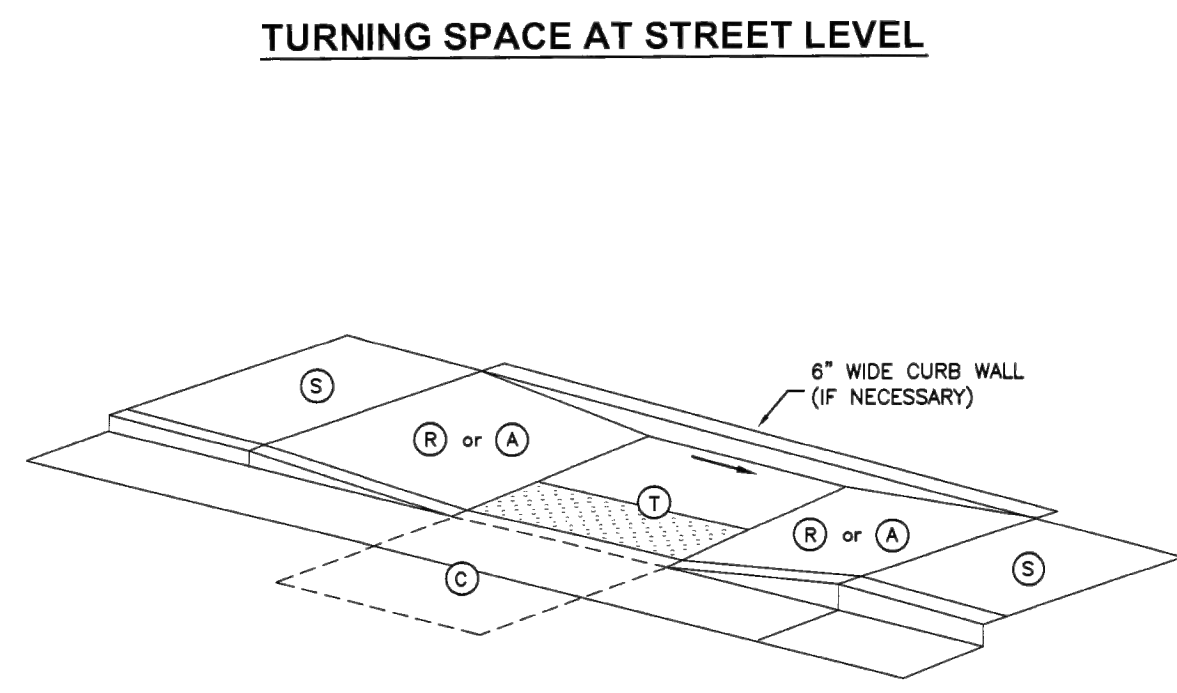


JOINT SPACING DETAIL

Curbs

Plan
209

Sheet 2 of 3



EXAMPLE 5

ELEMENT	DIMENSION
(R) (A)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

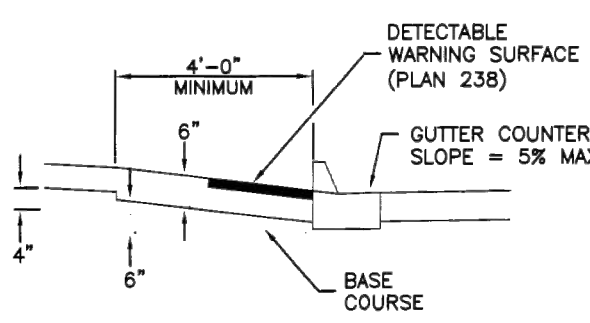
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK.

TABLE OF DIMENSIONS

	RUNNING SLOPE (%)	CROSS SLOPE (%)
TURNING SPACE (T)	MAXIMUM	MAXIMUM
STREET GRADE	8.33	2
CURB RAMP	8.33	2
CLEAR SPACE	5	STREET GRADE
SIDEWALK	8.33	2
APPROACH	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.

SLOPE TABLE

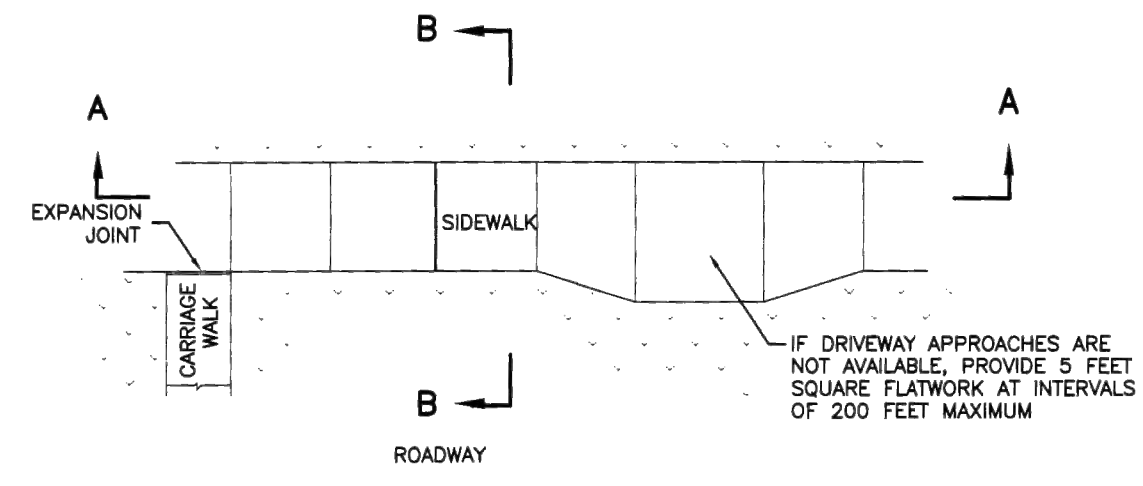


MATERIALS

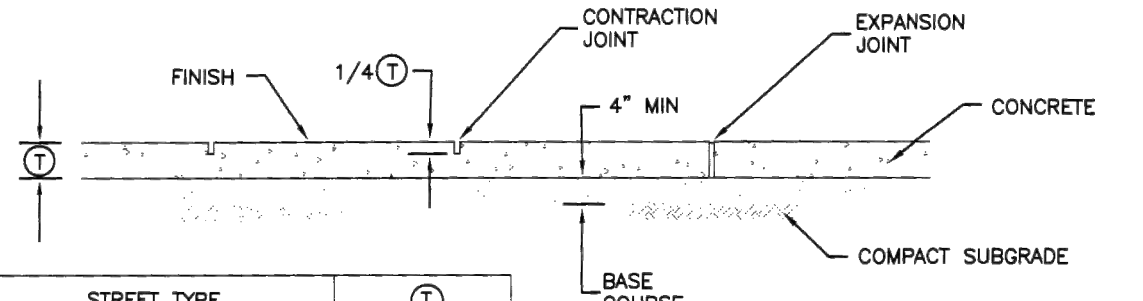
Midblock curb cut assembly

Plan
236

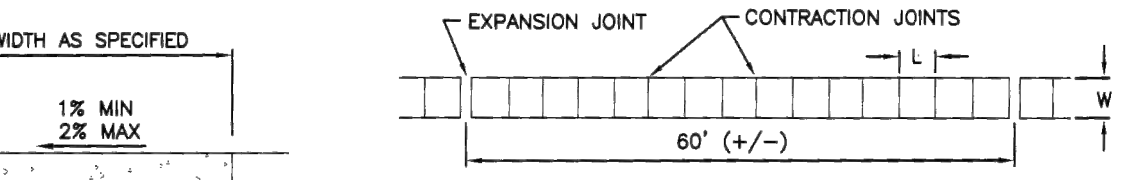
Sheet 3 of 3



PLAN



SECTION A-A



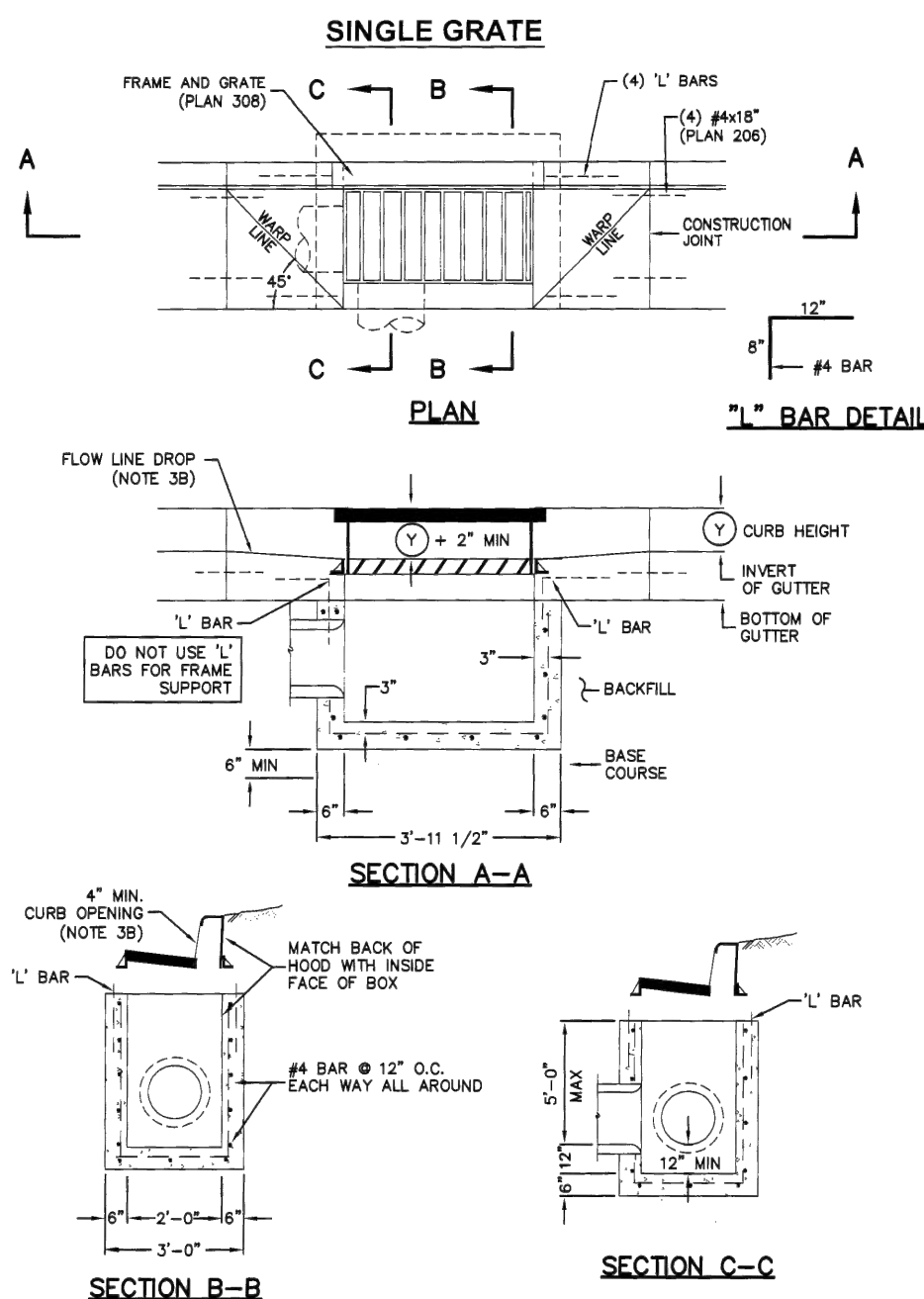
SIDEWALK JOINT DETAIL

SECTION B-B

Sidewalk

Plan
231

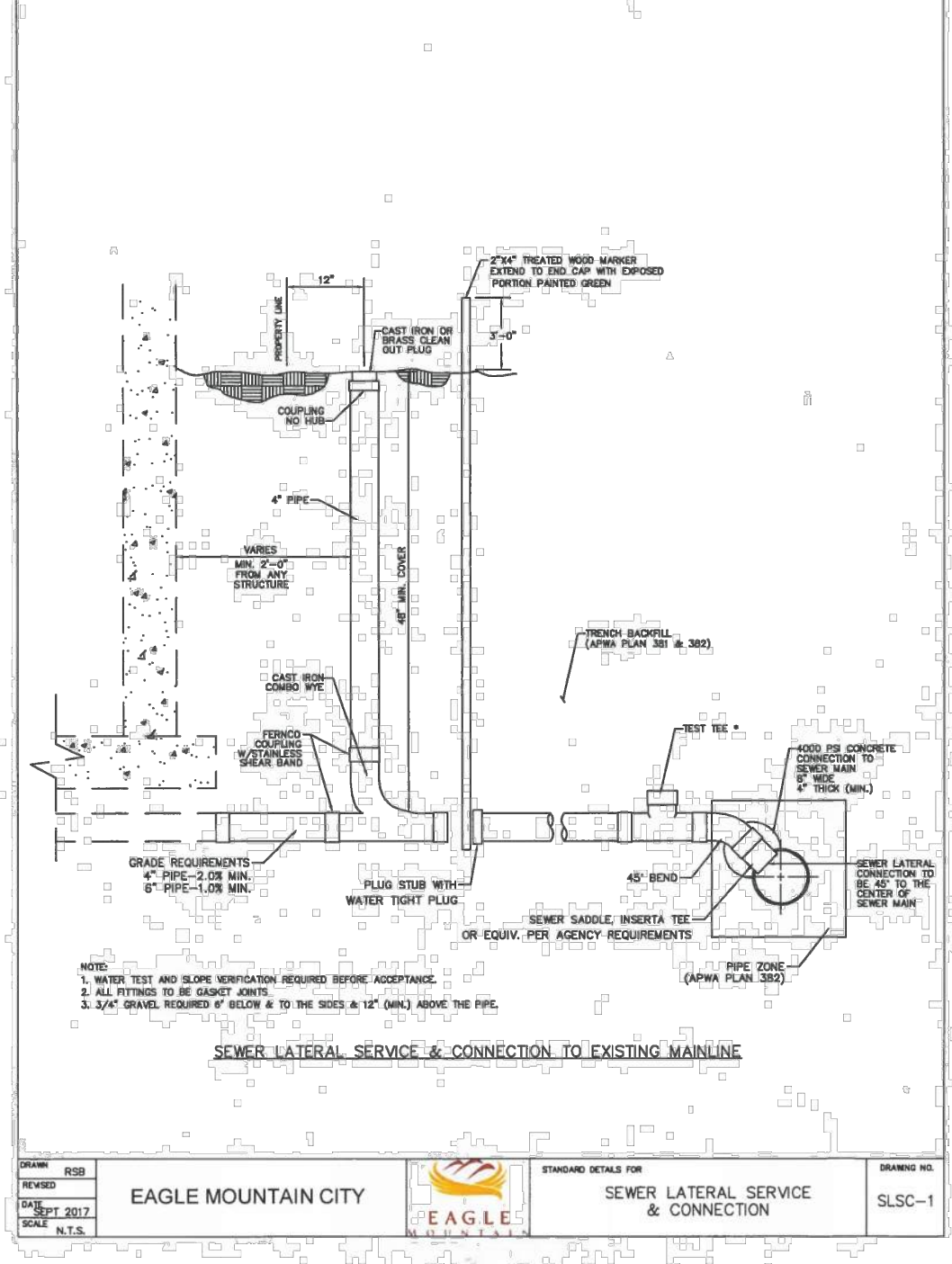
Sheet 2 of 3



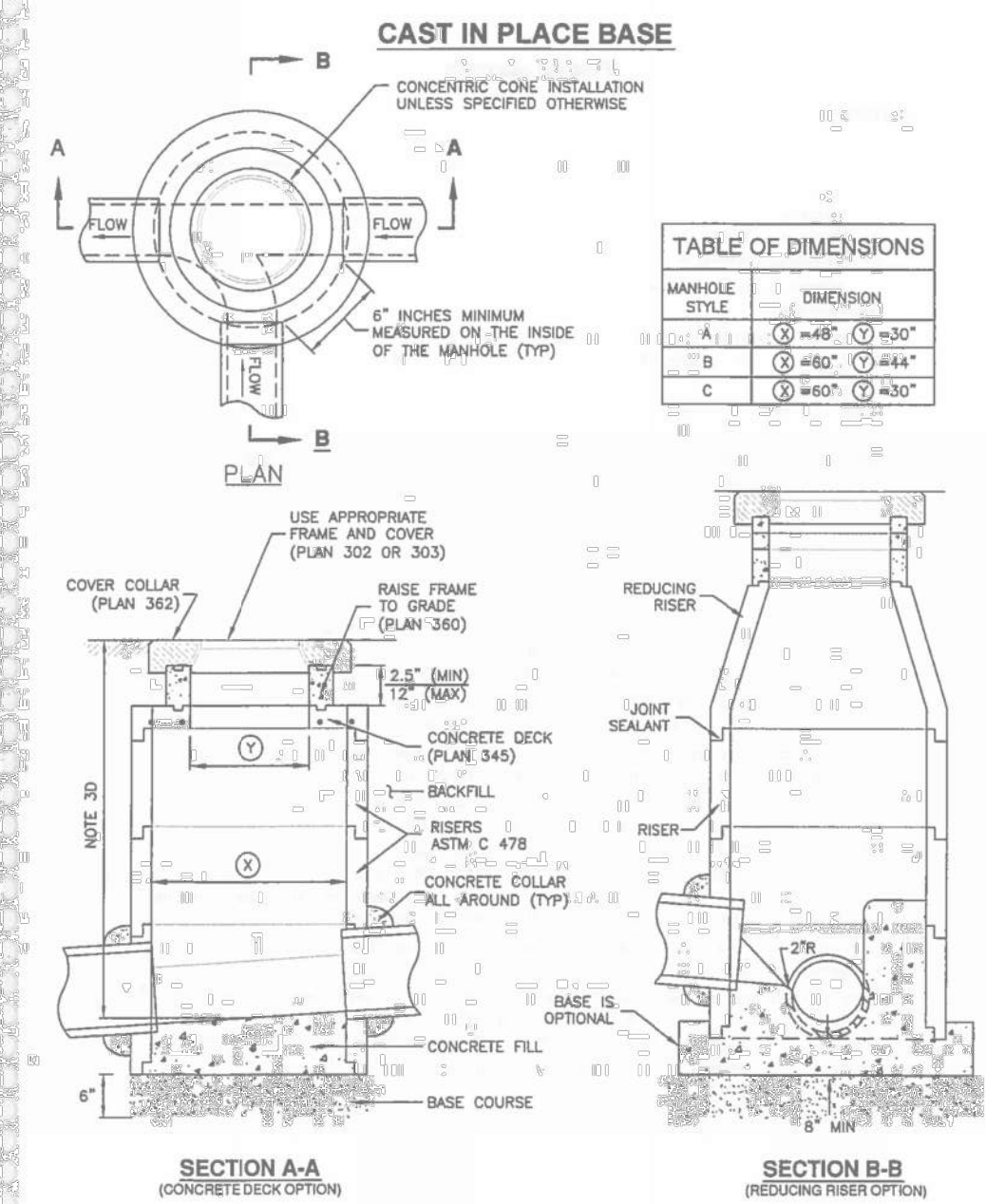
Catch basin

Plan
315

Sheet 1 of 2



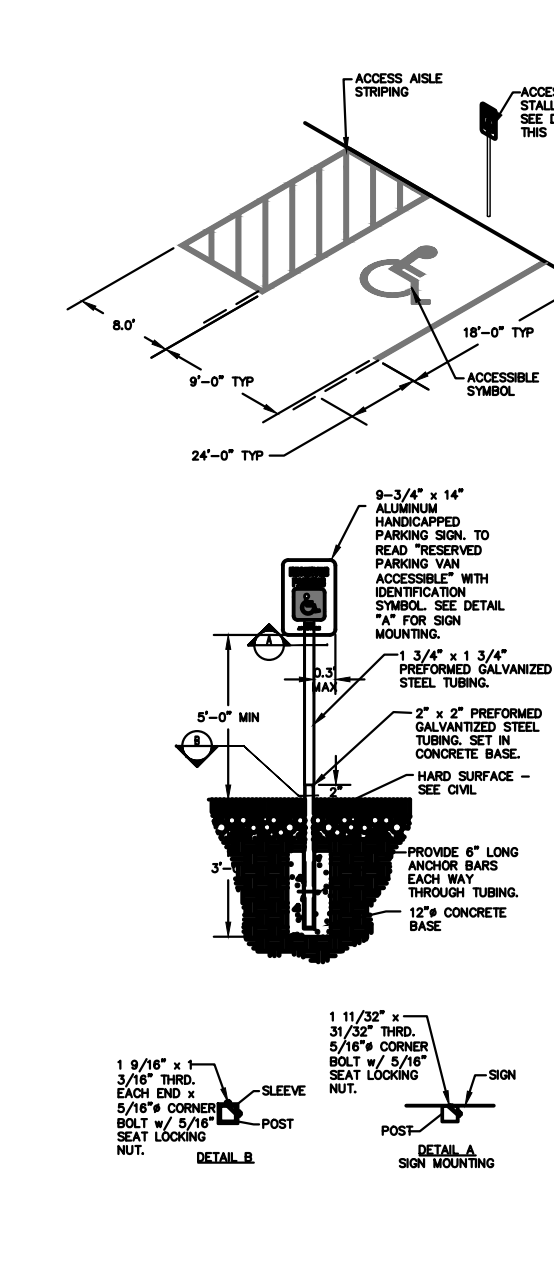
SEWER LATERAL SERVICE & CONNECTION



Precast manhole

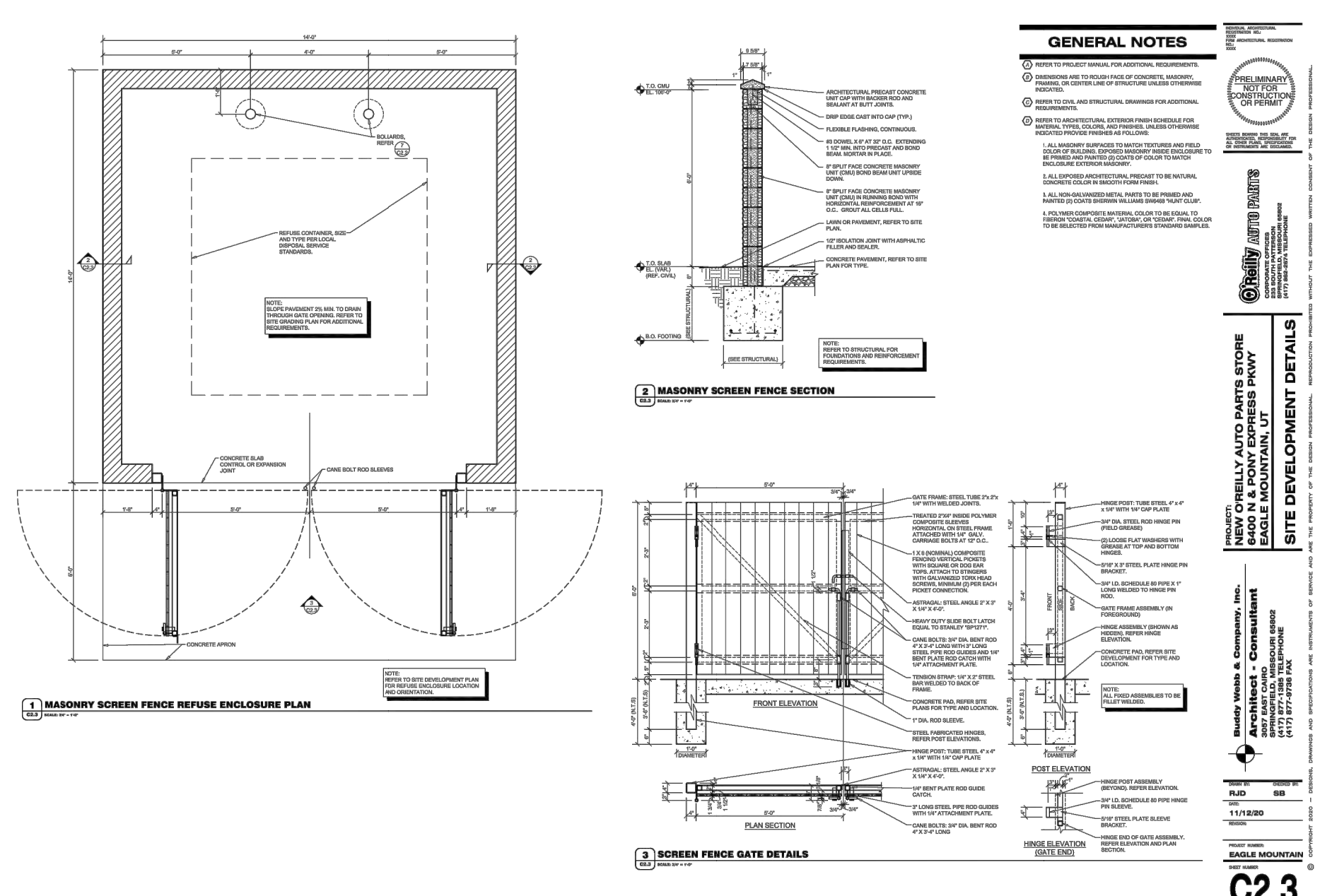
Plan
341.1

Sheet 1 of 1



ADA SIGNAGE

SCALE: N.T.S.



MASONRY SCREEN FENCE ENCLOSURE PLAN

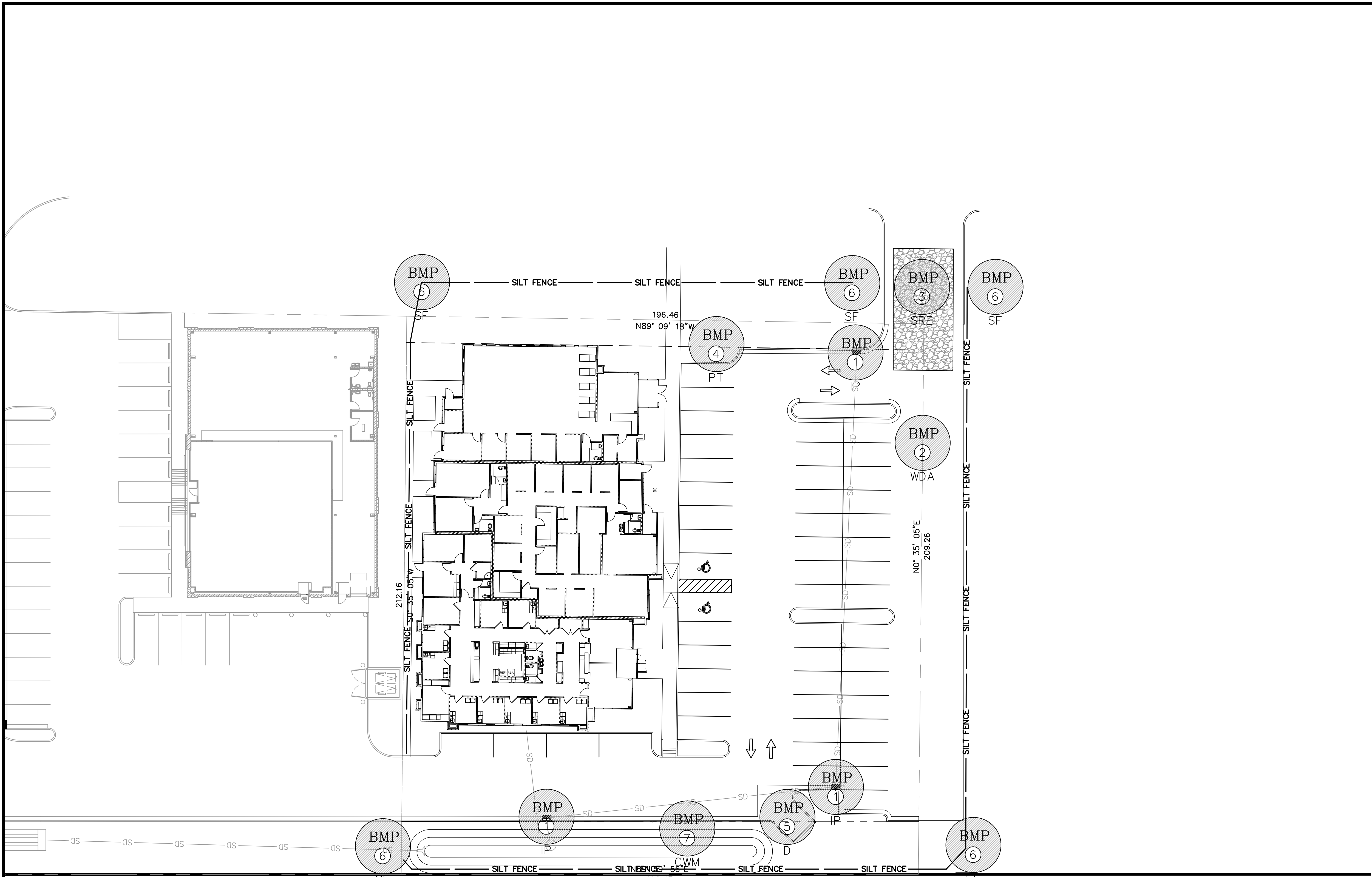
ELEVATE ENGINEERING
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STANDARD DETAILS
4302 E PONY EXPRESS PKWY, EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
8/13/21
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-4
DATE:
Aug 13, 2021



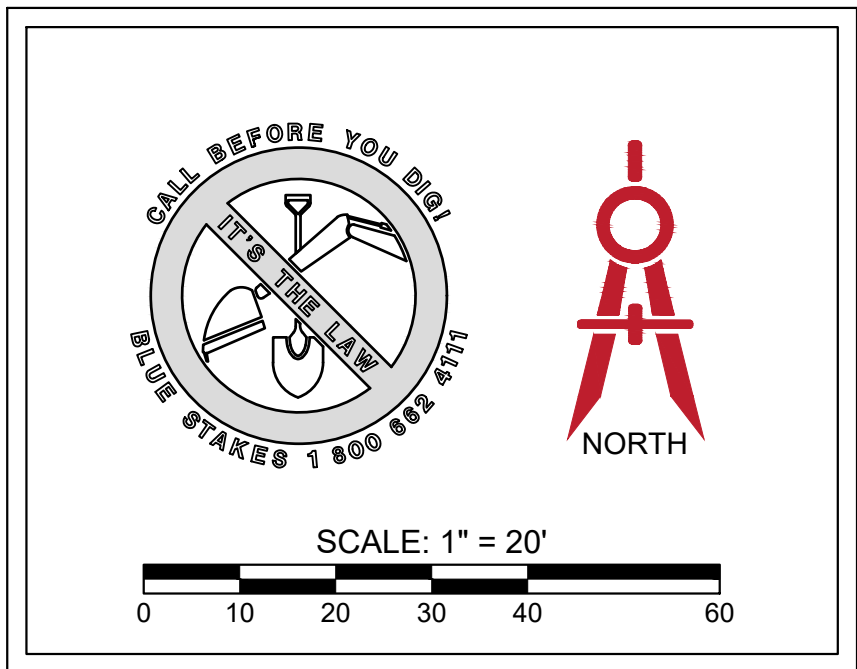
LEGEND

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

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

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

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



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LARVIN POLLOCK
STATE OF UTAH

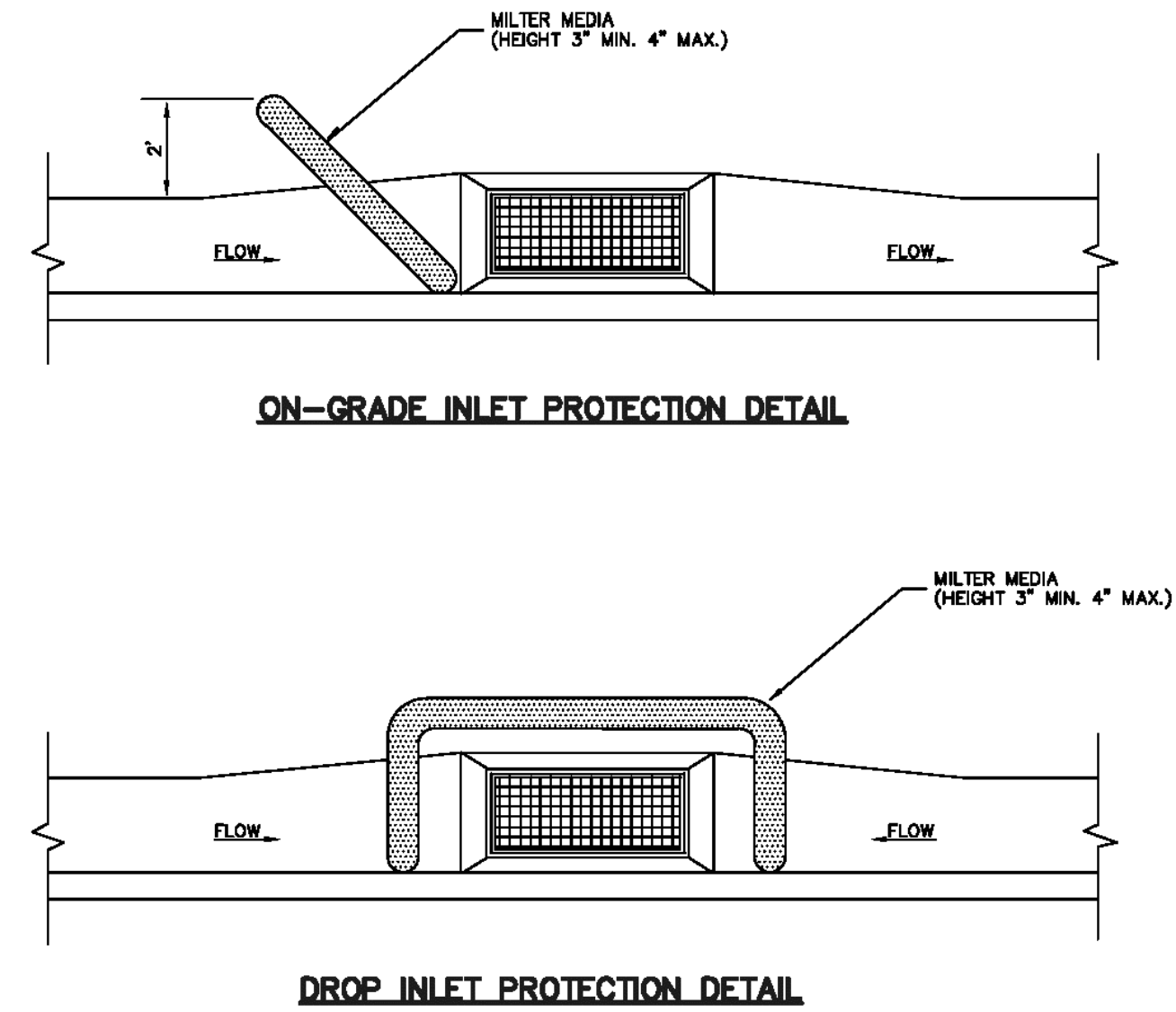
SHEET:
C-5

DATE:
Aug 13, 2021

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

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



Inlet protection - gravel sock

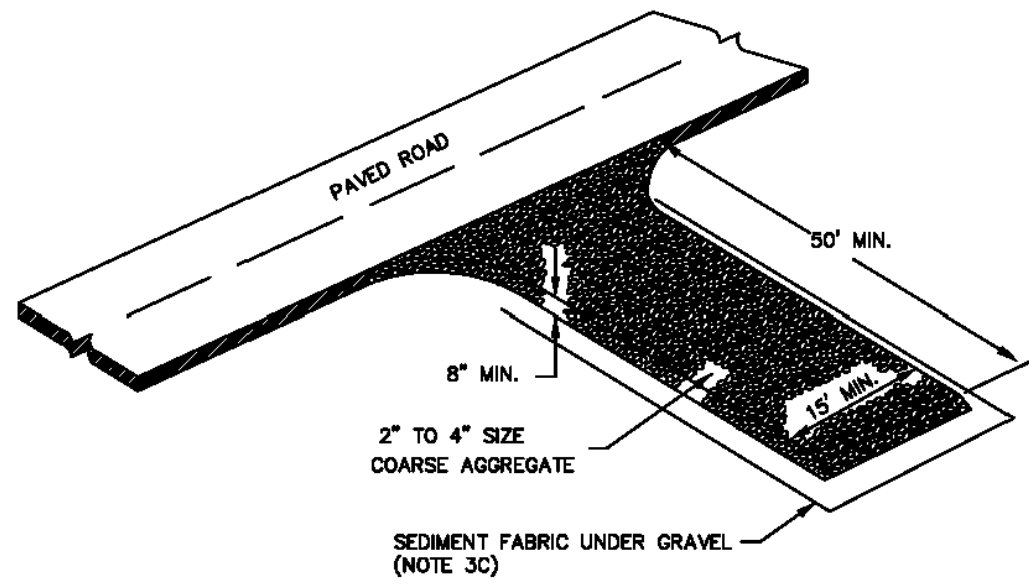
Plan No.
124

September 2006

11

Drawing 1 of 3

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



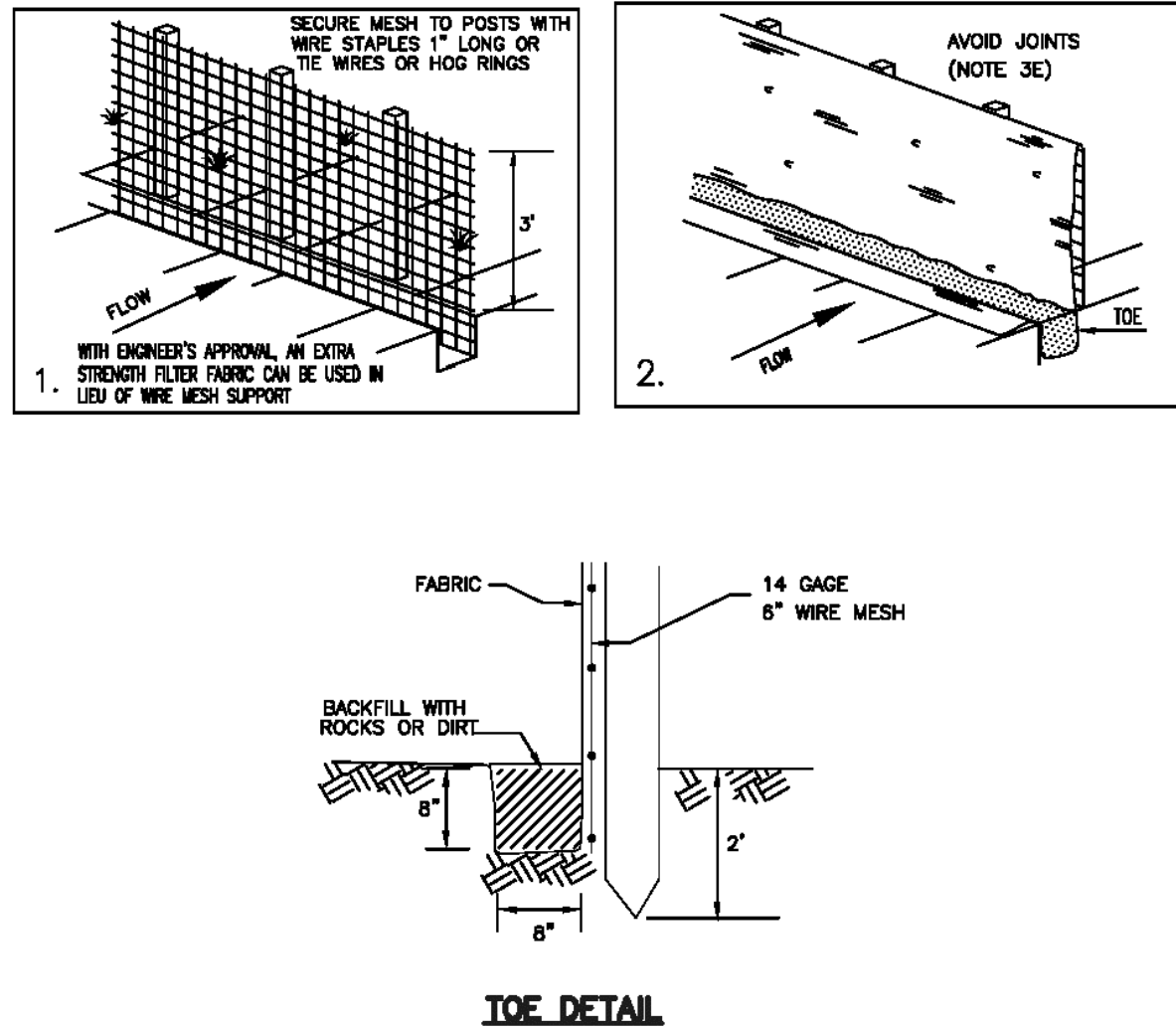
Stabilized roadway entrance

Plan No.
126

February 2006

19

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



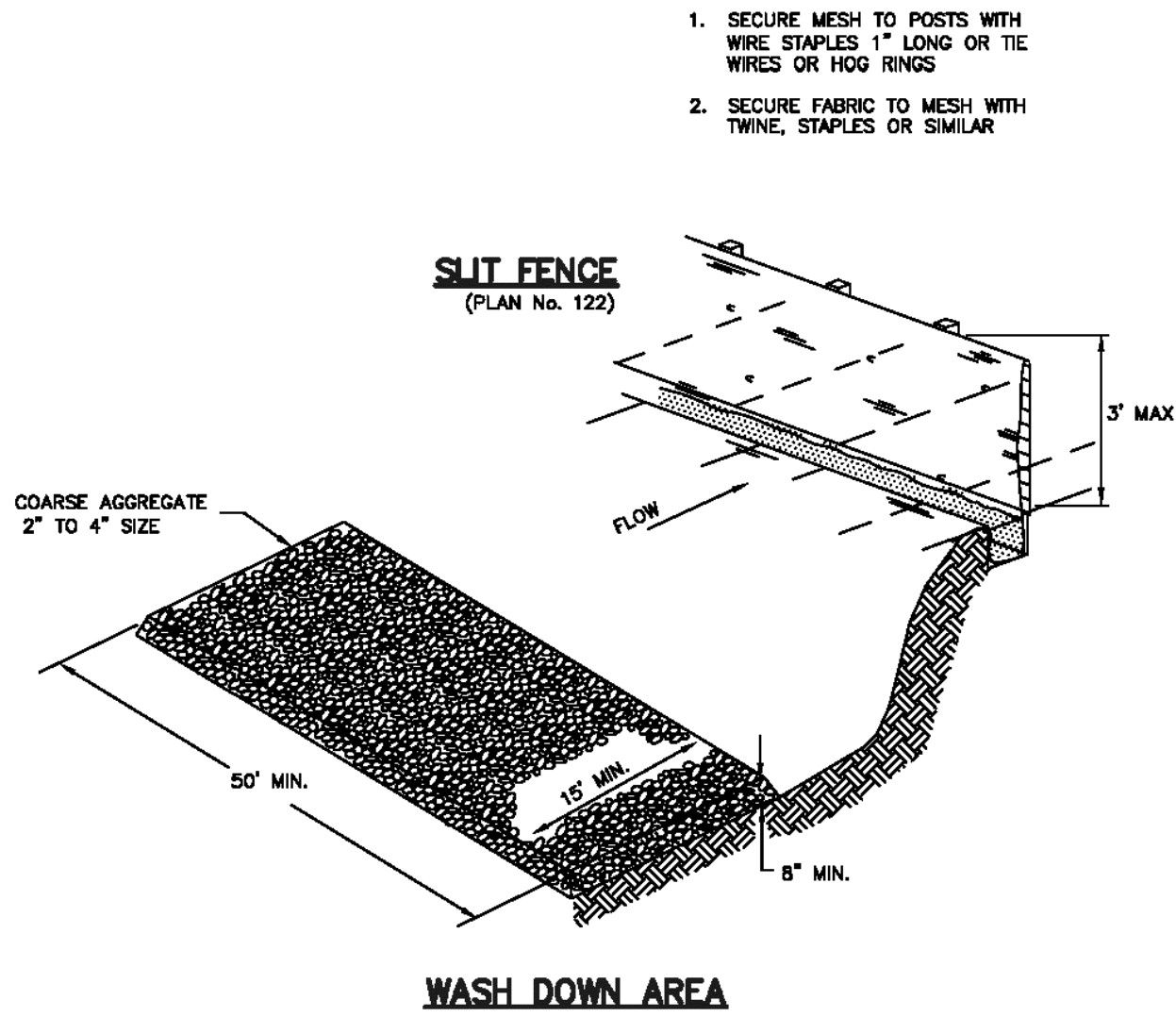
Silt fence

122

February 2006

7

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



Equipment and vehicle wash down area

Plan No.
125

February 2006

17

Inlet protection – gravel sock

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

10

Stabilized roadway entrance

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

18

Silt fence

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

6

Equipment and vehicle wash down area

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

16

PONY EXPRESS PARKWAY

LANDSCAPE MATERIALS LEGEND:

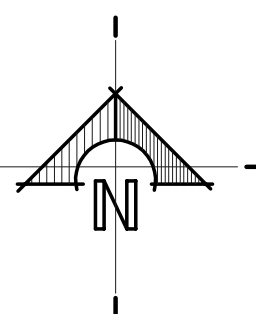
- TURFGRASS SOD (4,068.0 SQ. FT.)
TURFGRASS SOD SHALL BE BIOGRASS BIO-TURF SOD MIX, OR AN APPROVED EQUAL. SOD SHALL BE INSTALLED ON A PREPARED BASE OF SIX INCHES (6") OF SANDY LOAM, COMPACTED TOP SOIL, ONCE IRRIGATION AND FINISH GRADING HAS BEEN COMPLETED. ALL SOD AREAS SHALL BE 100% IRRIGATED WITH POP-UP SPRAY HEADS.
- PLANTER BED AREAS (3,981.5 SQ. FT.)
PLANTER BED AREAS SHALL BE CONSTRUCTED WITH TWELVE INCHES (12") OF SCREENED SANDY LOAM TOP SOIL INSTALLED ON TOP OF SUB-GRADE MATERIAL. PLANTER BED AREAS SHALL BE FINISHED WITH A MIX OF TWO TO FOUR INCH (2"-4") AND FOUR TO SIX INCH (4"-6") CALICO COBBLE FROM STAKER PARSON, OR AN APPROVED EQUAL. DECORATIVE COBBLE ROCK SHALL BE INSTALLED TO A MINIMUM OF THREE INCHES (3"). PRIOR TO INSTALLATION OF DECORATIVE ROCK, IT IS RECOMMENDED THAT DEWITT PRO 3 WEED BARRIER BE APPLIED TO THE PLANTER BEDS. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- PLANTER BED AREAS (300 SQ. FT.)
PLANTER BED AREAS SHALL BE CONSTRUCTED WITH TWELVE INCHES (12") OF SCREENED SANDY LOAM TOP SOIL INSTALLED ON TOP OF SUB-GRADE MATERIAL. PLANTER BED AREAS SHALL BE FINISHED WITH A MIX OF TWO TO FOUR INCH (2"-4") MEXICAN BEACH PEBBLE FROM STAKER PARSON, OR AN APPROVED EQUAL. DECORATIVE COBBLE ROCK SHALL BE INSTALLED TO A MINIMUM OF THREE INCHES (3"). PRIOR TO INSTALLATION OF DECORATIVE ROCK, IT IS RECOMMENDED THAT DEWITT PRO 3 WEED BARRIER BE APPLIED TO THE PLANTER BEDS. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- CONCRETE MOW CURB (80'-2")
CONCRETE MOW CURBING SHALL BE REINFORCED SIX INCH BY SIX INCH (6" X 6") GRAY CONCRETE, FORMED AND CAST-IN-PLACE. INSTALL CONCRETE MOW CURBING ONCE ROUGH AND FINISH GRADING HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION PLANT MATERIALS AND SOD. SAW CUT CONTROL JOINTS SHALL BE EVENLY SPACED, AT APPROXIMATELY TEN FEET ON CENTER (10' O.C.).
- LANDSCAPE BOULDERS (6)
LANDSCAPE BOULDERS SHALL BE RANDOM SIZES BETWEEN EIGHTEEN INCHES (18") AND THIRTY SIX INCHES (36") IN DIAMETER. LANDSCAPE BOULDERS SHALL MATCH OR COMPLEMENT THE COLORS OF THE DECORATIVE COBBLE ROCK WITHIN PLANTER AREAS. BOULDERS SHALL BE PLACED SUCH THAT THEIR BEST FACE IS VISIBLE AND SHALL BE BURIED ONE THIRD (1/3) OF THEIR DIAMETER BELOW FINISH GRADE.

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

PLANT LIST

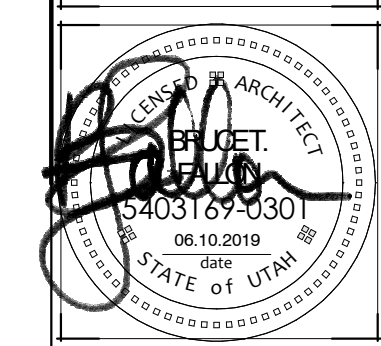
TREES	SHRUBS
FA FLOWERING CRABAPPLE Malus 'Spring Snow' QUANTITY: 4 - SIZE: 2" CALIPER HEIGHT: 25'-0" WIDTH: 20'-0"	FO NINEBARK Physocarpus opulifolius 'Jefan' Amber Jubilee QUANTITY: 5 - SIZE: 5 GALLON
RA RED LACELEAF MAPLE Acer palmatum dissectum 'Red Dragon' QUANTITY: 3 - SIZE: 25 GALLON HEIGHT: 8'-0" WIDTH: 8'-0"	RB RUSSIAN SAGE Perovskia atriplicifolia 'Blue Steel' QUANTITY: 10 - SIZE: 5 GALLON
AF NORWAY MAPLE Acer platanoides 'Favrius' QUANTITY: 4 - SIZE: 2" CALIPER HEIGHT: 45'-0" WIDTH: 30'-0"	FM DWARF MUGO PINE Pinus mugo mugo 'Tirolean' QUANTITY: 5 - SIZE: 5 GALLON
GT HONEYLOCUST Gleditsia tricanthos 'Imperial' QUANTITY: 6 - SIZE: 2" CALIPER HEIGHT: 30'-0" WIDTH: 25'-0"	RTD RED TWIG DOGWOOD Cornus sanguinea 'Molitor's Pine' QUANTITY: 10 - SIZE: 5 GALLON
KF KOREAN FIR Abies Koreana QUANTITY: 3 - SIZE: 6" HIGH HEIGHT: 10'-0" WIDTH: 6'-0"	EA BURNING BUSH Eucornus alatus compacta QUANTITY: 4 - SIZE: 5 GALLON
	GC GOLDEN CURRANT Ribes aureum QUANTITY: 6 - SIZE: 5 GALLON
	SB SPIREA Spiraea bumalda 'Anthony Waterer' QUANTITY: 6 - SIZE: 5 GALLON
	RA PRAGRANT SUMAC Rhus aromatica 'Glow Low' QUANTITY: 20 - SIZE: 5 GALLON
GRASSES	PERENNIALS
CA KARL FORESTER GRASS Calamagrostis x acutifolia Karl Foerster QUANTITY: 30 - SIZE: 1 GALLON HEIGHT: 5'-0" WIDTH: 3'-0"	EB BLACK EYED SUSAN Rudbeckia 'Autumn Colors' QUANTITY: 30 - SIZE: 1 GALLON HEIGHT: 1'-11" WIDTH: 1'-0"
FI IDAHO FESCUE Festuca idahoensis Native Roots QUANTITY: 25 - SIZE: 1 GALLON HEIGHT: 1'-0" WIDTH: 1'-2"	EO CONEFLOWER Echinacea 'Cheyenne Spirit' QUANTITY: 25 - SIZE: 1 GALLON HEIGHT: 2'-6" WIDTH: 2'-0"
HI JAPANESE FOREST GRASS Hakonechloa macra 'Aureola' QUANTITY: 15 - SIZE: 1 GALLON HEIGHT: 2'-0" WIDTH: 2'-0"	EP CORAL BELLS 'FOREVER PURPLE' Heuchera 'Forever Purple' QUANTITY: 5 - SIZE: 1 GALLON HEIGHT: 1'-0" WIDTH: 1'-0"
FA DWARF MOUNTAIN GRASS Pennisetum bipocarpoides 'Little Bunny' QUANTITY: 25 - SIZE: 1 GALLON HEIGHT: 1'-0" WIDTH: 1'-0"	IG CORAL BELLS 'TIMELESS GLOW' Heuchera 'Timeless Glow' QUANTITY: 10 - SIZE: 1 GALLON HEIGHT: 0'-10" WIDTH: 1'-6"
	AC COLUMBINE Aquilegia canadensis 'Rocky Mountain Blue' QUANTITY: 30 - SIZE: 1 GALLON HEIGHT: 1'-6" WIDTH: 1'-3"
	EB DAY LILY Hemerocallis 'Stella D'Oro' QUANTITY: 10 - SIZE: 1 GALLON HEIGHT: 1'-0" WIDTH: 1'-3"

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



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Revision:



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Ronald B. Jones
Bruce T. Fallon

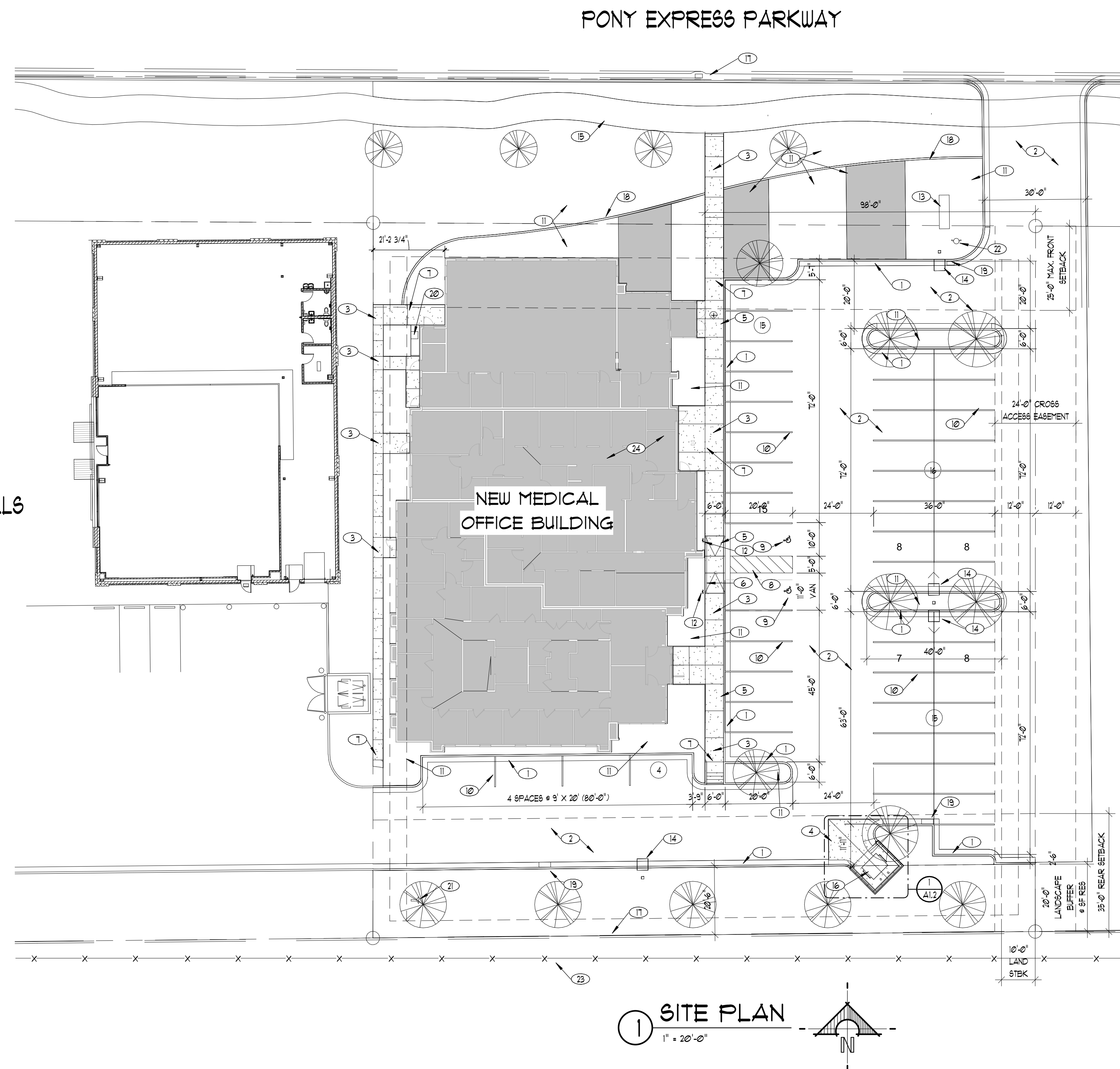
WPA
architecture
Teli: (801) 374-0800
info@wpa-architecture.com
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Provo, Utah 84601

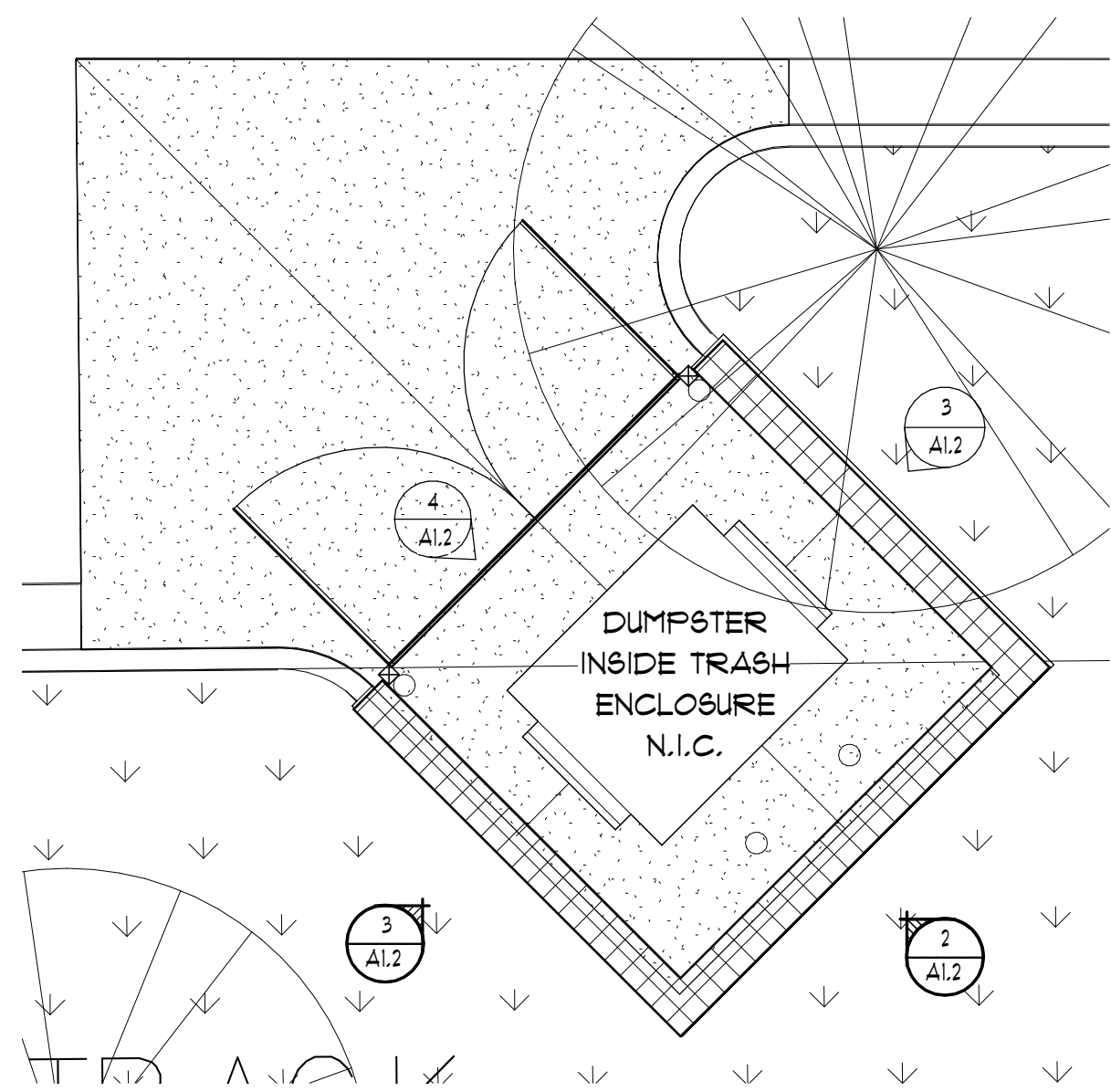
Hales + Pinegar Development
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A1.1

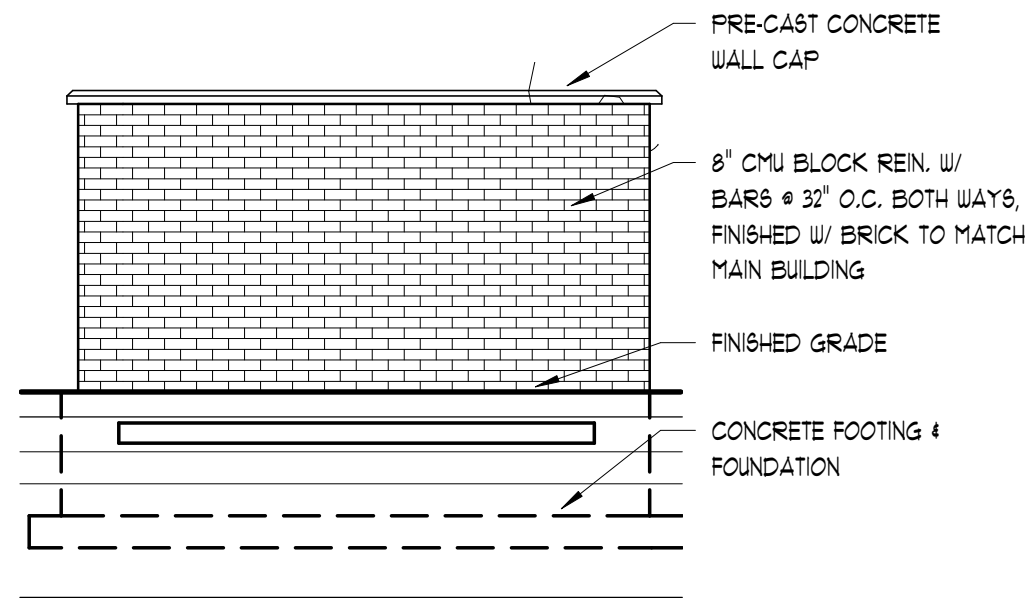
SITE PLAN

PROVIDED = 50

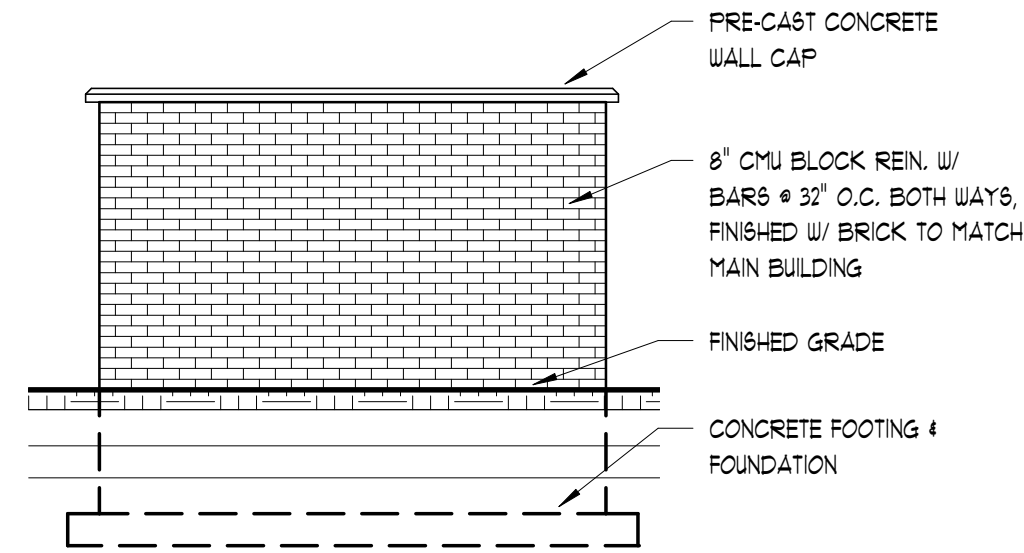




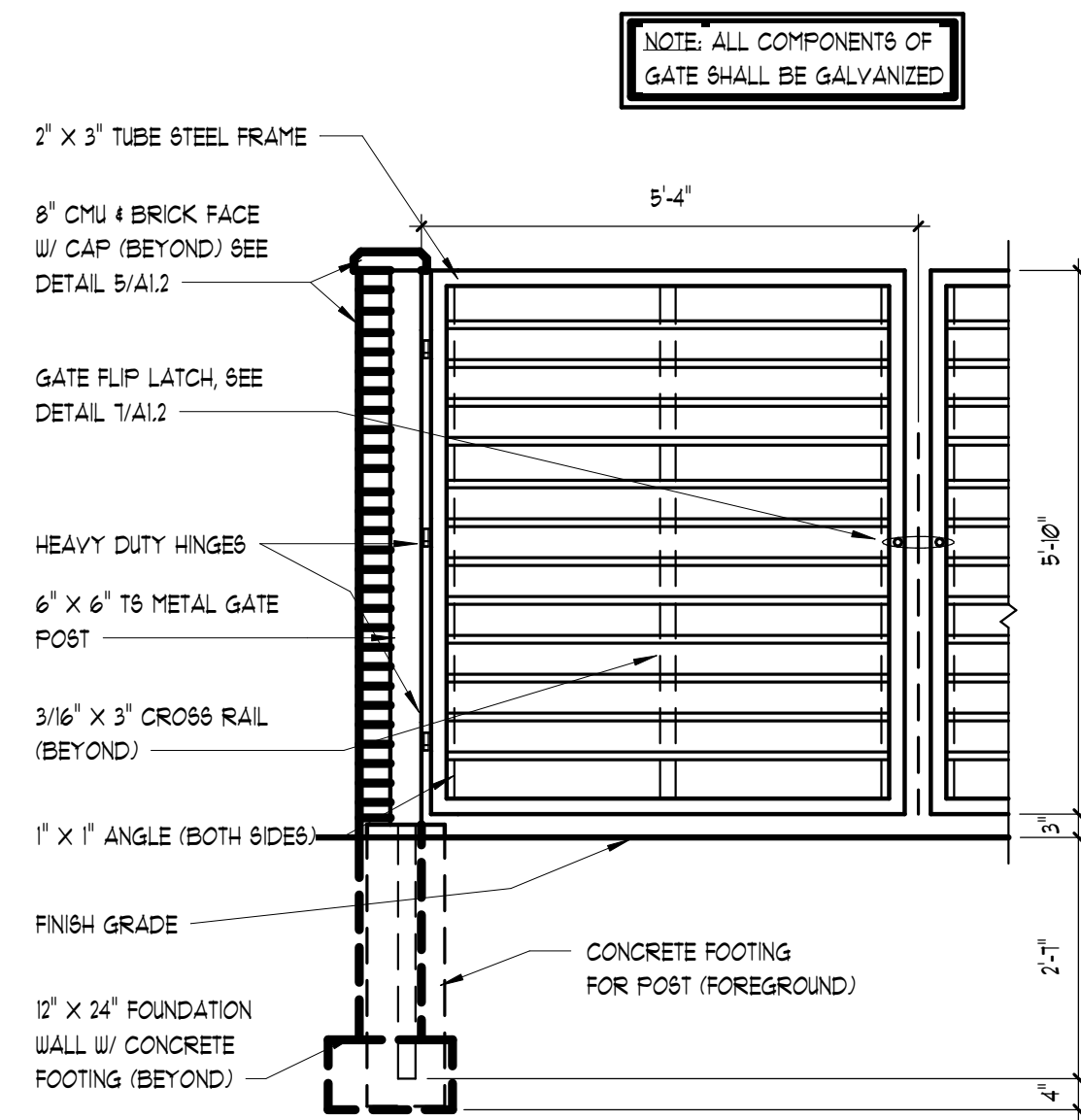
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



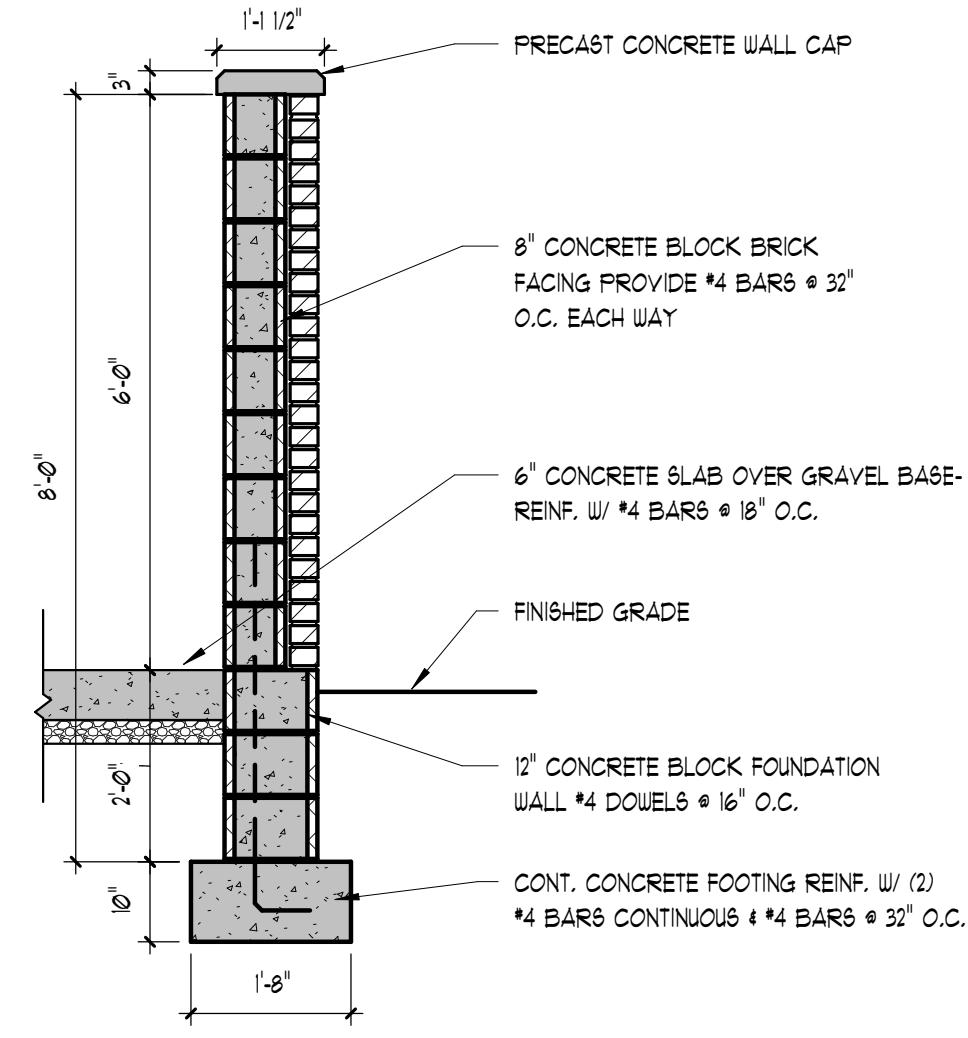
2 ENCLOSURE BACK ELEVATION
1/4" = 1'-0"



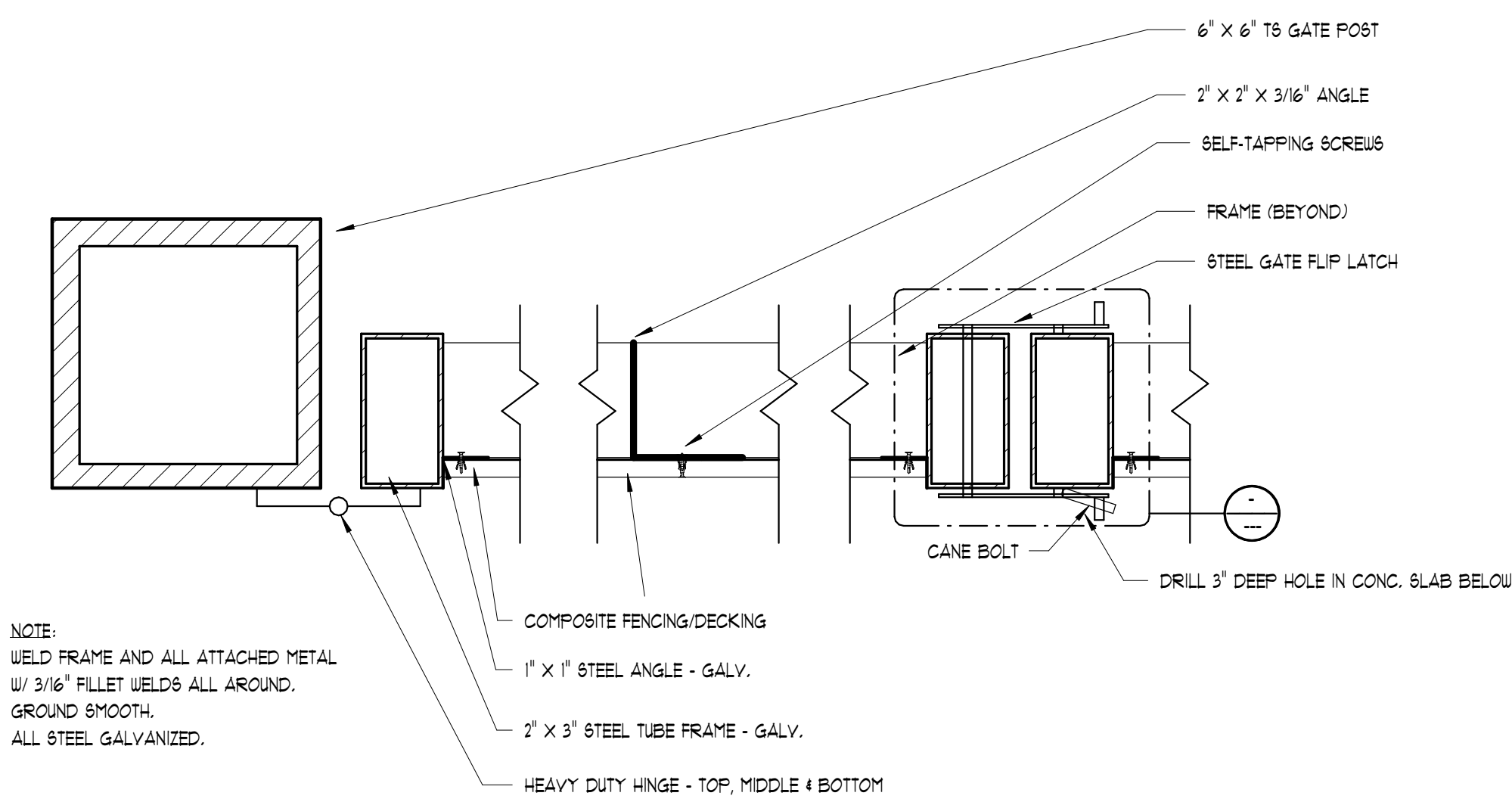
3 ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



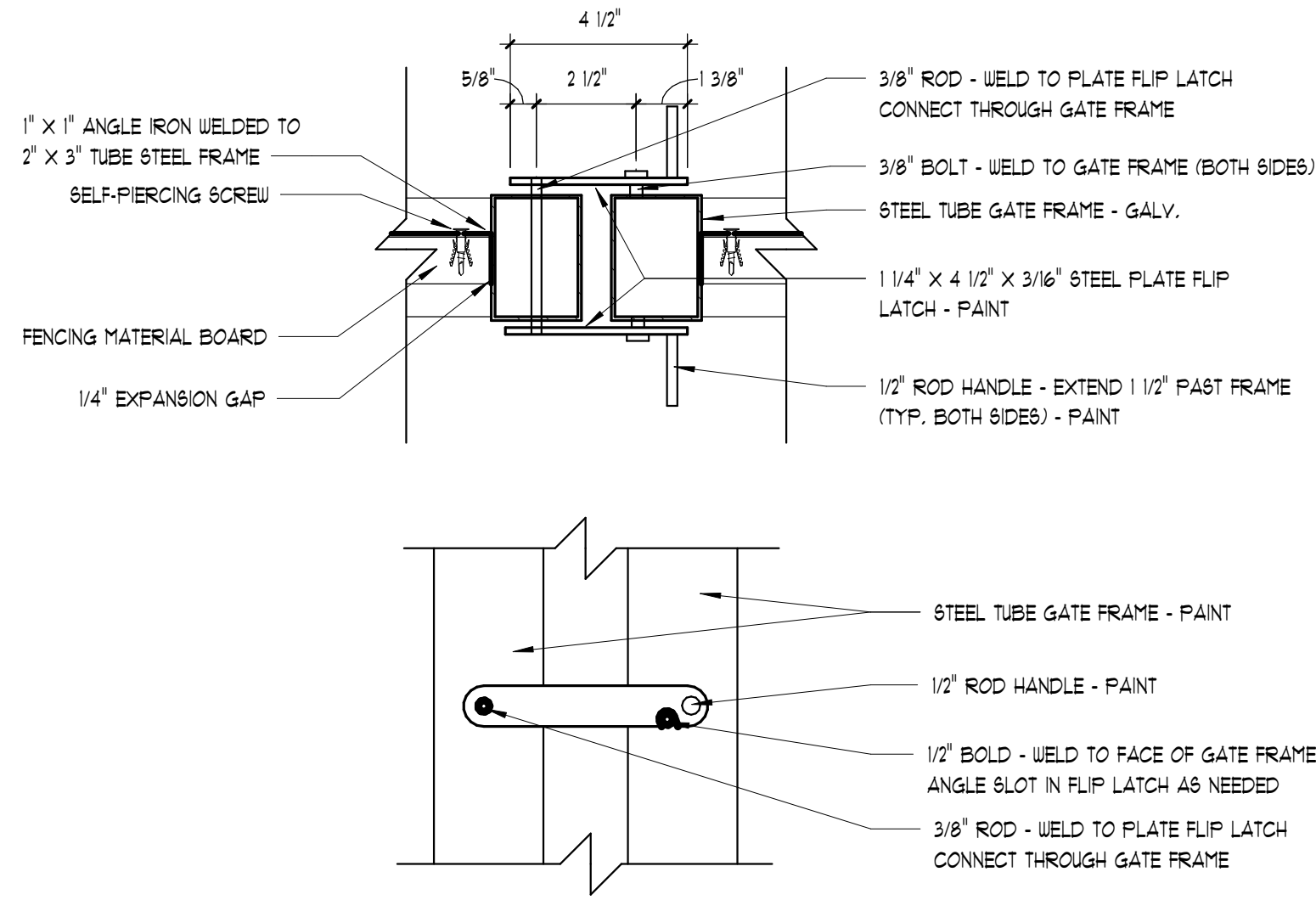
4 DUMPSTER GATE DETAIL
1/2" = 1'-0"



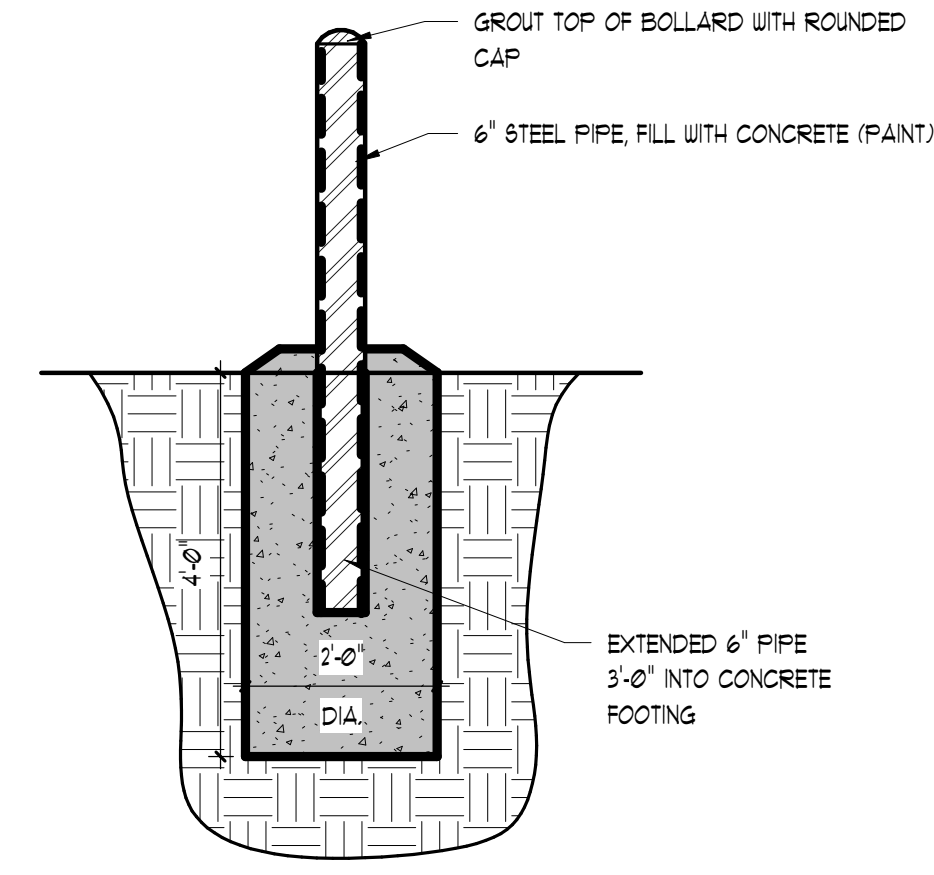
5 ENCLOSURE WALL SECTION
1/2" = 1'-0"



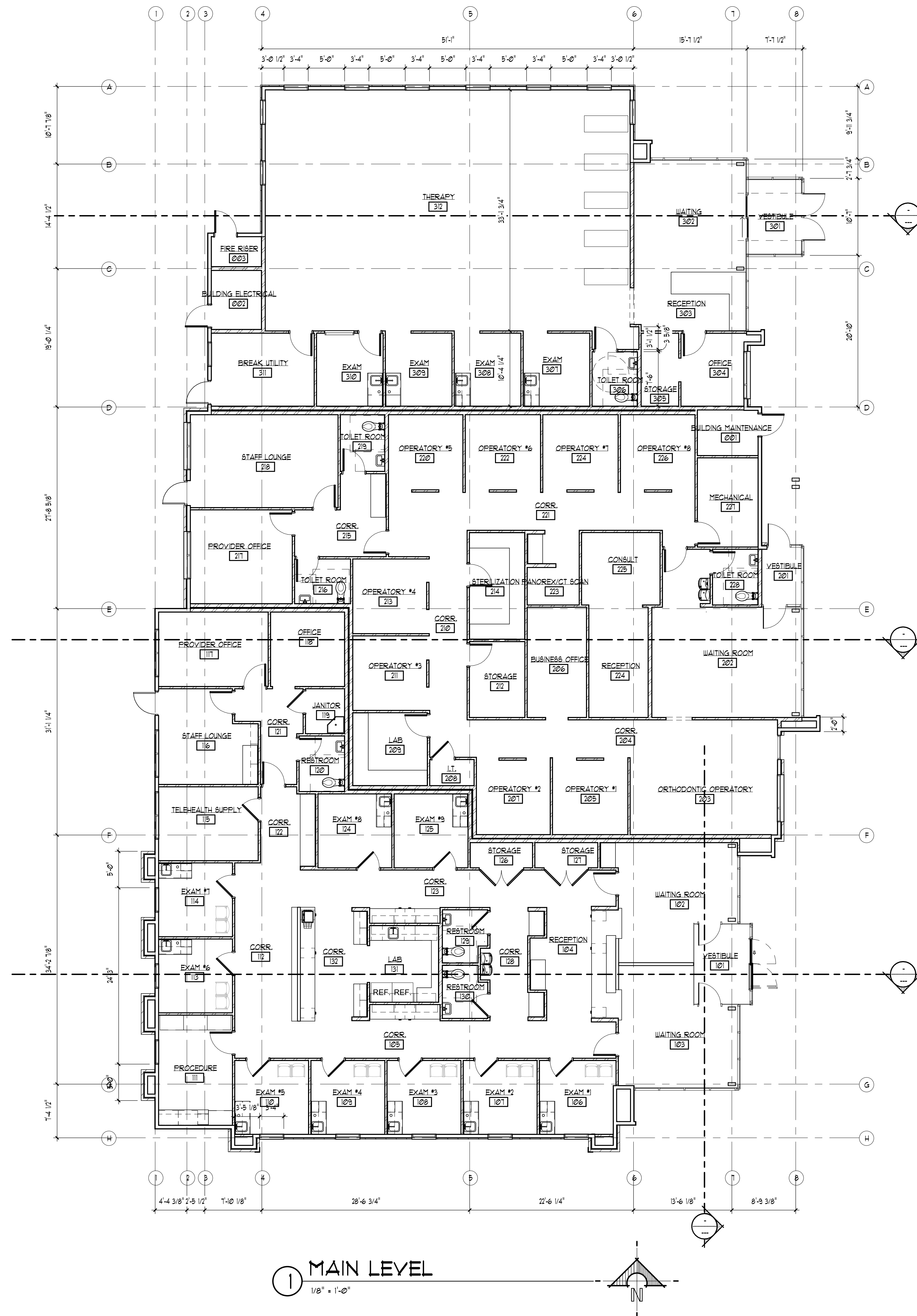
6 GATE JAMB DETAIL
1 1/2" = 1'-0"



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



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



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

SHEETNOTES:

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

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Date: 08.13.2021
Revision:

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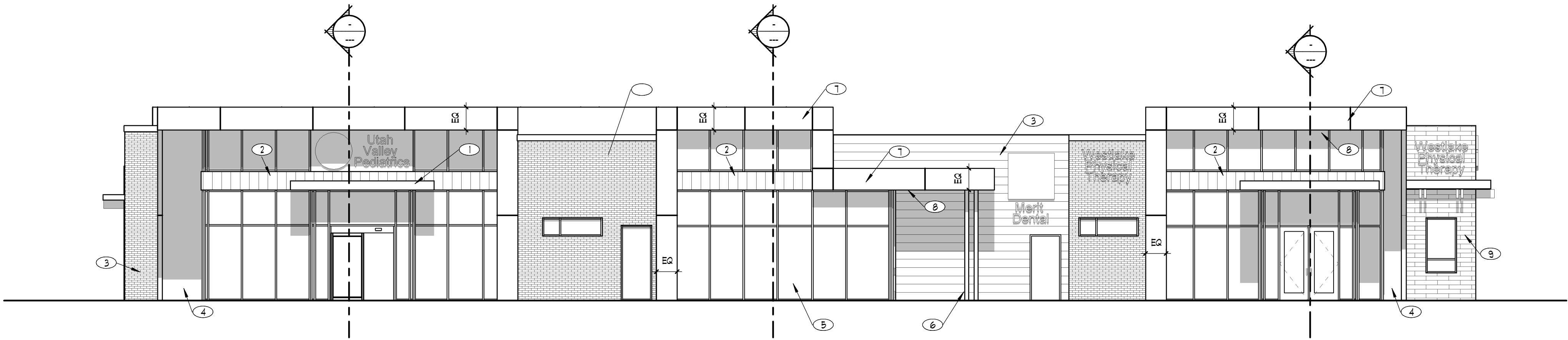
Eagle Mountain | Medical Office Building
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Eagle Mountain, Utah 84005

A2.1
OVERALL FLOOR PLAN

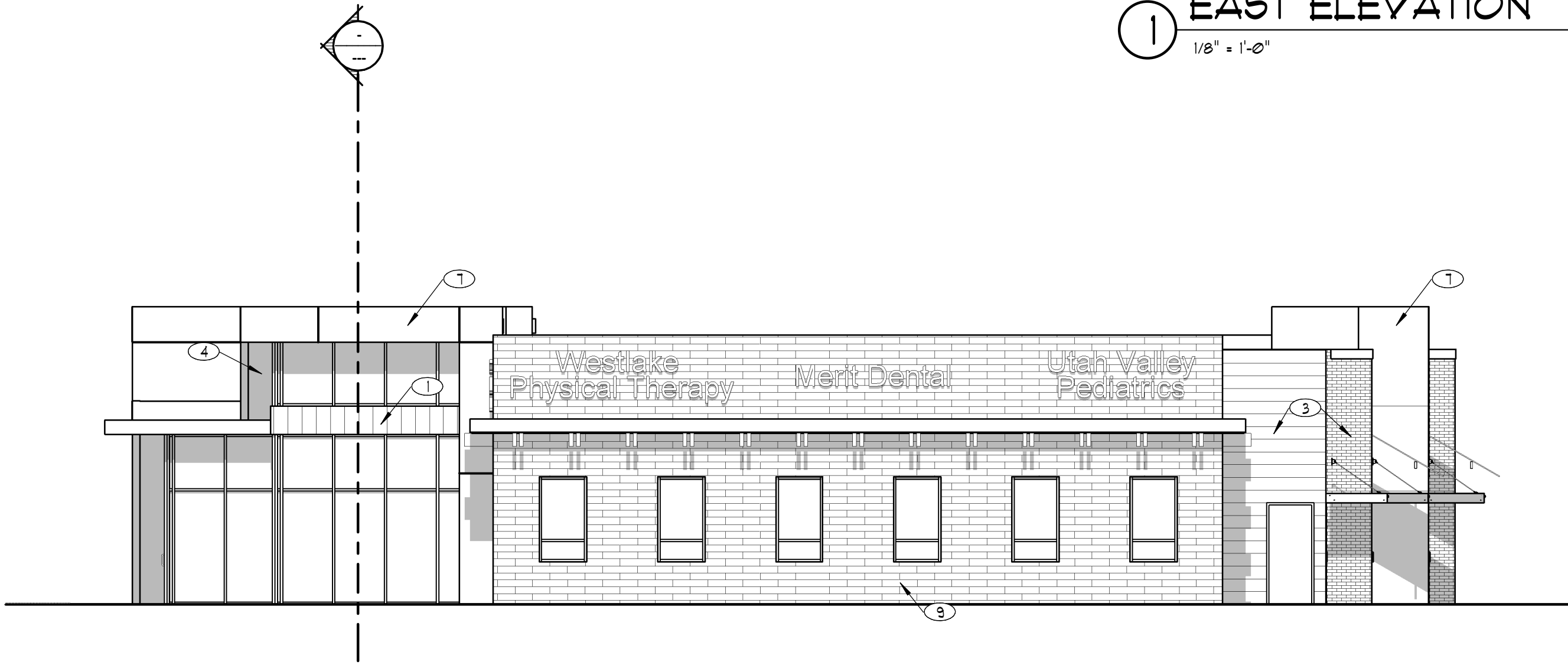
SHEETNOTES:

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

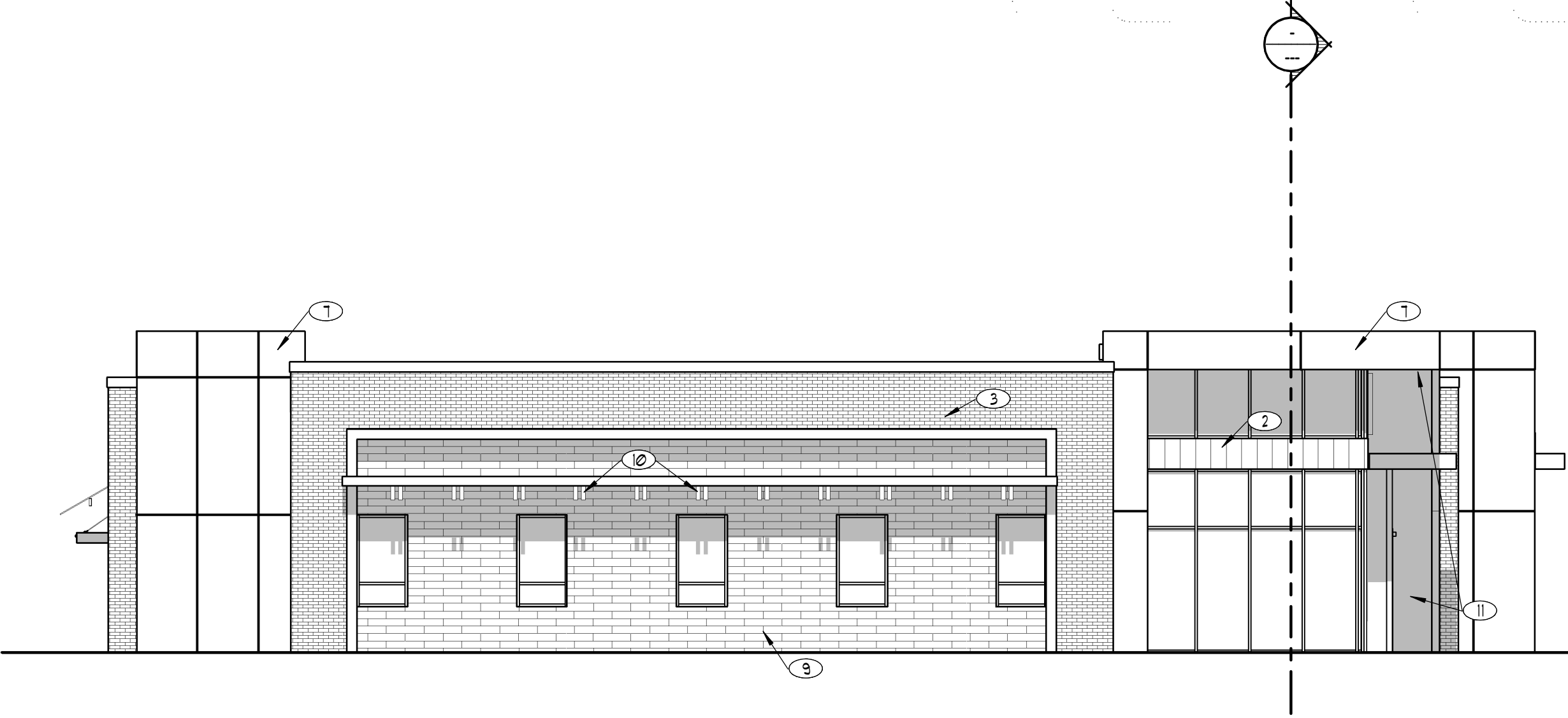
- 1 METAL FASCIA
- 2 PREFINISHED METAL PANELS - POLYMAC
- 3 BRICK W/ PRE-CAST TRIM
- 4 PREFINISHED METAL NORWOOD MINI WOOD COLLECTION BY MAC METALS
- 5 ALUMINUM STOREFRONT WINDOWS - TYP.
- 6 GLULAM COLUMN
- 7 FIBER CEMENT PANELS
- 8 SOFFIT
- 9 ADHERED CONCRETE MASONRY VENEER
- 10 12" X 12" BEAMS W/ 8"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



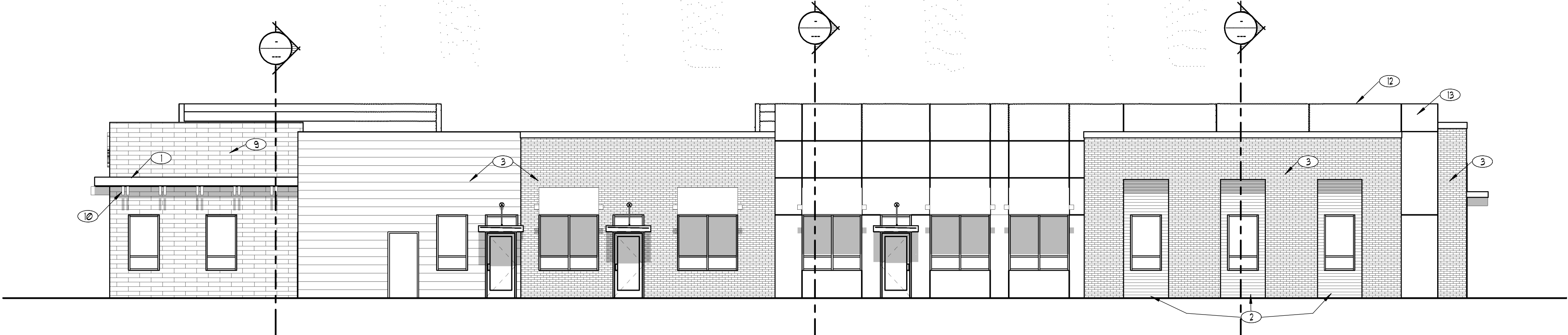
1 EAST ELEVATION
1/8" = 1'-0"



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



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



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

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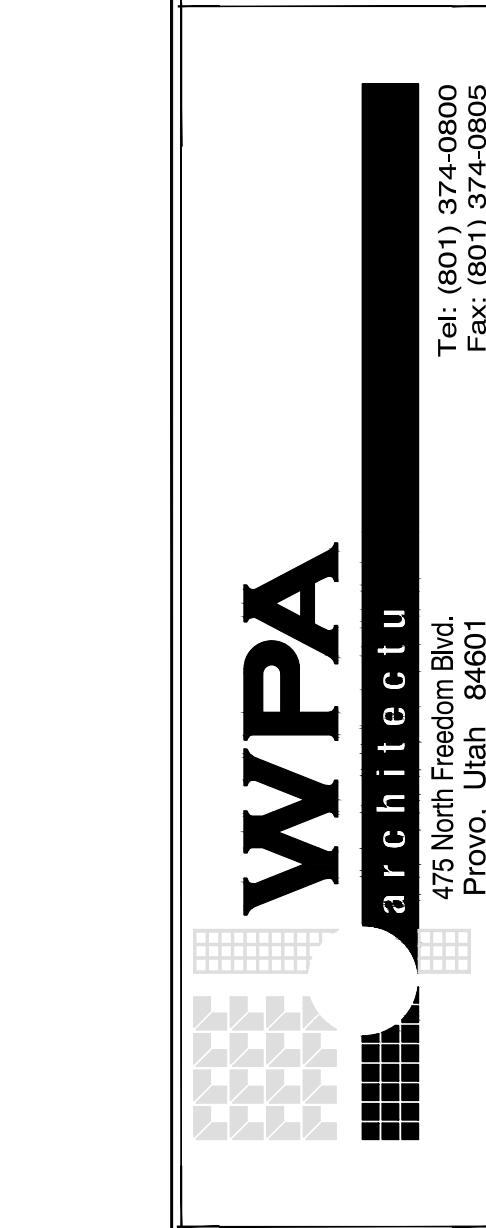
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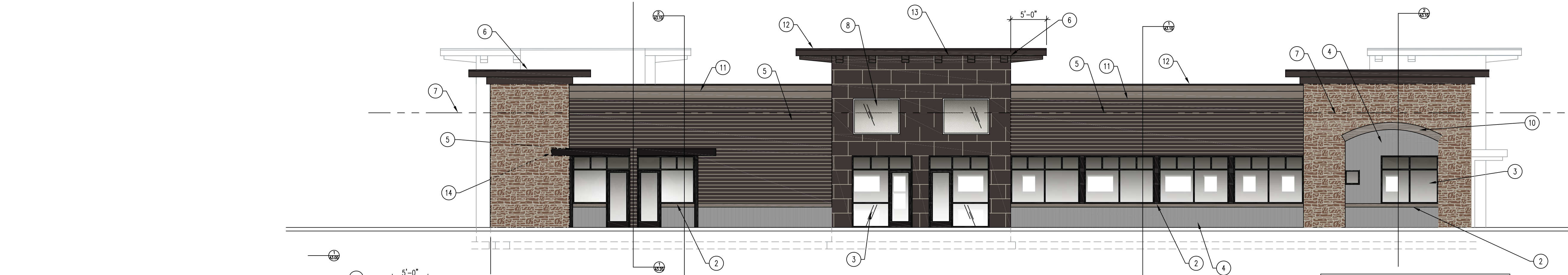
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A4.1
EXTERIOR ELEVATIONS

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E1.2	EAGLE MOUNTAIN MEDICAL OFFICE BUILDING Hales + Pinegar Development 4302 East Pony Express Parkway Eagle Mountain, Utah 84005
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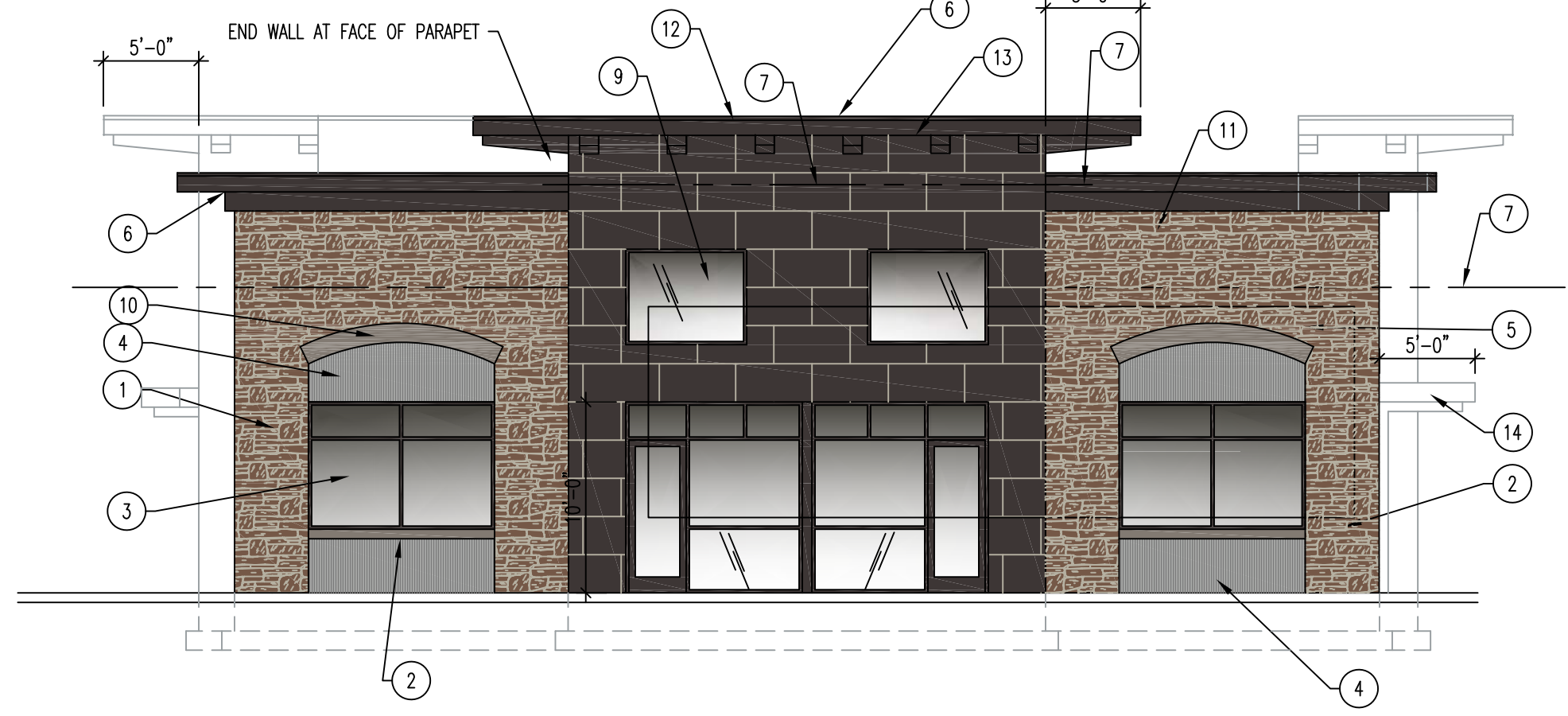
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	2962 SF
GLASS:	562 SF = 19%
STONE:	503 SF = 17%
CORUGATED METAL:	302 SF = 10%
FLATLOCK METAL:	360 SF = 12%
CEMENT BOARD (HARDI):	753 SF = 25%
EIFS:	197 SF = 7%
METAL TRIM/ ALUM/ AWNINGS:	285 SF = 10%

- KEYED NOTES:
1. SYNTHETIC STONE OVER 30# FELT ON TYVEK AIR BARRIER.
 2. EIFS TRIM OVER 1 3/4" RIGID INSULATION AND TYVEK AIR BARRIER
 3. ALUMINUM STOREFRONT MATERIAL. BRONZE ALUM WITH LOW "E" INSULATED GLAZING.
 4. GALVALUME SIDING OVER TYVEK AIR BARRIER
 5. CEMENT BOARD SIDING OVER TYVEK AIR BARRIER
 6. PREFINISHED METAL FASCIA AND SOFFIT MATERIAL. SOFFIT TO BE MBOI ARTISAN SERIES OR EQUIV. FASCIA TO BE 20GA PREFINISHED METAL
 7. ROOF LINE
 8. SPANDREL PANELS IN THESE UPPER WINDOWS
 9. CLERESTORY WINDOWS IN DETAIL OFFICE ENTRY
 10. EIFS OVER 3" RIGID ARCHES OVER WINDOWS
 11. EIFS CROWN OVER 1 3/4" AND 3" RIGID INSULATION.
 12. PREFINISHED METAL FLASHING WITH DRIP
 13. EXTEND ROOF CANOPY OUT 5'-0" OVER ENTRIES AS SHOWN
 14. POWDER COATED STEEL AWNINGS OVER ENTRIES TO EXTEND OUT 4' MINIMUM OVER ENTRIES
 15. MECHANICAL UNIT ARE TO BE SET BEHIND PARAPETS SO AS NOT TO BE VISIBLE

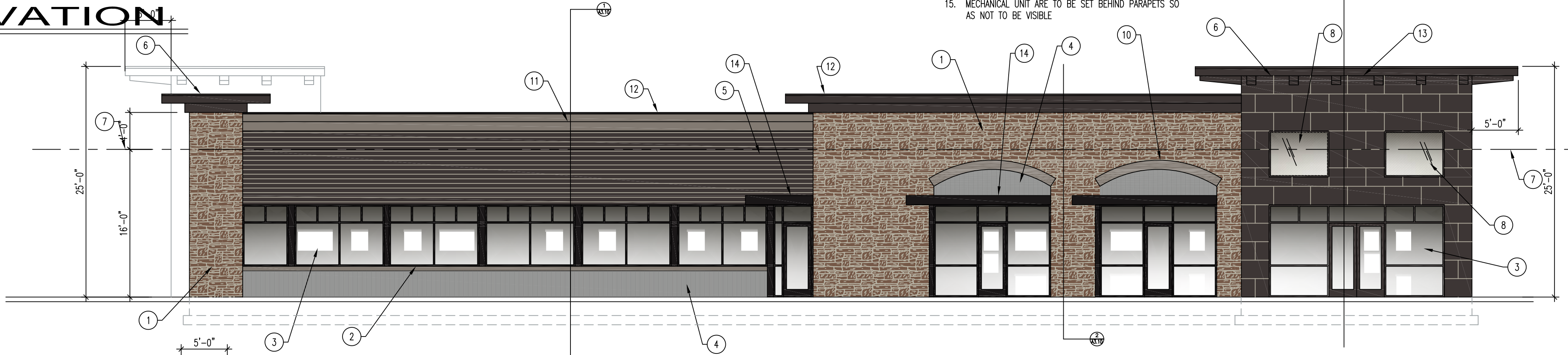
- ELEVATIONAL NOTES:
- ALL SIGNAGE IS UNDER SEPARATE PERMIT
 - ALL ROOF DRAINS ARE TO BE INTERIOR NON-EXPOSED AND CONNECT INTO SITE DRAINAGE SYSTEM
 - ROOF ACCESS IS VIA INTERIOR ROOF LADDER - SEE FLOOR PLAN FOR PLAN AND DETAILS



WEST ELEVATION

SCALE: 1/8" = 1'-0"

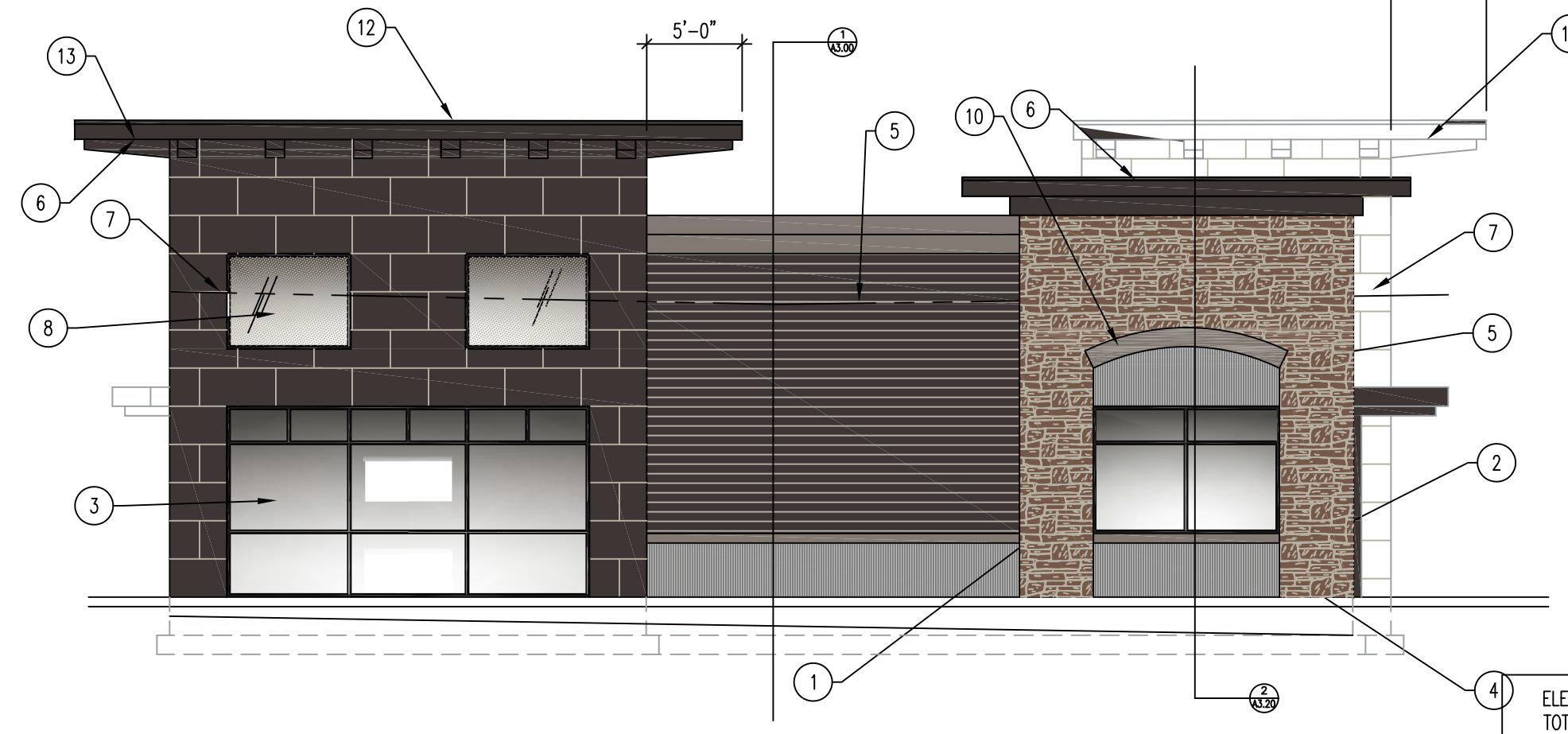
ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	1417 SF
GLASS:	319 SF = 23%
STONE:	430 SF = 30%
CORUGATED METAL:	109 SF = 8%
FLATLOCK METAL:	340 SF = 24%
CEMENT BOARD (HARDI):	0 SF = 0%
EIFS:	0 SF = 0%
METAL TRIM/ ALUM/ AWNINGS:	219 SF = 15%



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	3035 SF
GLASS:	764 SF = 25%
STONE:	663 SF = 22%
CORUGATED METAL:	215 SF = 7%
FLATLOCK METAL:	339 SF = 11%
CEMENT BOARD (HARDI):	487 SF = 16%
EIFS:	141 SF = 5%
METAL TRIM/ ALUM/ AWNINGS:	426 SF = 14%



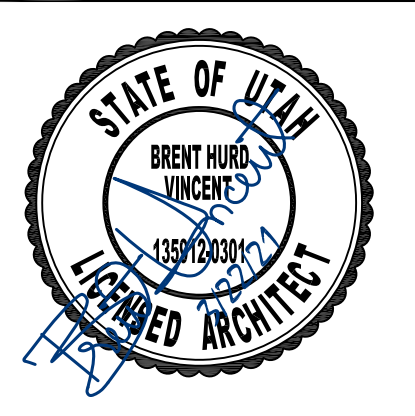
EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONAL PERCENTAGES:	
TOTAL ELEVATION:	1422 SF
GLASS:	285 SF = 20%
STONE:	215 SF = 15%
CORUGATED METAL:	110 SF = 8%
FLATLOCK METAL:	339 SF = 24%
CEMENT BOARD (HARDI):	286 SF = 20%
EIFS:	64 SF = 5%
METAL TRIM/ ALUM/ AWNINGS:	123 SF = 8%

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)484-2046



PROPOSED NEW DENTAL OFFICE FOR:
PONY EXPRESS DENTAL
EAGLE MOUNTAIN BRANCH

4342 E. PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

ARCH. PROJECT NO:	20-120
DATE:	3/22/21
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 1 of 1

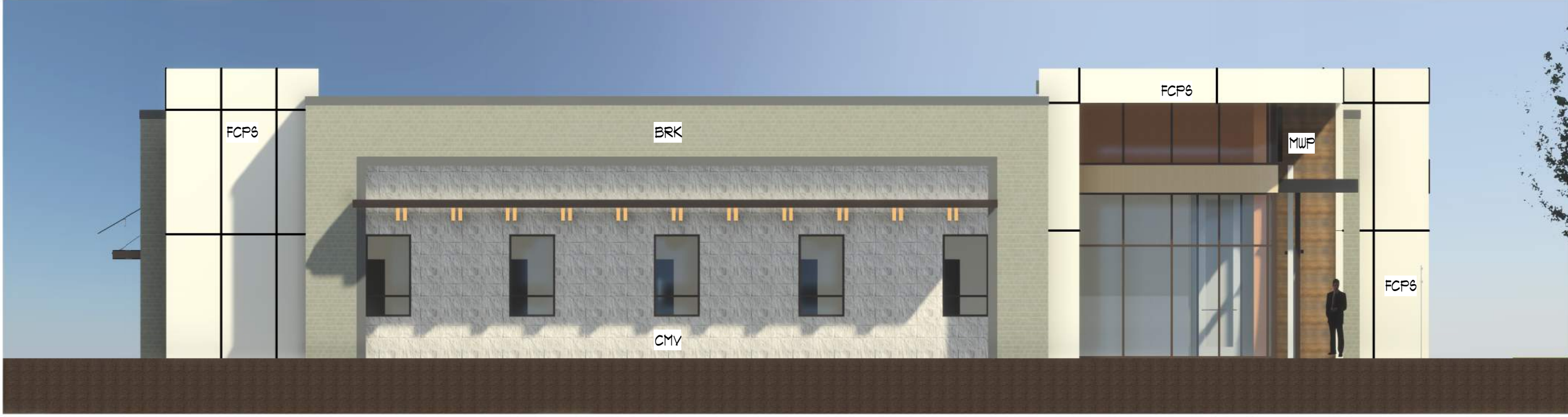
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1 EAST ELEVATION - COLOR
1/8" = 1'-0"



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



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



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

EXTERIOR FINISH SCHEDULE

MARK	ITEM DESCRIPTION	MANUFACTURER	COLOR / FINISH
FCL6	PRE-FINISHED FIBER CEMENT LAP SIDING	ALLURA	MAPLE / WOOD GRAIN
FCP6	PRE-FINISHED FIBER CEMENT PANEL SIDING	ALLURA	SNOW / SMOOTH
	W/ FIBER CEMENT TRIM SYSTEM	EAST TRIM	WHITE
BRK	BRICK VENEER	INTERSTATE BRICK	PLATINUM
CMV	ADHERED CONCRETE MASONRY VENEER	EL DORADO STONE	VANTAGE 30, WHITE ELM
	TIMBER BEAMS & COLUMNS	SEE SPEC.	STAINED, COLOR: TBD
	ALUM. STOREFRONT ENTRANCES & WINDOWS	SEE SPEC.	BRONZE ANODIZED ALUMINUM
	METAL DOORS & FRAMES	BENJAMIN MOORE	HC-86 KINGSFORT GRAY
MUF	PRE-FINISHED METAL WALL PANEL	MAC METALS	TEAK
	PRE-FINISHED METAL FASCIA & DRIP EDGE	SEE SPEC.	TBD
MSP	PRE-FINISHED METAL SOFFIT	MAC METALS	TEAK
	PRE-FINISHED METAL WALL CAP	SEE SPEC.	TBD

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Date: 08.13.2021
Revision:

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

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Eagle Mountain, Utah 84005
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info@wpa-architecture.com

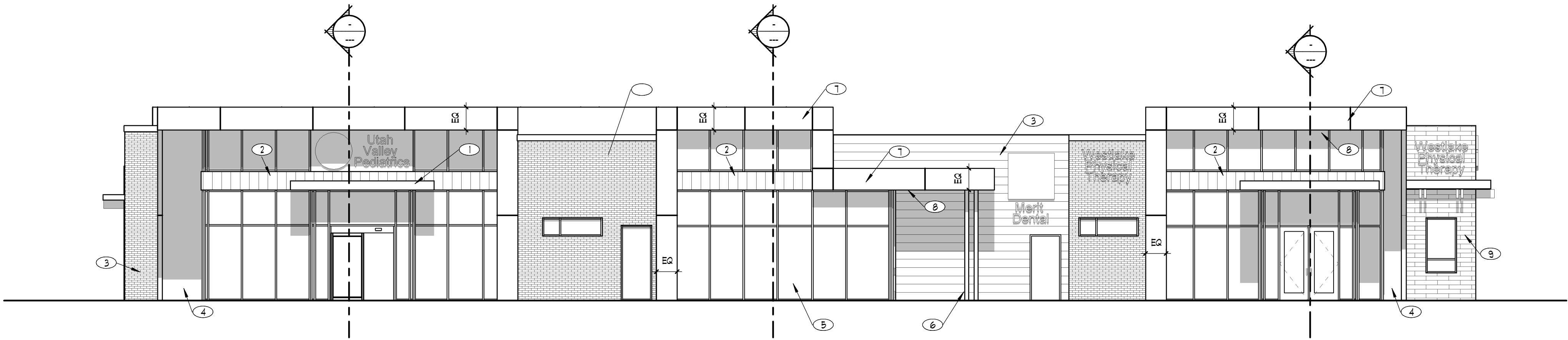
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4302 East Pony Express Parkway
Eagle Mountain, Utah 84005

G1.5
EXTERIOR ELEVATIONS - COLOR

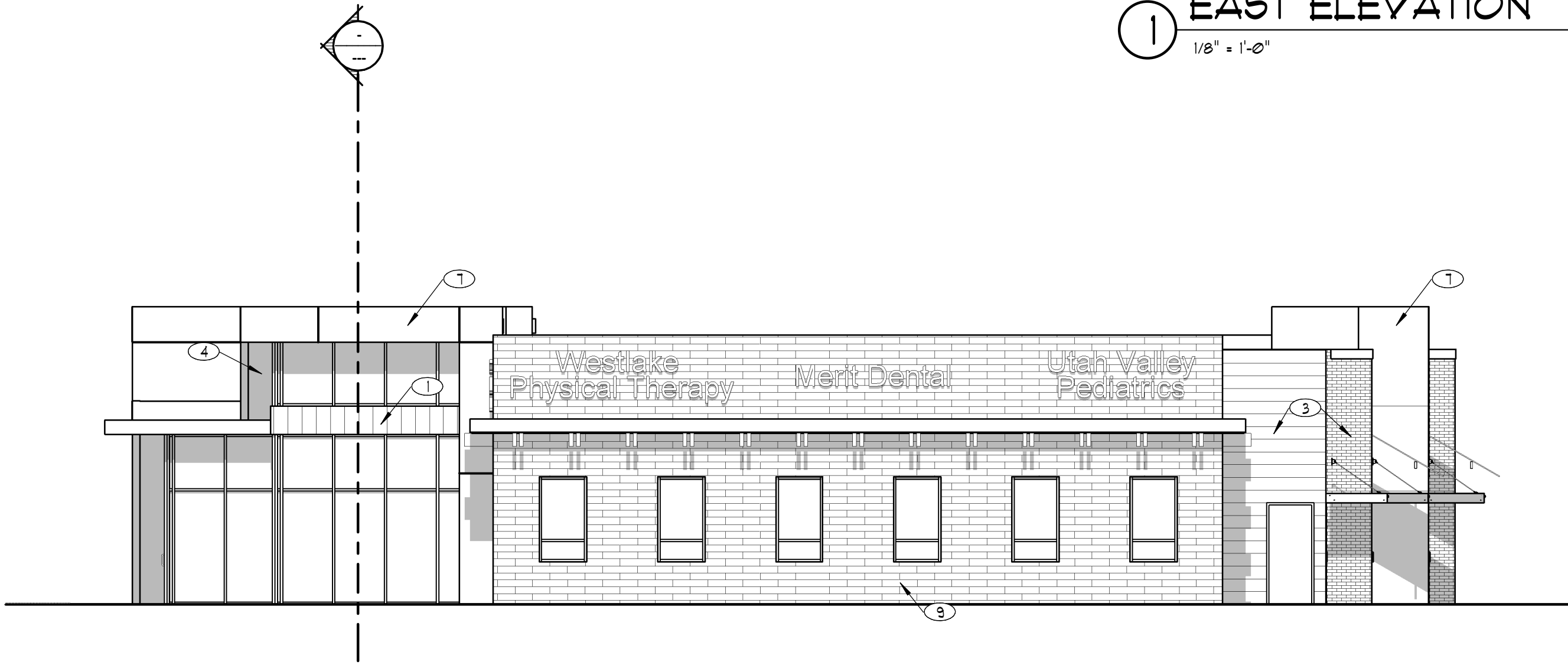
SHEETNOTES:

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

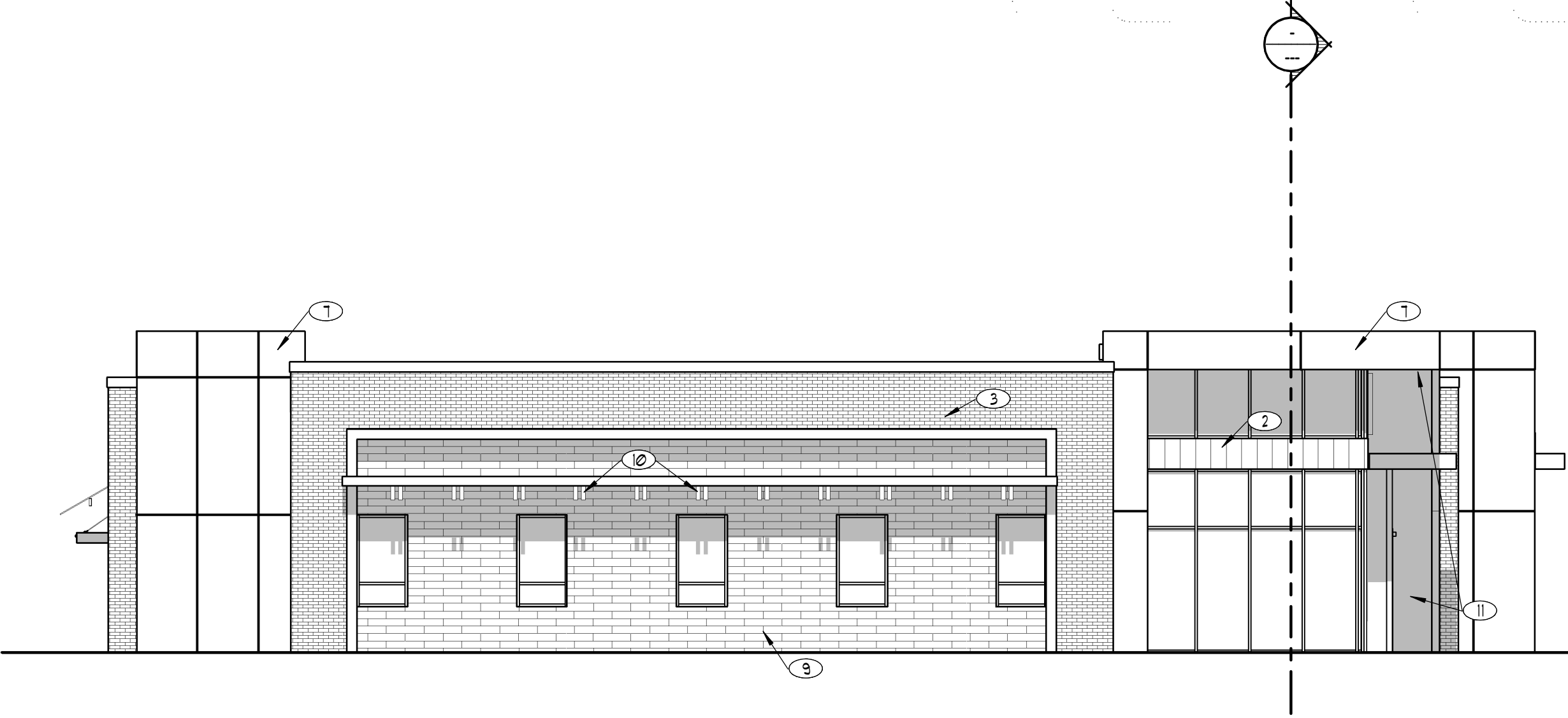
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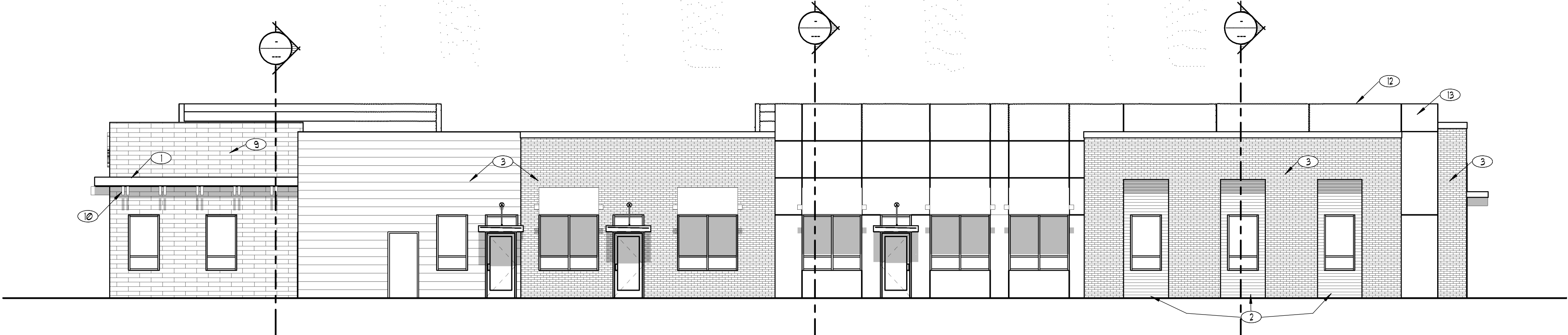
1 EAST ELEVATION
1/8" = 1'-0"



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



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



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

6/11/2015 3:19:28 PM



EAGLE MOUNTAIN GENERAL NOTES

ROAD SECTION NOTES

- PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, 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 SIDEWALKS & TRAILS.
- COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

WATER NOTES

- VALVES:**
 - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - 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.
- 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 AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK
- 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

SEWER NOTES

- PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
- DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' 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:**
 - STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
 - 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 GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

STORM DRAIN NOTES

- 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 GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

PONY EXPRESS PLAZA

PREPARED FOR:
VINCENT DESIGN GROUP
LOCATED IN:
EAGLE MOUNTAIN, UTAH, UTAH



GENERAL NOTES

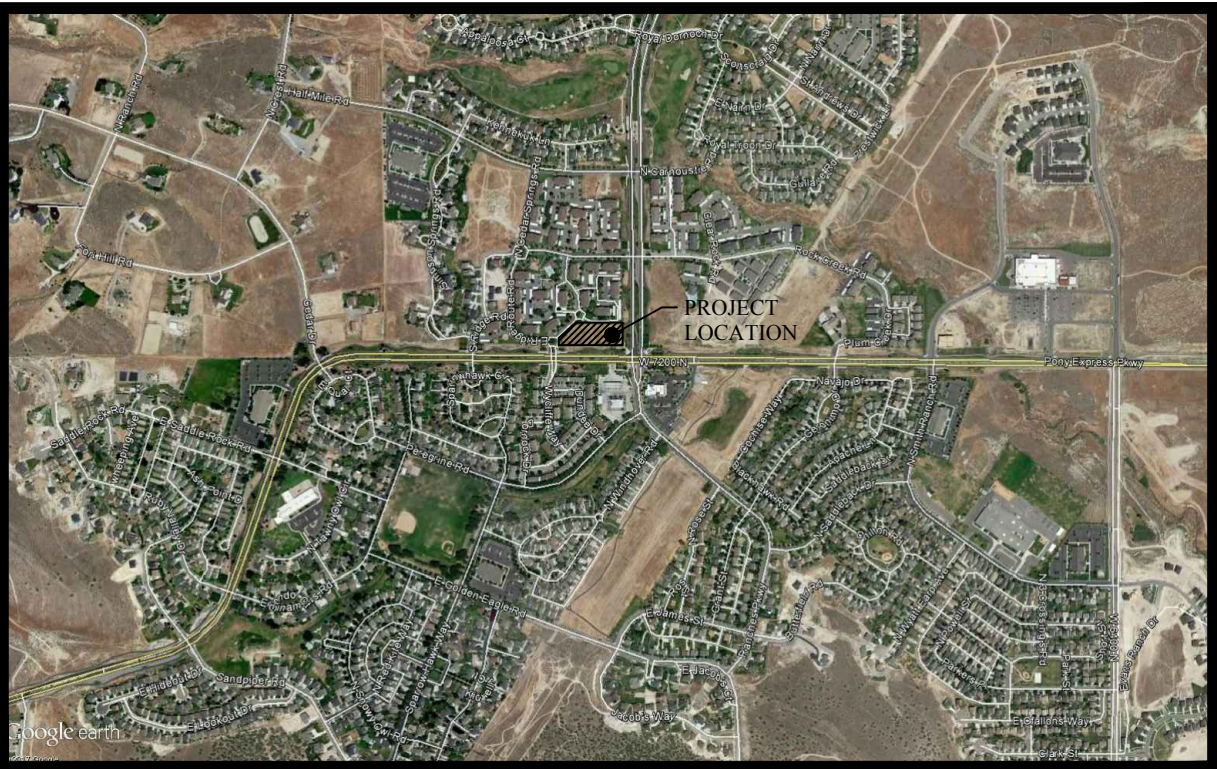
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.



VICINITY MAP

NTS

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
C1	UTILITY PLAN
C2	GRADING AND DRAINAGE PLAN
C3	EROSION CONTROL PLAN
D1	GENERAL DETAILS
PP1	P&P - STORM DRAIN
L1	LANDSCAPE PLAN

PONY EXPRESS PLAZA
EAGLE MOUNTAIN, UTAH
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale:	NONE	Drawn:	JSB
Date:	7/17/2017	Job #:	17-150
Sheet:	C0		

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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 12, 2021**

TITLE:	Action Item - Eagle Crest Business Park		
ITEM TYPE:	Master Site Plan & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Isaac Patterson		
GENERAL PLAN DESIGNATION Employment Center / Campus	CURRENT ZONE Business Park	ACREAGE 20.58	COMMUNITY Town Center

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the application to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Any feedback on the proposed elevations.
2. The amount of Storage Facility parking required shall be determined in line with 17.55.120 C
3. Parking islands shall be required for every 12 parking stalls in accordance with 17.55.080 C
4. Headlight Screen shall be required between parking areas and public right-of-ways
5. Buildings shall be moved up with parking provided to the side or rear of the buildings in accordance with 17.72.030 B

BACKGROUND:

Eagle Crest, is located within the Commercial Portion of the Sage Park development. Sage Park was originally an entirely residential project, but on November 19th, 2019 the Eagle Mountain City Council rezoned approximately 20 acres to Business Park, and granted Light Manufacturing as a conditional Use, the council also allowed for up to 9 acres of self-storage in the northern portion of the project along Eagle Mountain Boulevard. This proposal is for a preliminary plat, and master site plan for the commercial area rezoned at that meeting. In addition to approving the rezone the council added

a condition that the approval should mirror concept 2 (presented at the meeting).

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council.

Sage Park Development and Use Agreement

2. General Land Use Plan The property shall be developed in the general configuration shown in *exhibit B*. The applicant's proposed site plan largely complies with the approved concept plan from the land use agreement with the one change that building A has increased in size to provide additional flex space, and Building D has been removed. This is largely compliant with exhibit B and in the opinion of staff *complies* with this provision.

4. Commercial Storage Access Road the only access from the Commercial Storage area to Eagle Mountain Boulevard shall be a right in, right out access. The applicant is proposing a right in, right out access onto Eagle Mountain Boulevard in *compliance* with this provision.

5. Zoning and Land Uses the property north of the collector road shall be zoned as:

5.1 up to nine (9) acres in the northwest corner as Commercial Storage, the commercial storage area shall not be adjacent to the collector road, and at least 550 feet of frontage along Eagle Mountain Boulevard shall be Business Park. The proposal contains 7.2 acres of Commercial storage, no storage is adjacent to the new collector road, and the amount of Business Park zoning adjacent to Eagle Mountain Boulevard exceeds 550' which *complies* with this provision.

5.2 The remaining portion of the area shall be zoned Business Park, in which "Contract construction services, establishments & contractor offices (sometimes known as flex-use buildings)" are permitted per 5.2.a.viii the applicants proposal *complies* with this provision.

Elevations

The applicant has provided some example images for what they anticipate building each project with, they include examples of storage facilities and flex-use buildings located within Eagle Mountain, and tilt up buildings built outside of the city. It should be noted that individual projects will still require site plan approvals where elevations will be reviewed in detail, but if the Planning Commission has any concerns with the example elevations those concerns should be made clear and included in any motion.

Parking

Per 17.55.120(c) the parking requirement for Storage Facilities shall be determined by the Planning Commission, the applicant is showing 14 parking stalls at the office for the Storage Unit Facility, it is up to the Planning Commission to determine if this is sufficient parking.

The Flex Use buildings shall provide 1 parking stall per 300 sf for office portions, and 1 parking stall per 2,000 SF of warehouse area for the first 20,000 gross floor area of the warehouse, and 1 stall per 4,000 SF of gross floor area thereafter.

Per 17.55.080 C Parking islands are required for every 12 parking stalls, however, the applicant is showing more than 12 parking stalls in a row without parking islands

Landscaping and Fencing

Per 17.60.120 R and 16.35.090 all fencing along Eagle Mountain Boulevard and the south Collector road shall comply with Collector and Arterial fencing requirements, and shall be required where rear or side lot lines abut a collector or arterial road right-of-way.

Per 17.60.110 D A three and one-half foot tall headlight screen shall be provided between all parking areas and the road.

Commercial Design

17.72.030 B requires commercial parking to be located to the side or rear of buildings. The applicant's proposal puts the expanse of parking between the buildings and the road with all parking in front of buildings this **does not comply** with this provision.

REQUIRED FINDINGS:

Master Site Plan approvals are based upon compliance with City

Code requirements and requirements of the [Sage Park Business Center and Residential Area Development and Use Agreement](#). The approval criteria for a Master Site Plan can be found in EMMC 17.100.040

Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat can be found in EMMC 16.20

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[November 19, 2019 CC Minutes](#)
[Eagle Crest - Phase A - Preliminary Plat](#)
[Eagle Crest Phase A - Site Plan](#)
[Eagle Crest Phase A - Storage Concept](#)
[Elevation Examples](#)
[Exhibit B Approved Concept](#)



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

November 19, 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, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

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; Linda Peterson, Communications Director; Jeff Weber, Facility Director; Angela Valenzuela, Human Resource Manager; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:07 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION – Safe Routes to School Programs

City Administrator Ifo Pili introduced Stacey Allen, who presented on safe routes to school.

Ms. Allen explained Safe Routes Utah is a free Utah Department of Transportation (UDOT) program. Safe Routes Utah's goal is to help children get to and from school safely, while educating children on the benefits of walking and biking to school. Every elementary, middle, and junior high school must have a safe route to school plan. The Safe Routes Utah website has a mapping program for parents to view their children's safe route to school. Schools can also use the mapping program to draft their safe route plans.

Utah Code requires every school to have a committee, typically the school community council, which creates the school's safe route to school plan. The committee must update the plan every year, and submit it to the school district for approval. The school district then sends the plan to UDOT.

Ms. Allen stated some entities are not aware of the approvals required for the safe routes plans. Her organization is educating schools, school districts, and cities of the safe routes to school processes.

Councilmember Curtis asked which entity bears the burden of developing the actual safe routes to school. Ms. Allen explained her organization does not determine that responsibility. She

encourages school committees to work collaboratively with city representatives, public safety departments, and parents to determine appropriate safe routes to school. She stated grants are available to committees with completed safe routes to school plans.

Councilmember Burnham expressed concern that the City does not currently have a representative on the local school committees.

Frontier Middle School Principal Jared Becar stated Alpine School District is reviewing the school's safe routes to school plan for the first time. He stated there are many needs, but funding is not always available.

Ms. Allen explained the lack of communication regarding safe routes to school plans can cause issues, which is why her organization is informing communities of the requirement.

Alpine School District Board Member Julie King explained elementary schools are opening August 2020 and August 2021. She is working with Alpine School District's School Board to set up quarterly meetings with affected entities, including the City.

Community Development Director Steve Mumford explained the City worked with Black Ridge Elementary and received a grant for their safe routes to school. The school did not have a plan in place, so they created one in order to obtain the grant.

1.B. DISCUSSION – Power Corridor Development and Use

Mr. Mumford explained that Municipal Code defines unbuildable land but does not prohibit structures on it. He showed examples of development within the power corridor throughout the City, as well as development in power corridors in other cities.

Discussion ensued regarding when improvements were made in the City's power corridor.

Mr. Mumford stated the Parkway Crossroads mixed-use project recently received approval for a conditional use permit from the Planning Commission. He explained the applicant proposes donating a 5,788-square foot parcel to the City for future right-of-way expansion, in exchange for a perpetual parking easement in the power corridor. The daycare business in Parkway Crossroads would also like to utilize a section of the corridor for grass and fencing to add a play area.

Mr. Mumford informed the Council the Planning Commission felt it was appropriate to allow the applicant to utilize the power corridor, if the applicant improves the section of the corridor to the south of the Parkway Crossroads parking lot to Ranches Parkway, and between the existing Parkway Crossroads project and the City trail. He stated options for allowing the applicant to use the corridor include easements, a long-term lease, or land disposal or sale.

Councilmember Curtis stated lots should not be placed in power corridors, but parking lots and improved open space are reasonable uses.

Councilmember Gricius stated the City should consider the height of the powerlines when allowing park amenities in the corridor.

Councilmember Clark agreed with the proposed uses in the corridor and requested the City Attorney provide guidance regarding allowing the use through easements, long-term leases, or land disposal or sale.

Councilmember Curtis stated the applicant is donating land to the City and is improving additional City property; the City is receiving a benefit for allowing the applicant to develop City property that would otherwise be unusable.

City Attorney Jeremy Cook stated a lease would need to be long enough to be useful for the life of the building; a fifty-year ground lease would be appropriate. He explained if the land is sold to the applicant, a right of first refusal can be included to ensure the use of the land remains consistent with the Council's desire.

Parkway Crossroads owner Scot Hazard explained a long-term lease is not favorable for financing, as it encumbers the property. He would prefer to purchase the land or be granted a perpetual right of use easement.

Mr. Cook stated selling the property to the applicant would be more favorable to the City than a perpetual use agreement. As the property is in the power corridor, the value likely will not be high. He will determine the value and bring a property disposal application back to the Council for approval.

Discussion ensued regarding a previous land swap between Mr. Hazard and the City.

Mr. Hazard explained he has received preliminary approval for the proposed improvements from Delynn Rodeback with Rocky Mountain Power. Michael Lang with Rocky Mountain Power explained the concerns Rocky Mountain Power have are regarding clearance of structures, lighting, and vegetation.

City Recorder Fionnuala Kofoed stated the City has a lot of land that is potentially disposable. She asked if this decision marks a change to the Council's direction regarding land disposal, or if this project would differentiate from other potentially disposable land.

Councilmember Curtis stated this project is different due to the benefit the City will receive from the donation of right-of-way.

2. CONCEPT PLAN

2.A. Brylee Development Concept Plan

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

3. AGENDA REVIEW

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation – Cache Valley Electric

Councilmember Curtis confirmed with staff that this item is included in the approved budget.

13.B. Test Pumping Ault Well Bid Award -- Rhino Pumping

Councilmember Curtis asked why the owner of the Ault well is considering selling to the City. Mr. Trusty explained the owner previously used the well for irrigation of a sod farm but has since sold the sold farm to Flagship Homes. This well is a better option than the City previously pursued for well number six. If the well proves to be sufficient, the City will purchase it from the existing owner.

14. BOND RELEASES

14.B. Hidden Hollow Phase B Plat 1 – Into Warranty

Councilmember Clark confirmed with staff that all issues related to blasting have been corrected in the Hidden Hollow area.

14.E. Hidden Hollow Phase A Plat 2 – Out of Warranty

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

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

Mr. Mumford explained the Planning Commission recommended approval of this site plan with a condition of approval requiring the access to the trash receptacles and catering loading area be moved, and the trash receptacles be relocated to another area. He presented the applicant's proposed loading area location, which is accessed off a roundabout. Staff worked with the applicant to address concerns regarding the access from the roundabout. He stated vegetation could be included to address screening concerns but would need to be designed in such a way as to not obscure visibility.

Applicant representative Chad Spencer requested the Council allow the plan to remain as originally presented. A kitchen is located near the proposed dumpster enclosure, and the access point allows easy delivery for catering companies. They have worked with the City Engineer to ensure traffic flows functionally and safely; with the proposed design, vehicles will not be required to back up near sidewalks.

Councilmember Burnham asked if the item can remain on the consent agenda with the removal of the Planning Commission's recommended condition of approval. Ms. Kofoed explained the Council should make their decision known during the work session, and note in the motion that the Council's approval is as amended.

Councilmember Burnham stated the access point will not have a high amount of traffic, and should remain as proposed. Councilmember Gricius agreed and stated catering vehicles will not be arriving during peak traffic times.

16.B. Overland Village 1 Clubhouse – Preliminary Plat

Councilmember Curtis confirmed with staff that the site plan has been approved; this item will create a plat for the clubhouse.

16.C. Eagle Vision – Preliminary Plat Amendment

Planning Manager Mike Hadley stated the preliminary plat amendment divides the existing lot into two lots; the second lot will remain in the ownership of Eagle Vision, but a building on that lot may be rented to other entities. The lots will have separate tax identification numbers. Any changes to the approved site plan will require approval from the Planning Commission and City Council.

Mr. Mumford explained this situation is like the lots surrounding Ridley's. Some parcels are leased, and some are sold to other entities.

Regarding the Planning Commission's concerns about setbacks and space between buildings, Mr. Hadley explained the buildings must meet all requirements in Municipal Code. A cross-access easement is required to ensure parking is provided for both buildings.

Councilmember Clark asked if staff had concerns regarding timing of the parking lot construction.

Mr. Mumford explained the first building cannot be occupied until all parking is completed, as the parking was included in the original site plan approval.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

Mr. Mumford explained the preliminary plat for Sage Park was approved in 2007. Previously, the General Plan designated this property as Mixed Use Residential. The updated General Plan now contains a collector road and designates the property north of the collector road as Employment Center/Campus, and south of the collector as

Neighborhood Residential One. It is currently zoned Residential. The applicant is proposing a rezone to Business Park and Commercial Storage; staff believes the Business Park zone would be sufficient, with specific uses prohibited.

Councilmember Clark asked how many residential units are approved in the proposed Business Park zone. Mr. Mumford said he will find out the number of lots north of the collector road on the approved preliminary plat. The applicant has worked with the City regarding the location of the collector road to ensure homes do not front the road, and to create a safe intersection at Eagle Mountain Boulevard.

The applicant has provided two potential concept plans; both plans include 10.79 acres of commercial storage in the northern section, as well as an office/warehouse buffer between the storage facility and residential zones. An amended concept plan was submitted in response to discussions with the Planning Commission and City Council. This plan includes commercial business park and mixed-use/multifamily area south of the collector road.

The Planning Commission recommended approval of a rezone to the Business Park zone. Conditions of approval include limiting the storage facility area to nine acres and that a development agreement is approved by the City Council that restricts permitted and conditional uses in the rezone area.

Mr. Mumford explained the rezone must comply with the intent of the General Plan; the Council must determine if this use complies with the stated intent of the Employment Center/Campus designation.

Councilmember Curtis expressed concern that some uses do not comply with the General Plan and asked what zone most closely complies with the Employment Center/Campus designation. Mr. Mumford said some uses in the Commercial zone comply well, as do uses in the Business Park zone.

Applicant Isaac Patterson stated the proposed mixed-use buildings south of the collector road will be like the Direct Communications building in The Ranches. The mixed-use buildings north of the collector road will be similar to the flex space in Gateway Park. There are approximately six to ten employees per unit at the Gateway park location, and the storage facility will employ approximately five employees.

Councilmember Curtis stated the commercial use complies with the General Plan, but storage facilities do not fit within the Employment Center/Campus designation.

Councilmember Clark expressed concern regarding allowing storage facilities inside employment centers, similar to what has been approved in Lehi.

Discussion ensued regarding commercial uses near storage facilities.

Councilmember Burnham said denying the rezone will result in residential development within the Employment Center/Campus designation; neither option is compatible.

Councilmember Reaves stated the Council has determined the General Plan should not be changed based on requests from developers.

Councilmember Curtis stated the use is incompatible, and the City already has three approved storage facilities.

Applicant Wayne Patterson explained the flex space will provide jobs and asked that the Council allow the market to determine if there are too many storage facilities in the area.

Councilmember Gricius explained the options to the Council include adding eighteen businesses, or twenty homes. The businesses will generate daytime population for the City, and the collector road will act as a buffer between the commercial and residential uses.

Councilmember Curtis stated if the rezone is approved, all uses in the zone are allowed. Mr. Wayne Patterson explained they have agreed to a development agreement that limits the uses within the rezone area.

Councilmember Clark asked if storage facilities are a deterrent to commercial businesses. Economic Development Director Aaron Sanborn explained it depends on the specific business type. He said that in Utah County, there are areas around existing storage facilities with flex-use commercial space.

Mr. Isaac Patterson said the rezone area is on the edge of the Employment Center/Campus designation, not in the center of the designation.

Councilmember Burnham stated if the residential lots remain, the City is giving up commercial business area. She stated single-family residential units should not be directly adjacent to an employment center.

Mr. Isaac Patterson said the rezone area is 20 acres; the Business Park zone will replace approximately 60 to 70 homes.

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

City Administrator Ifo Pili explained the City recently contracted with NFP to conduct a compensation study for City employees, the City Council, and the Mayor. He stated the last time the City Council and Mayor salaries were updated was in 2006. Data the City received showed the City Council's stipend to be the lowest, and most other municipalities offer benefits to councilmembers. Mr. Pili stated his recommendation is to

increase the monthly pay for Councilmembers from \$500 to \$1,100. As most Councilmembers do not want to receive benefits from the City, he recommends adding a \$200 monthly allowance for incidentals.

Mr. Pili explained the current ordinance regarding the Mayor's salary states the City cannot provide benefits above the salary amount in Municipal Code; if the Mayor collects benefits, the cost of the benefits is taken from the salary total. Mr. Pili stated his proposal to keep the Mayor's salary as it currently stands and provide benefits and a car allowance in addition to the salary. The car allowance will allow City vehicles to be more available to staff, as the Mayor will no longer use City vehicles.

Regarding full-time versus part-time mayoral status, Mr. Pili said the consideration should be primary or secondary employment, instead. If the Mayor's primary employer is the City, he should be provided for similarly as other employees.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:14 p.m.

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:09 p.m.

9. PLEDGE OF ALLEGIANCE

The Presentation of Colors and Pledge of Allegiance were led by Pack and Troop 111.

BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

BOARD MEMBERS PRESENT: Board Chair Tom Westmoreland, Board Members Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

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; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland recessed the meeting and convened as the Board of Canvassers at 7:13 p.m.

6. MOTION

6.A. MOTION – Approve the Results of the 2019 General Election.

City Recorder Fionnuala Kofoed presented information to the Council regarding the results of the 2019 General Election. The top three candidates with the most votes are Colby Curtis, Jared Gray, and Carolyn Love.

The Utah County Elections Office reported the following numbers:

- 14,145 eligible registered voters.
- 13,888 ballots were mailed and a total of 2,915 were counted for a 20.61% return rate.
- 13 provisional ballots were issued and 12 were counted. The one provisional ballot not counted had incomplete information.
- 69 ballots were not accepted due to a missing signature, signature not matching, invalid postmark, or ballots returned from the primary election.
- 73 voters cast ballots in person on Election day.

Ms. Kofoed explained that the County attempts to contact individuals in the instance of missing or not matching signatures.

MOTION: *Board Member Gricius moved that the Board of Canvassers verify the results of the election by ratifying the results of the canvass, accept the report of the election and certify the election results, and declare four-year City Council candidates Colby Curtis, Carolyn Love, and Jared Gray elected. Board Member Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

7. ADJOURNMENT

MOTION: *Board Member Gricius moved to adjourn the Board of Canvassers meeting. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

The Board of Canvassers meeting was adjourned at 7:22 p.m.

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

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

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; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

8. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:22 p.m.

10. INFORMATION ITEMS/UPCOMING EVENTS

- Bag the Leaf – Eagle Mountain City is offering our annual free bagged leaf pickup and disposal service through November 22. Information is available on the City website, News section.
- Annie Get Your Gun – The Eagle Mountain Arts Alliance presents an Eagle Mountain Community Theatre production of Annie Get Your Gun, November 21, 22, 23, and 25 starting at 7:00 p.m. each evening at Frontier Middle School. Tickets are available at EagleMountainArts.com.
- Turkey Trot – Eagle Mountain City's annual Turkey Trot fun run/walk will be held on Thanksgiving morning, November 28 at Wride Memorial Park. This event is free, with prizes, refreshments and giveaways. Register at emcity.org/turkey.
- Statue Unveiling Ceremony – Save the Date for Friday, December 6 at 7:00 p.m. as a special ceremony will be held to unveil a statue that has been generously donated to the Pony Express Memorial Cemetery by a resident and his company. More details to come!
- Christmas Village - Eagle Mountain City will hold our Christmas Village and Boutique Event on December 7 from 5:30 p.m. to 9:00 p.m. at Wride Memorial Park. Free activities will include visits with Santa and his reindeer, blacksmith demo, petting zoo, boutique vendor booths, mini pony carriage rides, carolers, and food trucks. If you bring Santa a letter complete with name and address, you will receive a return letter in the mail. Please visit emcity.org/events and click on the Christmas Village link on the calendar.
- City Offices Closed – The City Offices and Library will be closed Thursday, November 28 and Friday, November 29 for the Thanksgiving holiday, December 23 to 25 for the Christmas holiday, and January 1, 2020 for the New Year holiday.

11. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:26 p.m.

Lois Heber stated this is her last month serving on the Military and Veterans Advisory Board. She explained a member of the Board has been abusing her. She has told three Councilmembers about the behavior and feels that one Councilmember has condoned the abusive behavior. She asked the Councilmembers to research ways to help veterans in the community.

Mayor Westmoreland thanked Ms. Heber for her service to the City. He stated it is important that those representing the City treat others with dignity and respect.

Councilmember Curtis thanked Ms. Heber for making him aware of the situation.

Councilmember Gricius thanked Ms. Heber for her service to the City and the Country.

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

Mayor Westmoreland explained item number two, the Brylee Development concept plan, was removed from the agenda at the applicant's request, and item number 14.E., the bond release for Hidden Hollow Phase A Plat 2 – Out of Warranty, was removed from the agenda at staff's request.

12. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Reaves

Councilmember Reaves expressed his appreciation for the Scout Troop's flag ceremony. He thanked the residents for the opportunity to serve as Councilmember for the past four years, and congratulated Councilmember Curtis and Councilmembers-elect Love and Gray.

Councilmember Clark

Councilmember Clark thanked the Scout Troop for the flag ceremony and said the troop is sponsored by the American Legion. The Veterans Breakfast was well-attended, and many people worked together to make the event special for the community's veterans. She congratulated the Eagle Mountain Community Theatre on their nominations from Broadway Now.

Councilmember Gricius

Councilmember Gricius stated that although she will not be on City Council after the end of the year, she will still be involved with the City. She asked the newly-elected Councilmembers to use her as a reference, as there is much for them to learn.

Councilmember Curtis

Councilmember Curtis thanked the scouts and veterans for their attendance. He congratulated the newly-elected Councilmembers and thanked all who ran.

Councilmember Burnham

Councilmember Burnham thanked the scouts and veterans and stated those who attended the Veterans Breakfast were very appreciative. She asked the Councilmembers to continue serving at future Veterans Breakfasts in order to allow the Board Members to participate in the event, instead of cook and serve. She thanked those who ran in the General Election and congratulated the recently elected Councilmembers.

Mayor Westmoreland

Mayor Westmoreland said it is the anniversary of the Gettysburg Address, which is a very important point in the nation's history.

CONSENT AGENDA

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation - Cache Valley Electric

13.B. Test Pumping Ault Well Bid Award - Rhino Pumping

14. BOND RELEASES

14.A. Evans Ranch Plat I-I – Into Warranty

14.B. Hidden Hollow Phase B Plat 1 – Into Warranty

14.C. SilverLake Plat 14 – Out of Warranty

14.D. Hidden Hollow Phase A Plat 1 – Out of Warranty

15. MINUTES

15.A. October 15, 2019 Meeting Minutes

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

16.B. Overland Village 1 Clubhouse – Preliminary Plat

16.C. Eagle Vision – Preliminary Plat Amendment

MOTION: *Councilmember Curtis moved to approve the consent agenda, removing condition of approval number two from item 16.A., John Walden Clubhouse site plan. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

Community Development Director Steve Mumford said the Sage Park preliminary plat was approved in 2007 and is still valid. It contains single-family residential units. The General Plan previously designated this property as Mixed Use Residential. The updated General Plan now includes a collector road through the property and designates the property north of the collector road as Employment Center/Campus, which is defined as a focused employment center, college

campus, or medical center that is near future downtown/town center and its amenities. The property south of the collector road is designated Neighborhood Residential One, which is generally two to four units per acre. The property is currently zoned Residential.

Mr. Mumford showed the location of the project, potential concept plans, and the Master Transportation Plan for this area. Eagle Mountain Boulevard is a west of the project area and is a 122-foot minor arterial; the City owns the entire right-of-way for this road.

The Planning Commission was concerned about the permitted and conditional uses in the Commercial Storage zone; therefore, they recommended approval of a rezone to Business Park, with limited permitted and conditional uses. They also recommended a condition of approval that the storage facility not exceed nine acres.

Councilmember Reaves expressed concern that the uses defined in the Business Park zone are not compatible with the General Plan. He clarified with staff the difference between an autobody repair shop and an automotive repair shop.

Councilmember Gricius stated the daycare center/preschool use should be moved from a conditional use to a permitted use. Mr. Mumford explained the Business Park zone includes daycare centers, contract construction services, and auto and truck repair as conditional uses.

City Attorney Jeremy Cook explained the Council can determine the permitted and conditional uses for this site. Councilmember Curtis confirmed with staff that the Council will be able to determine these uses during the develop agreement and site plan process.

Councilmember Clark explained a home-based business in Cedar Pass Ranch makes shovels and another homeowner manufactures carbon fiber rings out of his home; she stated light manufacturing should be permitted in the proposed area.

Discussion ensued regarding permitted and conditional uses in the Business Park zone.

Mr. Mumford explained the next steps in the development process are the site plan and conditional use permit approvals.

Applicant Isaac Patterson said the original rezone application was for 22.83 acres. It is now approximately 20 acres. The concept plan presented brings the property more in line with the current General Plan. They plan on including storage units in nine acres, with more than half of the property utilized for other commercial businesses. Regarding auto repair businesses, the Planning Commission was concerned about a repair shop directly adjacent to a residential subdivision but were open to one located away from the residences. He stated daycare centers would not be synergistic with portions of the project but could be appropriate in the area they are changing from storage units to business park.

Mr. Patterson said the 9-acre storage facility has a large amount of frontage along Eagle Mountain Boulevard, as the Planning Commission restricted the storage facility to the northwest quadrant of the property. He explained they do want some frontage along Eagle Mountain

Boulevard, but would be willing to adjust some of the commercial towards that road. He stated many tenants of his project at Gateway Park utilize the storage facility there and said storage facilities are compatible with the commercial aspect of the project.

Councilmember Curtis confirmed with staff that screening can be determined during the site plan approval process. He stated his preference that the storage facility not be located along Eagle Mountain Boulevard; with the reduction of storage units to nine acres, additional commercial businesses can be added between Eagle Mountain Boulevard and the storage units.

Councilmember Clark said the storage facility should remain in the northern portion of the property. She thanked the applicant for including commercial development in his project.

Councilmember Reaves stated the location is perfect for this project and requested that the storage facility not dominate the development.

Mayor Westmoreland opened the public hearing at 8:13 p.m.

Richard Krulisky expressed concern regarding potential oil spillage at automotive repair businesses. He stated development along Eagle Mountain Boulevard is causing traffic concerns and expressed frustration at the lowered speed limit.

Mayor Westmoreland closed the public hearing at 8:17 p.m.

Councilmember Clark thanked Mr. Krulisky for his comments and explained the City is looking at options for transportation infrastructure, but additional development is what allows the City to expand roads. She stated the commercial center will have fewer daily trips than a residential development would have. There are many restrictions regarding oil and other toxic waste in place that will protect residents.

Councilmember Curtis stated this project will give residents another collector road from Pony Express Parkway to Eagle Mountain Boulevard.

Councilmember Burnham encouraged residents to review the work session for more detailed discussion regarding this item.

Discussion ensued regarding potential conditions of approval.

MOTION: *Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, rezoning the Sage Park Business Center property from Residential to Business Park, with the following conditions:*

- 1. The rezoned areas align with Option 1, Concept Plan number 2, as presented;*
- 2. Light manufacturing is added as a conditional use;*
- 3. The location restriction is changed from Northwest to North for the nine acres of self-storage for the purpose of giving the*

*additional business lot frontage to Eagle Mountain Boulevard;
and*

- 4. The approval is subject to a development agreement returning to and being approved by the City Council.**

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

17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

City Administrator Ifo Pili explained he is proposing the change as the City Administrator; his position is non-political and his responsibility is to submit items free of politics. The City contracted a salary survey for staff and elected officials. Out of the focus group, Eagle Mountain had the lowest elected official compensation. Many cities pay benefits to city councilmembers, but Eagle Mountain does not at this time. It costs the City approximately \$2,400 to \$2,500 per month for each employee's benefits.

Mr. Pili stated the two councilmembers who are not remaining on the Council have agreed that the increase is necessary. As the councilmembers do not want to receive benefits, he proposes granting an allowance of \$200 per month for incidentals. He said he is working out the language with the City Attorney and requested the Council allow him the ability to make final changes to the ordinance language.

Mr. Pili stated the only other full-time mayor in the state is the mayor of Provo. He explained his proposal to keep the mayor's compensation as it currently is, but allow the mayor to receive benefits in addition to the compensation listed in the City's ordinance. He reiterated that some residents discuss the difference between full-time and part-time status for the mayor, but the issue to be considered is if the mayor's position is his or her primary employment or secondary employment.

Mr. Pili is also proposing a car allowance for the mayor. This allows City vehicles to be utilized by other City staff, and removes the necessity of the Mayor submitting mileage reimbursements.

Mayor Westmoreland opened the public hearing at 8:45 p.m. As there were no comments, he closed the hearing.

Councilmember Reaves thanked Mr. Pili for conducting the study. He stated his fellow Councilmembers have not brought the issue up, but explained that the increase is in line with the City's growth.

Councilmember Burnham explained that it is difficult to have a full-time job while serving on the Council. The duties of the Council can require Councilmembers to take unpaid leave from a full time job; therefore, adjusting the pay allows others the ability to serve on the Council.

Councilmember Clark stated it is fair to compensate Councilmembers for their time.

MOTION: *Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation. Councilmember Reaves seconded the motion. Those voting aye: Tom Westmoreland, Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Reaves

Councilmember Reaves stated the Veterans Breakfast was a great experience, and said he will submit paperwork for the Military and Veterans Advisory Board position that is available.

Councilmember Gricius

Councilmember Gricius stated the Safe Routes to Schools program should be included in duties for the Safety liaison. She also requested an investigation into the incident Ms. Heber described during public comment.

Councilmember Clark

See Board Liaison Report.

Councilmember Cutis

See Board Liaison Report.

Councilmember Burnham

See Board Liaison Report.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation for the Chamber of Commerce. He stated the interlocal agreement with Unified Fire Authority will be on the next agenda for approval. Staff is working on submissions for Mountainland Association of Governments funding consideration, including finishing Pony Express Parkway, beginning Airport Road construction, and other transportation expansions. The expansion of Eagle Mountain Boulevard may not qualify, but they will attempt to resubmit that project.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark said the Youth Council has met twice since the previous City Council meeting. Advisor Chris Kofoed offers education regarding government history and founding documents to the Council, and many elected officials have attended to speak with the youth. Emergency preparedness is an important aspect for the City to consider, which the City manages well.

Councilmember Curtis

Councilmember Curtis stated the Senior Council Advisory Board requested the City's bus be branded with a wrap that notes it is the Senior Bus.

Councilmember Burnham

Councilmember Burnham explained the Eagle Mountain Chamber of Commerce is continually obtaining new members, and they have surpassed the number of businesses that were involved with the Lehi Area Chamber of Commerce. They are considering adding more services in the next year.

20. COMMUNICATION ITEMS

20.A. Financial Report

20.B. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Reaves moved to adjourn at the meeting at 8:58 p.m. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

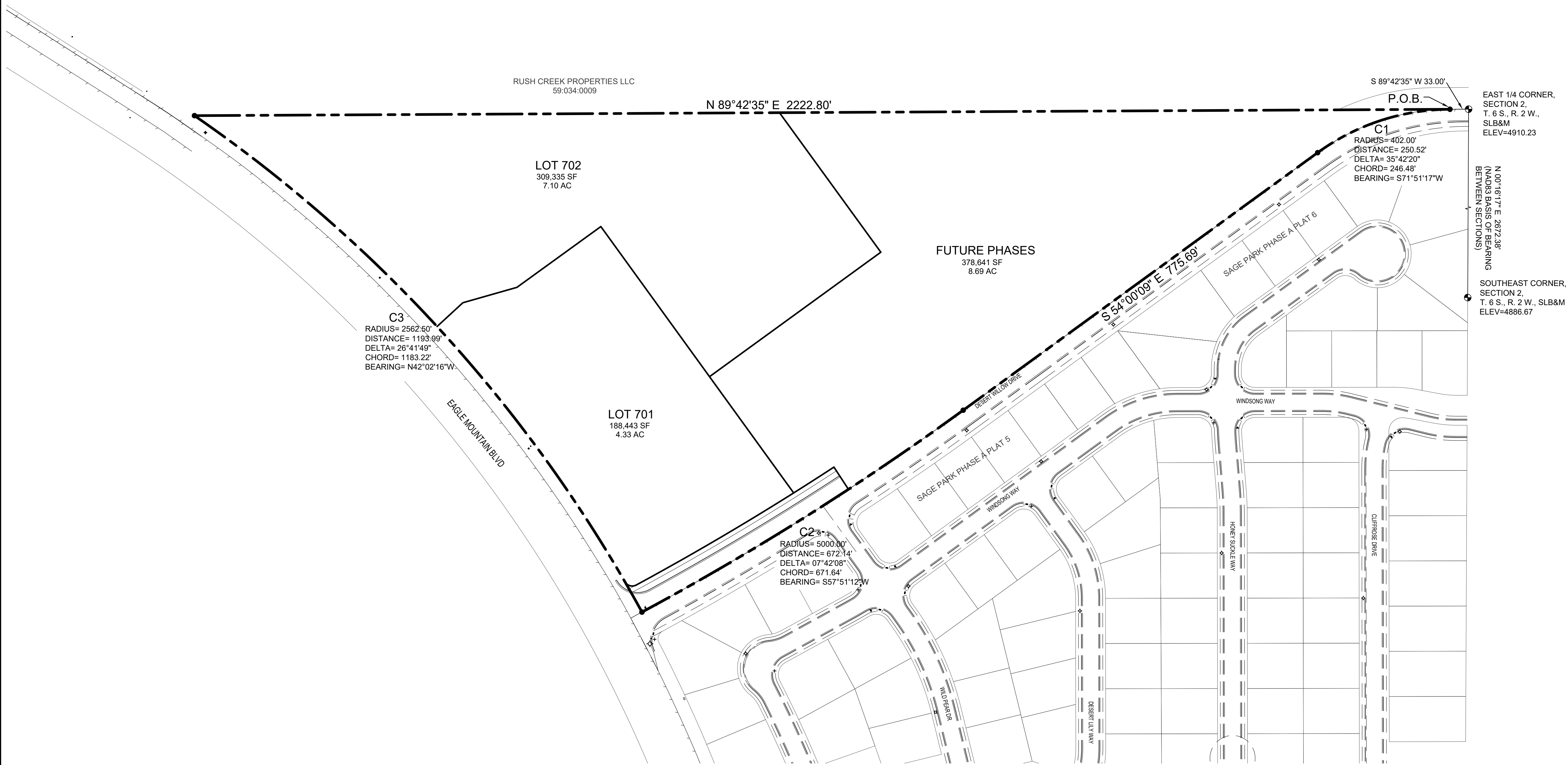
The meeting was adjourned at 8:58 p.m.

Approved by the City Council on December 3, 2019.



Fionnuala B. Kofoed, MMC
City Recorder

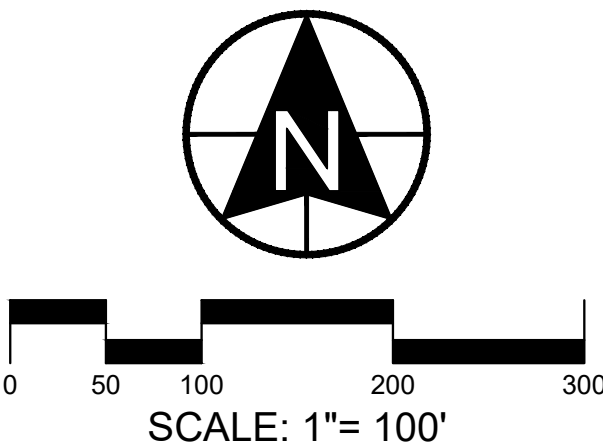
EAGLE CREST PHASE A PRELIMINARY PLAN



PATTERSON DEVELOPMENT

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

EAGLE CREST PHASE A



berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	6/30/2021

PROJECT

EAGLE CREST PHASE A

DESCRIPTION

PRELIMINARY PLAN
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NAME SHEET NUMBER

COVER C0

big drawing 10/22/21 10:43:43 AM Eagle Crest Phase A.dwg
Drawing: 10/22/21

PLAT CALCULATIONS

TOTAL PROJECT AREA	20.58 AC	100%
FUTURE DEVELOPABLE PARCELS	8.69 AC	42%
UNBUILDABLE ACREAGE	0.00 AC	0%
BUILDABLE ACREAGE	11.89 AC	58%
TOTAL ACREAGE IN LOTS	11.43 AC	
TOTAL ACREAGE IN ROADS	0.46 AC	
TOTAL OPEN SPACE	0.00 AC	
TOTAL IMPROVED OPEN SPACE	0.00 AC	
AVERAGE LOT SIZE	248,945 SF / 5.72 AC	
LARGEST LOT SIZE	309,335 SF / 7.10 AC	
SMALLEST LOT SIZE	188,443 SF / 4.33 AC	
OVERALL DENSITY	0.17 DU/AC	
TOTAL NUMBER OF LOTS	2	

BOUNDARY DESCRIPTION

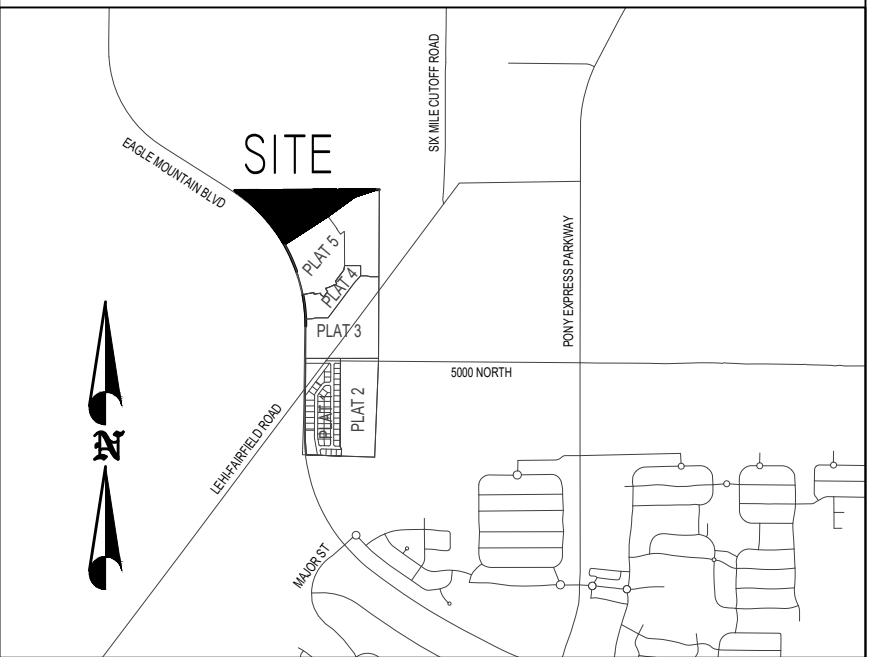
Beginning at a point located South 89°42'35" West 33.00 feet from the East Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running

thence along the arc of a 402.00 foot radius curve to the left a distance of 250.52 feet through a central angle of 35°42'20" (chord bears South 71°51'17" West 246.48 feet); thence South 54°00'09" West 775.69 feet; thence along the arc of a 5000.00 foot radius curve to the right a distance of 672.14 feet through a central angle of 07°42'08" (chord bears South 57°51'12" West 671.64 feet); thence along the arc of a non-tangent 2562.50 foot radius curve to the left a distance of 1193.99 feet through a central angle of 26°41'49" (chord bears North 42°02'16" West 1183.22 feet); thence North 89°42'35" East 222.80 feet to the point of beginning.

Contains: 20.58 acres or 896,389 sf

VICINITY SKETCH

SCALE 1:3000



LEGEND

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---	EASEMENT LINE
---	EXISTING CURB
---	PROPOSED CURB

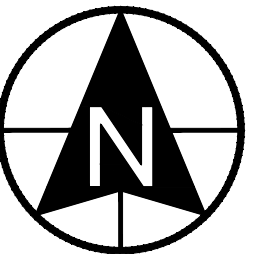
SHEET INDEX

C0	COVER SHEET
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	PHASING PLAN

*PATTERSON
DEVELOPMENT*

DEVELOPMENT

EAGLE CREST PHASE A



SCALE: 1"= 100'



CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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PRELIMINARY PLAN	6/30/2021

PROJECT

EAGLE CREST PHASE A

DESCRIPTION

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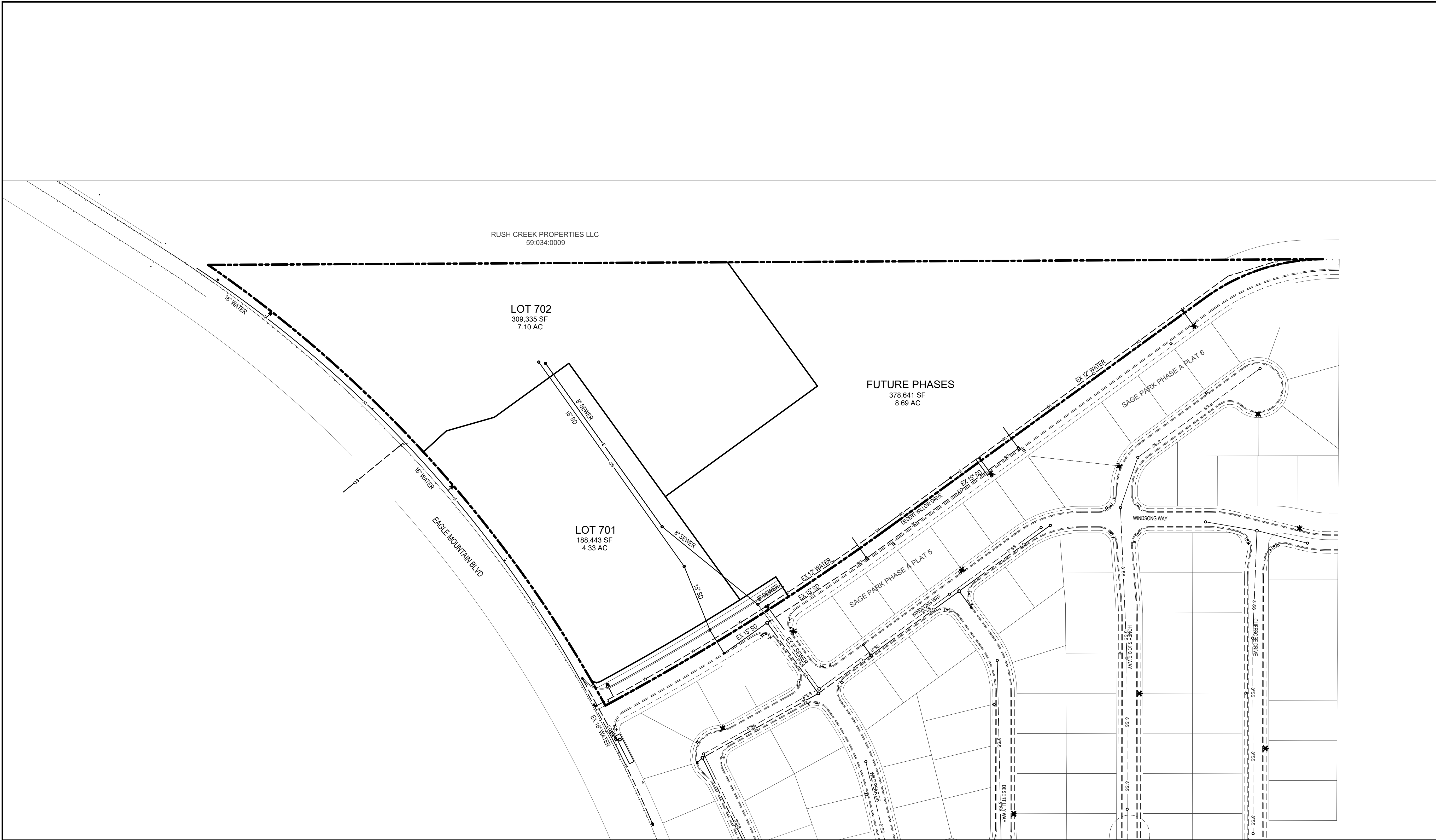
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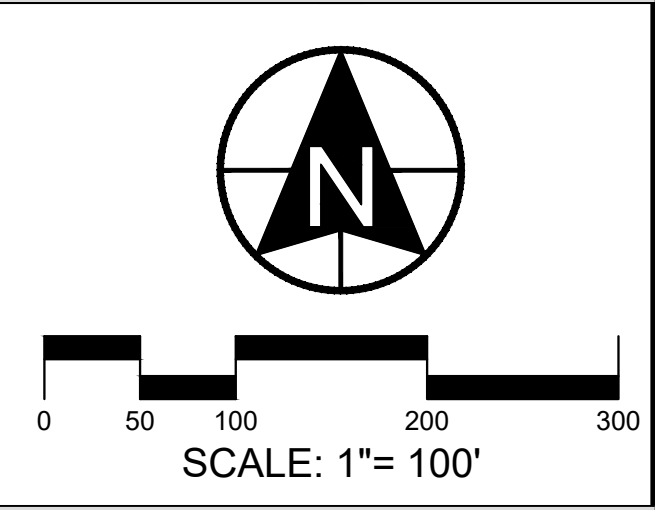
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**
PHASE A



**BERG**
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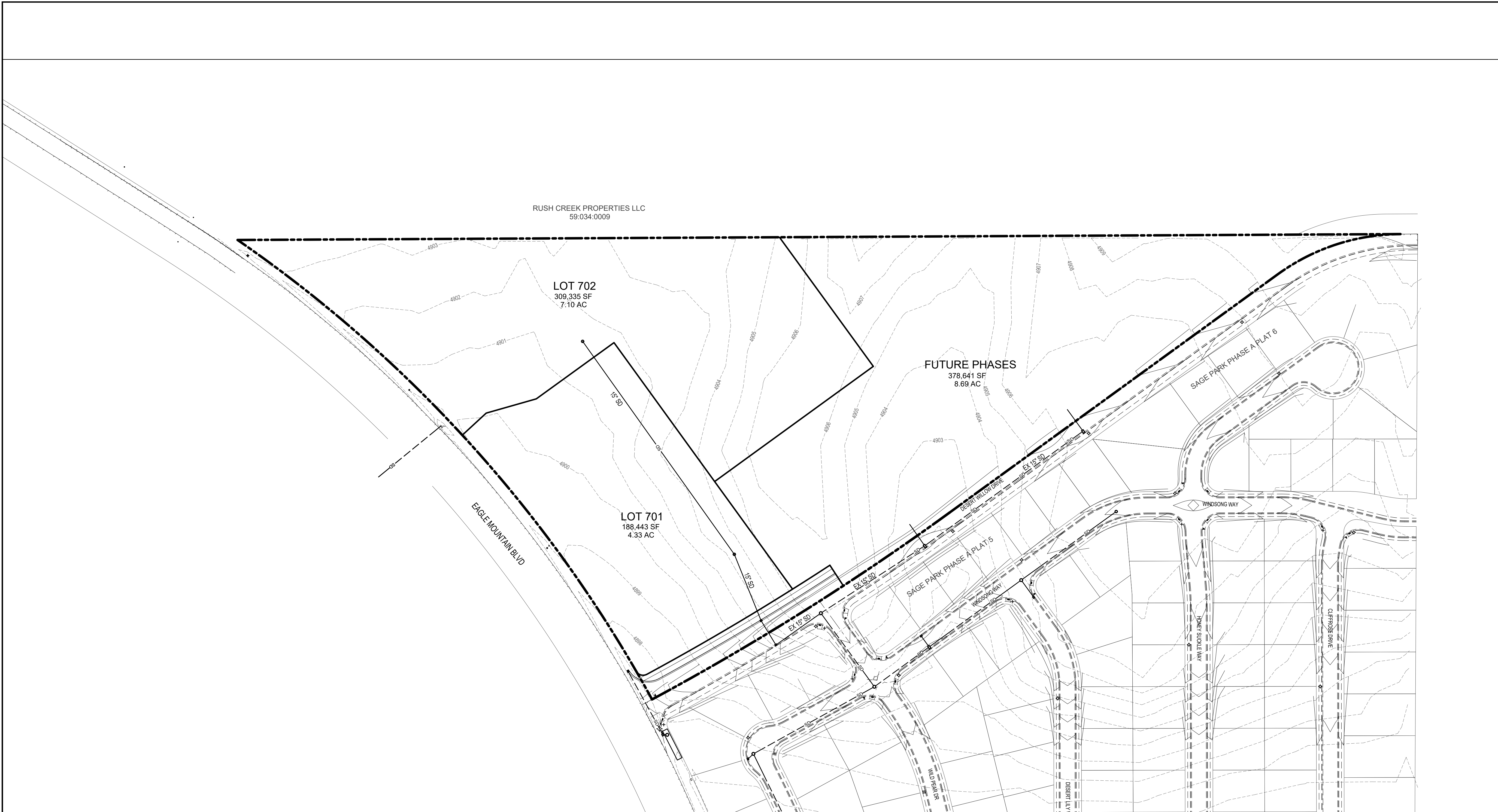
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SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

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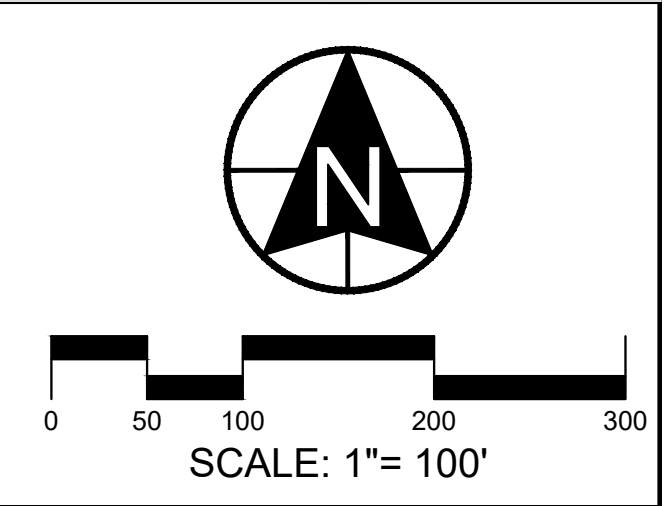
**PATTERSON
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DEVELOPMENT

**EAGLE
CREST**

PHASE A



berg
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PRELIMINARY PLAN		6/30/2021	

PROJECT

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PHASE A

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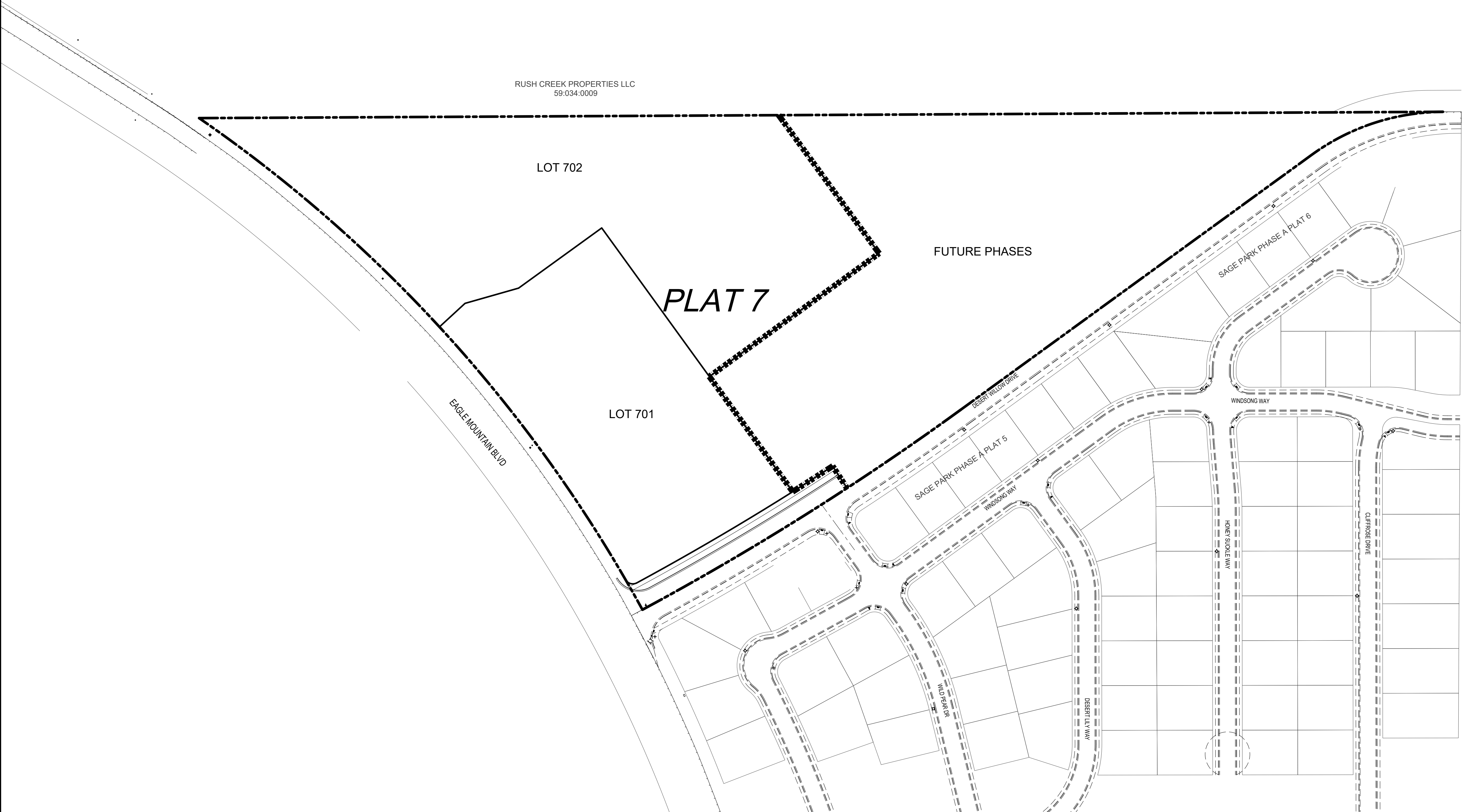
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SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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PHASING PLAN

PLAT 1	2 LOTS
TOTAL	2 LOTS



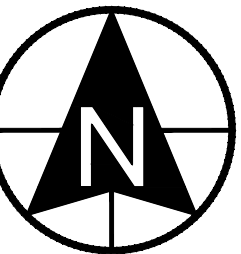
DEVELOPER

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DEVELOPMENT**

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DEVELOPMENT

**EAGLE
CREST
PHASE A**


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SCALE: 1"= 100'


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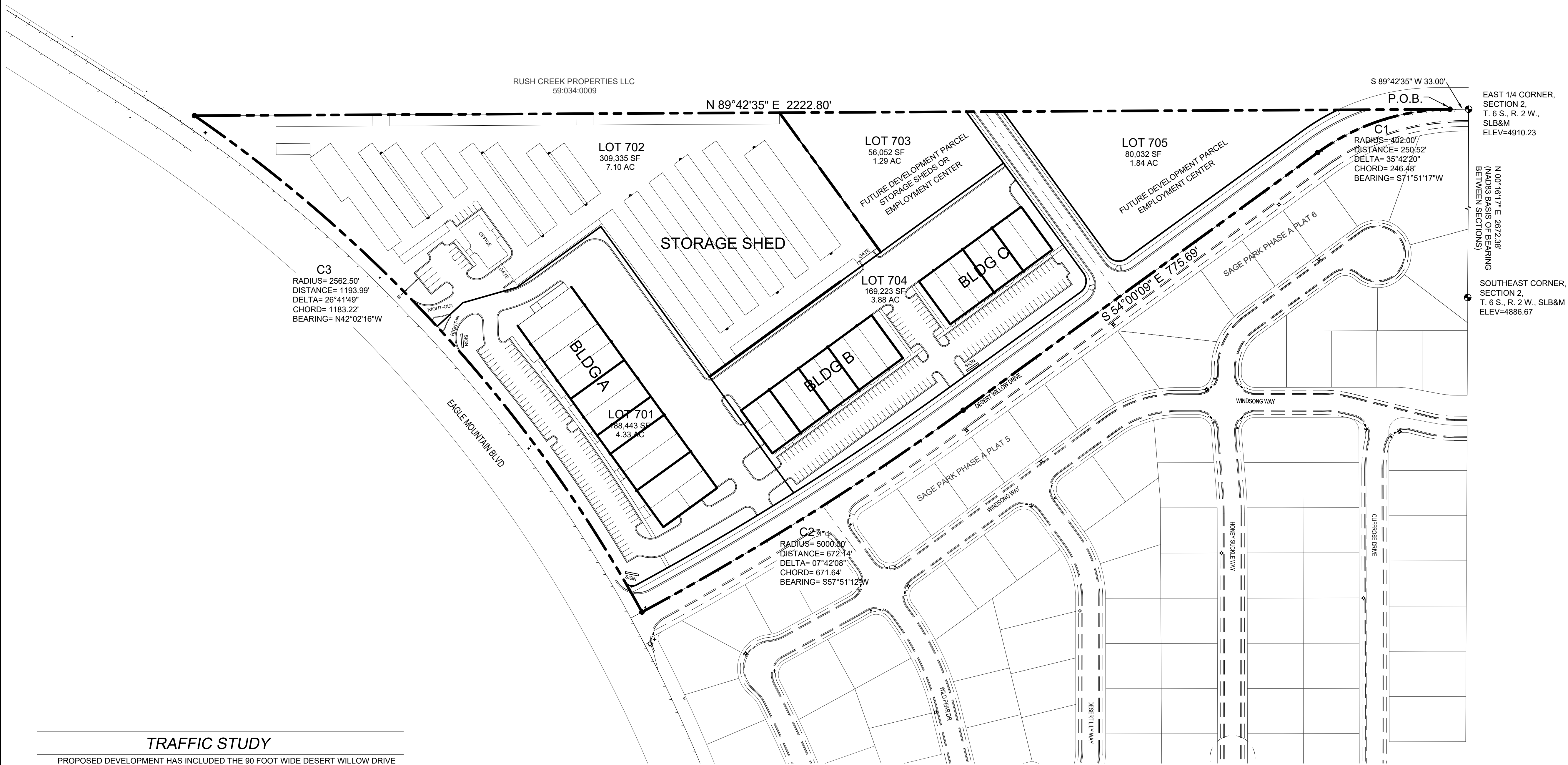
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SHEET NAME	SHEET NUMBER
PHASING PLAN	C4

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c4stage\pvg\c40\2021\project\stage park storage\pvg

EAGLE CREST - MASTER DEVELOPMENT PLAN



TRAFFIC STUDY

PROPOSED DEVELOPMENT HAS INCLUDED THE 90 FOOT WIDE DESERT WILLOW DRIVE COLLECTOR ROADWAY AS DETAILED IN THE CITY MASTER TRANSPORTATION PLAN.

PLAT CALCULATIONS

TOTAL PROJECT AREA	20.58 AC	100%
FUTURE DEVELOPABLE PARCELS	8.69 AC	42%
UNBUILDDABLE ACREAGE	0.00 AC	0%
BUILDABLE ACREAGE	11.89 AC	58%
TOTAL ACREAGE IN LOTS	11.43 AC	
TOTAL ACREAGE IN ROADS	0.46 AC	
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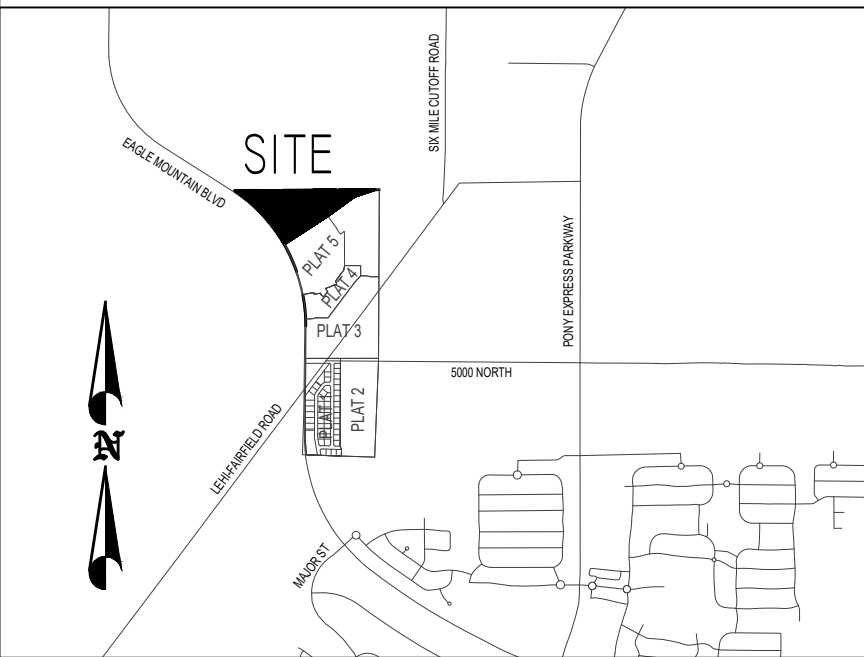
Beginning at a point located South 89°42'35" West 33.00 feet from the East Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running

thence along the arc of a 402.00 foot radius curve to the left a distance of 250.52 feet through a central angle of 35°42'20" (chord bears South 71°51'17" West 246.48 feet); thence South 54°00'09" West 775.69 feet; thence along the arc of a 5000.00 foot radius curve to the right a distance of 672.14 feet through a central angle of 07°42'08" (chord bears South 57°51'12" West 671.64 feet); thence along the arc of a non-tangent 2562.50 foot radius curve to the left a distance of 1193.99 feet through a central angle of 26°41'49" (chord bears North 42°02'16" West 1183.22 feet); thence North 89°42'35" East 222.80 feet to the point of beginning.

Contains: 20.58 acres or 896,389 sf

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SCALE 1:3000



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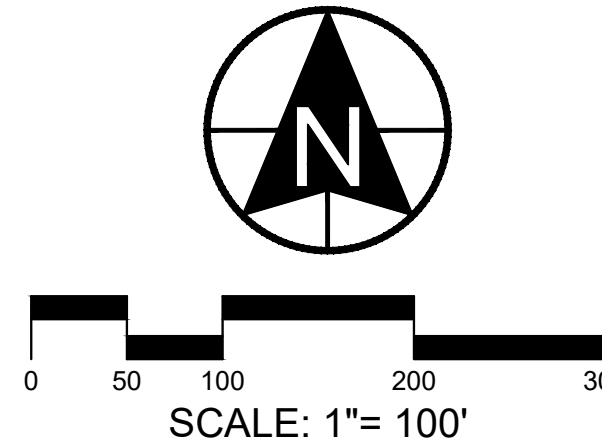
SHEET INDEX

C0	COVER SHEET
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	PHASING PLAN
C5	GENERAL NOTES
C6	SIGNAGE & LIGHTING PLAN
C7	LANDSCAPE PLAN

PATTERSON DEVELOPMENT

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

EAGLE CREST



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ACTION	DATE
PRELIMINARY PLAN	9-13-2021

PROJECT

EAGLE CREST

MASTER DEVELOPMENT PLAN
PRELIMINARY - NOT FOR CONSTRUCTION

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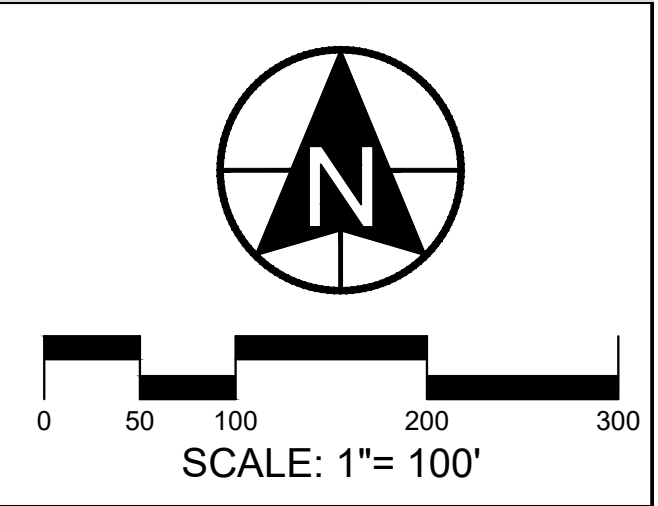
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
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DEVELOPMENT

**EAGLE
CREST**



berg
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PRELIMINARY PLAN		9-13-2021	

PROJECT

**EAGLE
CREST**

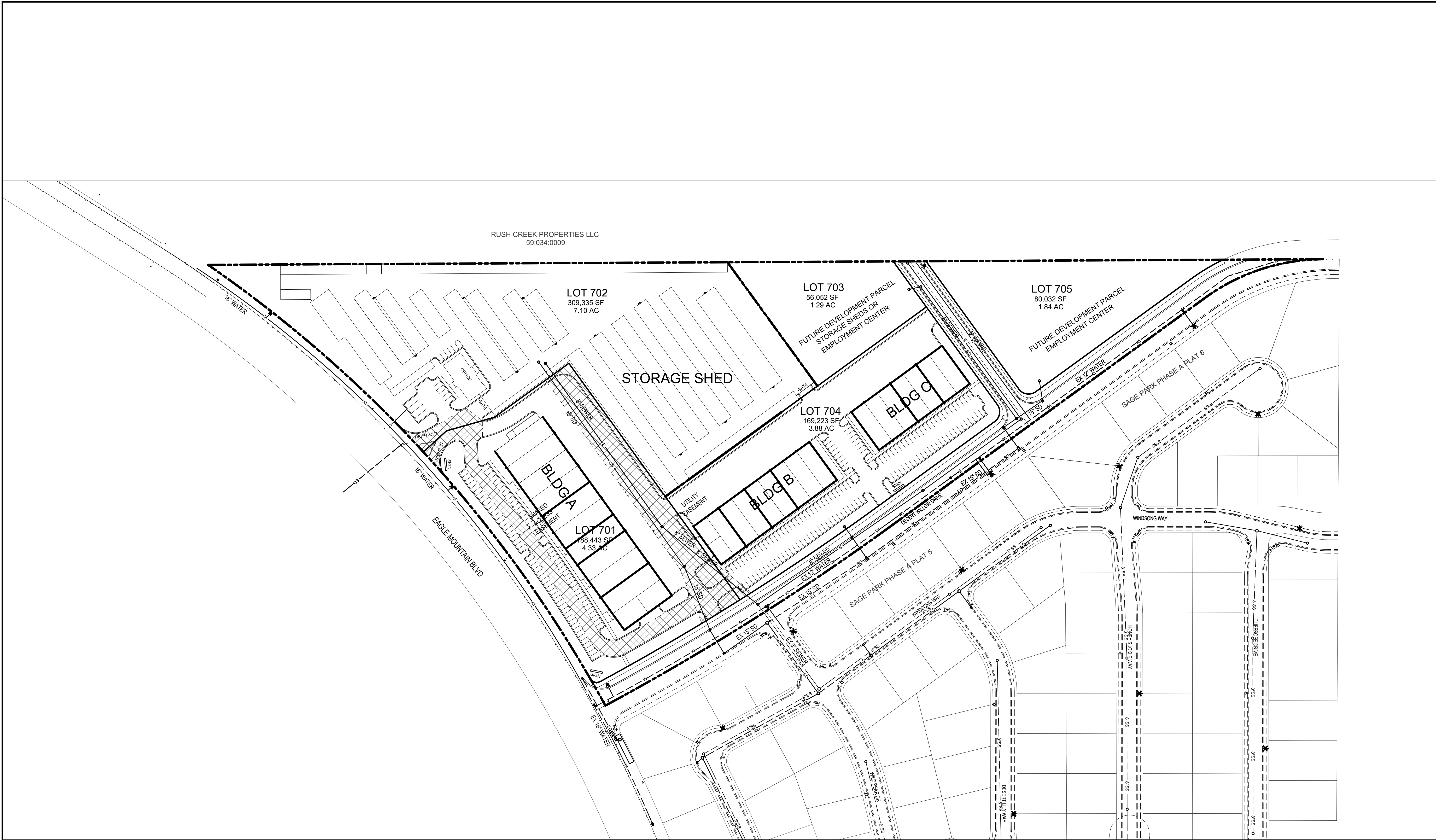
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**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAN	C1

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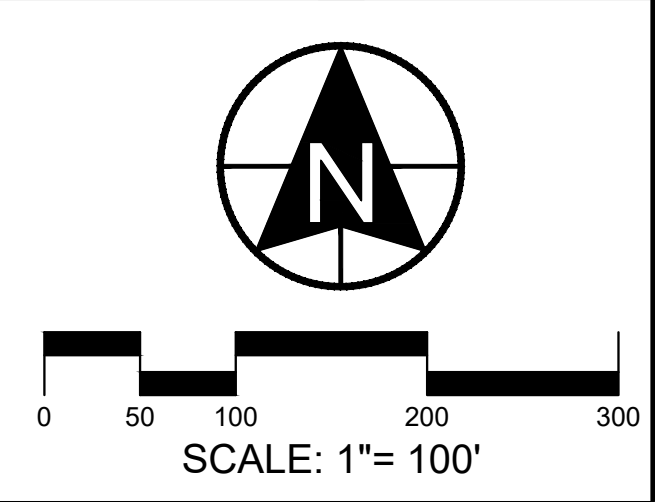
DEVELOPER

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DEVELOPMENT

**EAGLE
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PRELIMINARY PLAN		9-13-2021	

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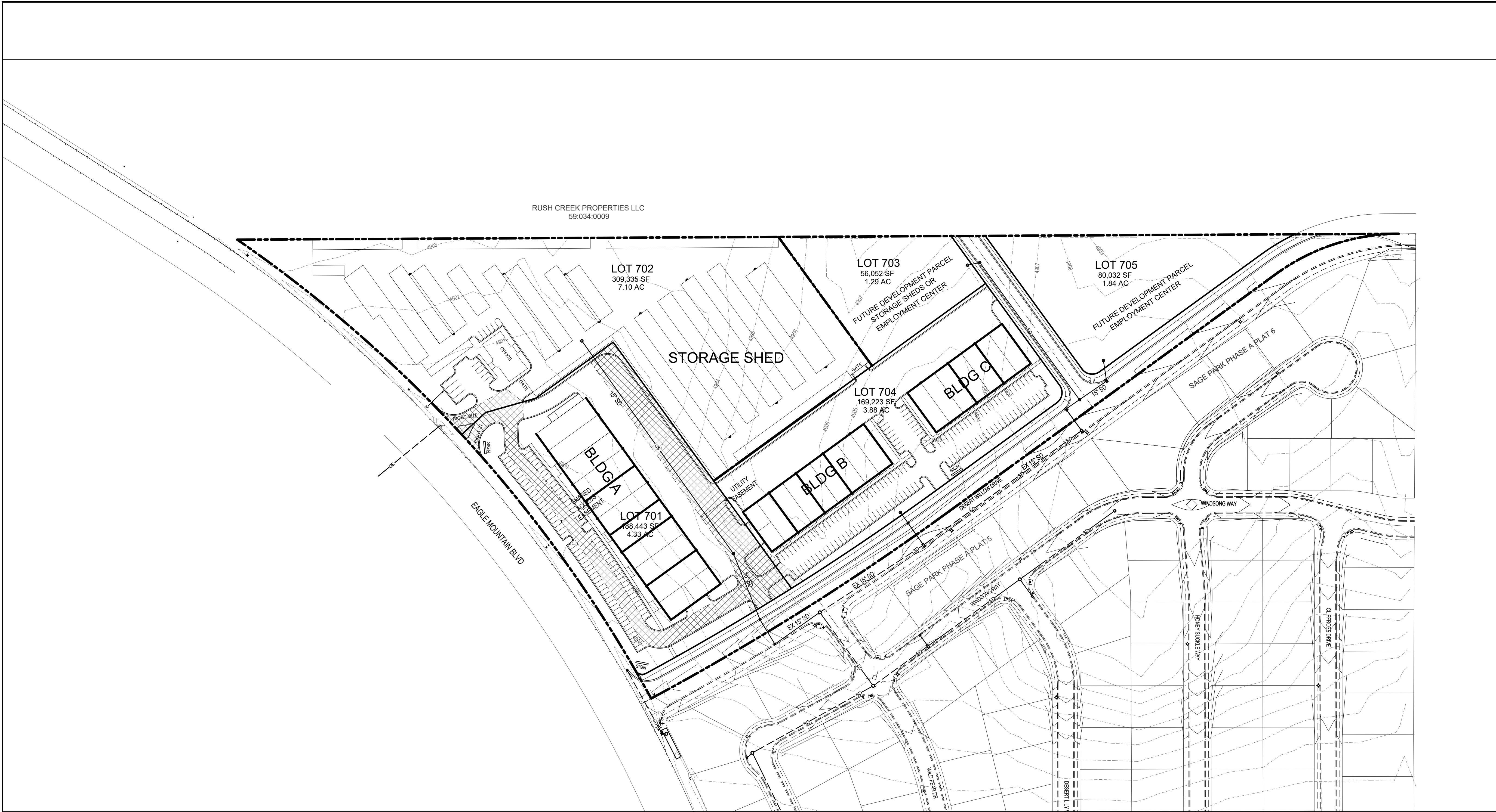
DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

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SLOPE ANALYSIS

NO AREAS WITH THE PROPOSED DEVELOPMENT HAVE SLOPES GREATER THAN 15% OR 25%+

DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**

North arrow pointing up and a graphic scale bar from 0 to 300 feet.

SCALE: 1"= 100'

berg
CIVIL ENGINEERING

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION		DATE	
PRELIMINARY PLAN		9-13-2021	

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

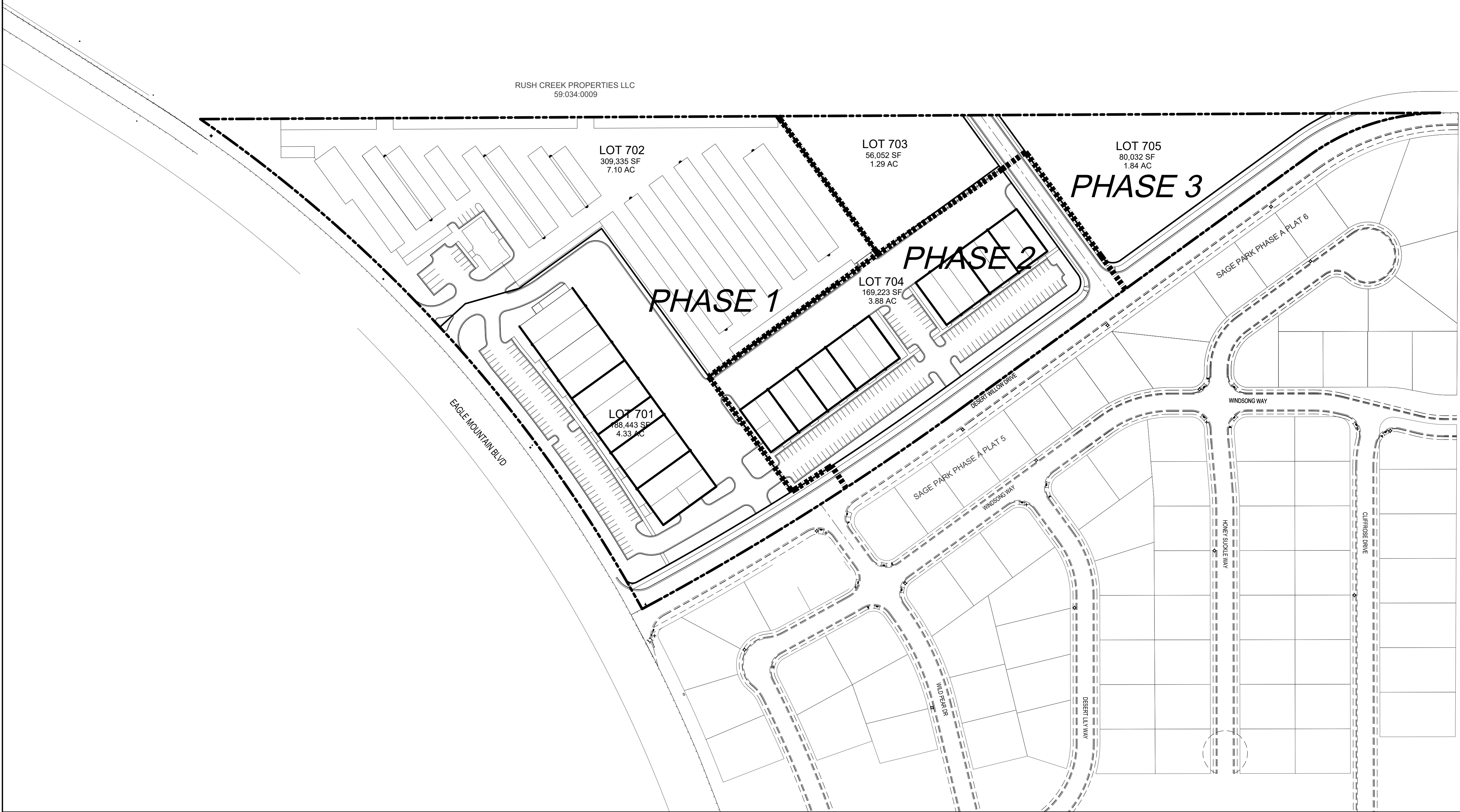
PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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PHASING PLAN

PHASE 1	2 LOTS
PHASE 2	1 LOT
PHASE 3	2 LOTS
TOTAL	5 LOTS



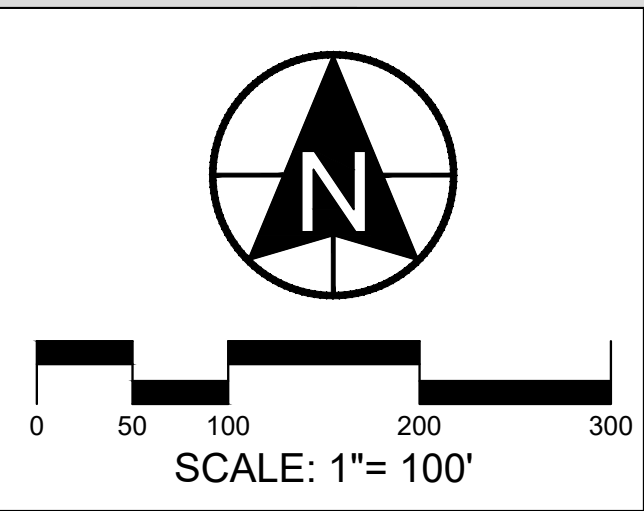
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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PRELIMINARY PLAN		9-13-2021	

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
PHASING PLAN	C4

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*PATTERSON
DEVELOPMENT*

DEVELOPMENT

EAGLE CREST PHASE A



REVISIONS			SEAL
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PROJECT

EAGLE CREST PHASE A

PRELIMINARY PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NUMBER

GENERAL
NOTES

C5

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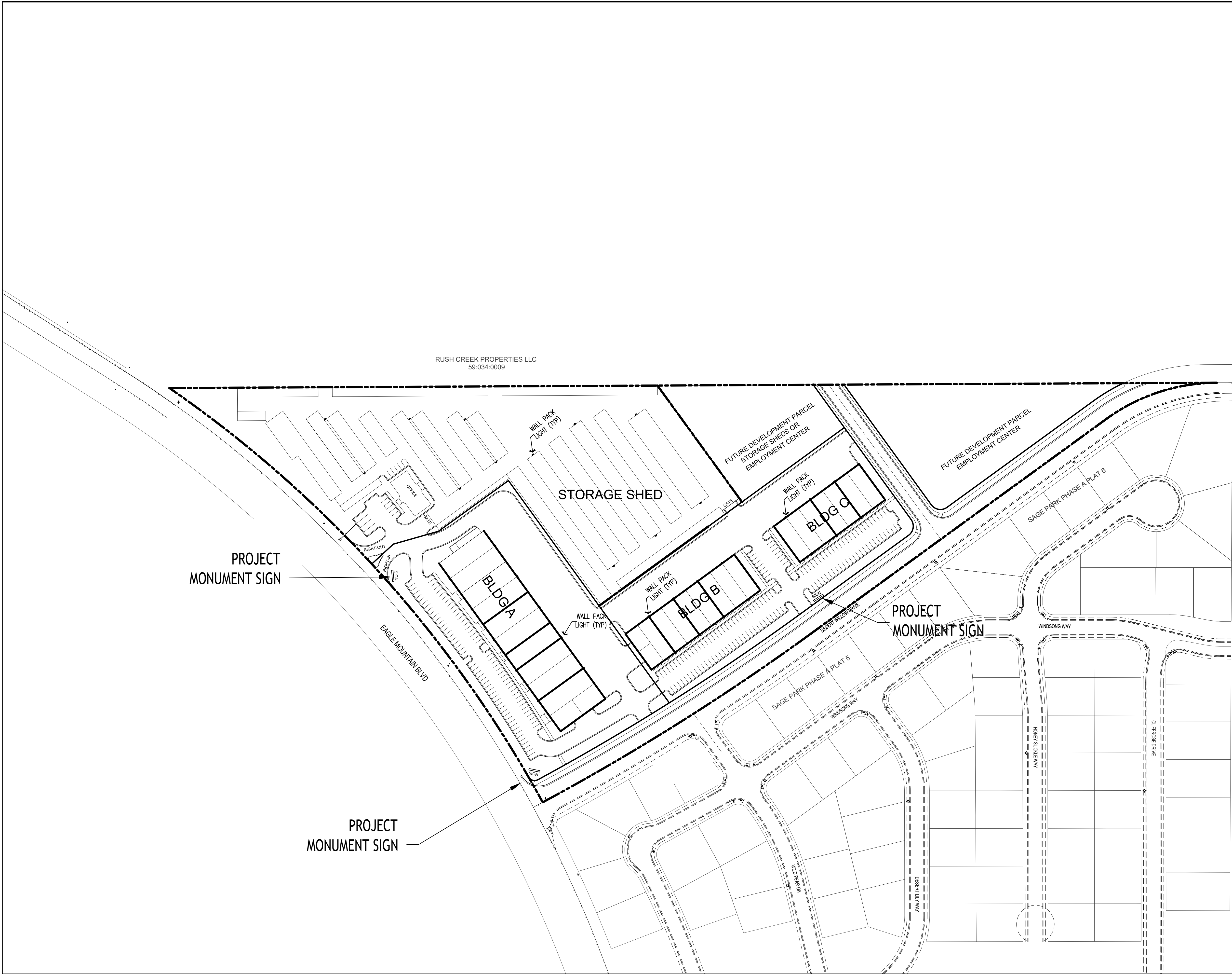
SEWER-

- WATER-

- ## STORM DRAIN-

- ### ROAD SECTION-

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



RUSH CREEK PROPERTIES LLC
59.034-0009

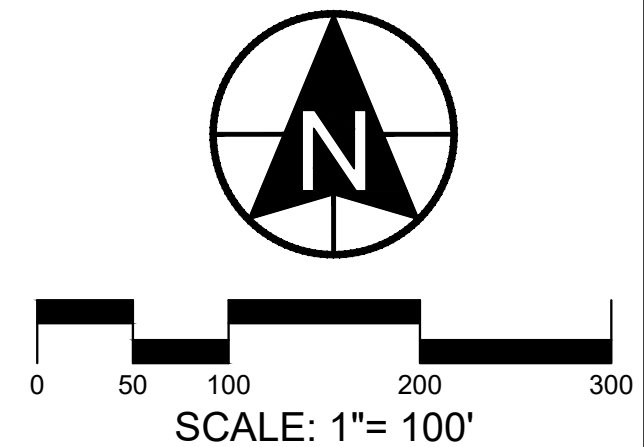
DEVELOPER

**PATTERSON
DEVELOPMENT**

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HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



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CIVIL ENGINEERING

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PRELIMINARY PLAN		9-13-2021	

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

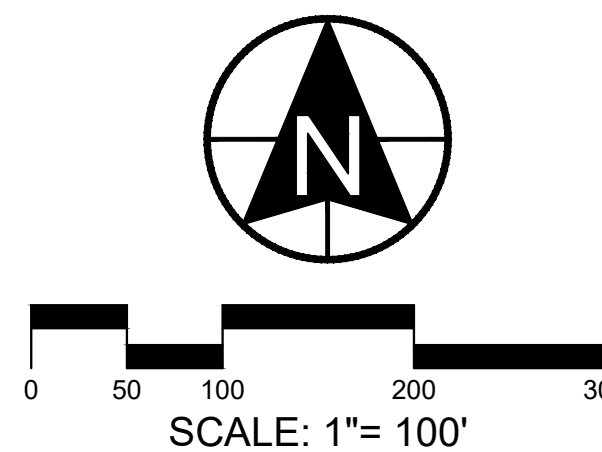
PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
SIGNAGE & LIGHTING PLAN	C6

*PATTERSON
DEVELOPMENT*

1251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

EAGLE CREST



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office (801) 492-1277
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ACTION	DATE
PRELIMINARY PLAN	9-13-2021

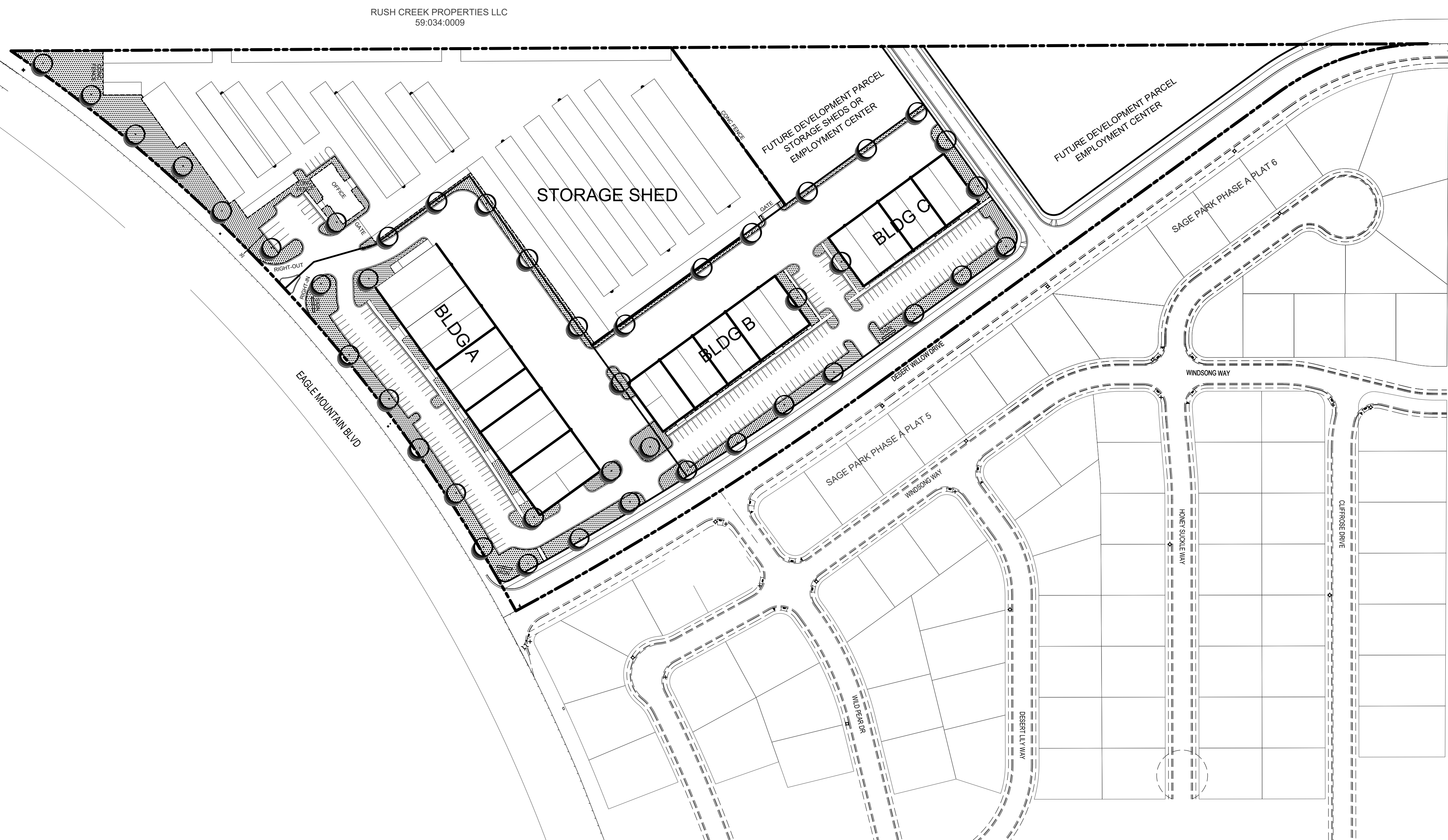
EAGLE CREST

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
LANDSCAPE PLAN	C7



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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
8	PHASE 1 UPDATE PER OWNER	6/10/21	BARNETT	TMN
9	PHASE 2 UPDATE	6/10/21	BARNETT	TMN
10	PHASE 1 UPDATE	6/15/21	BARNETT	TMN



- A - 10,500
- B - 10,700
- C - 8,580
- D - 9,420
- E - 3,520
- F - 11,700
- G - 4,500
- H - 3,300
- I - 2,100
- J - 9,900

TOTAL - 74,220 SQ. FT.

(19) 14 X 40 STALLS
(34) 14 X 80 STALLS

STORAGE LAYOUT
PHASE 1



DRAWN BY	TATE NIELSEN
CHECKED	
ENGINEER	LYNN BARNETT
ADDRESS:	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014
PHONE:	(801) 244-2950
FAX:	(801) 244-2939
DO NOT SCALE DRAWING	

SAGE PARK STORAGE

CONCEPT PLAN

ISSAC PATTERSON

BARNETT
STRUCTURES
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STORAGE LAYOUT

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1" : 50'	D	1 OF 1	2110	SL	10







PREFERRED CONCEPT PLAN



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

DEVELOPMENT

SAGE PARK REZONE

DEVELOPER

SCALE: 1"= 80'

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

REVISIONS			SEAL
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ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
	CC2

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