



EAGLE MOUNTAIN CITY COUNCIL MEETING

October 4, 2022, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. PROCLAMATION

9.A MOTION - A Proclamation Declaring October Breast Cancer Awareness Month.
[2022 Breast Cancer Awareness Month](#)

CONSENT AGENDA

10. BOND RELEASES

- 10.A Simpson Hollow Plat 1 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.B Simpson Hollow Plat 2 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.C Simpson Hollow Plat 3 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.D Simpson Hollow Plat 4 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)
- 10.E Simpson Hollow Plat 6 - Into Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

11. MINUTES

- 11.A September 20, 2022 Minutes - Regular City Council Meeting
[09.20.2022 City Council Minutes - DRAFT](#)

12. PRELIMINARY PLATS & SITE PLANS

- 12.A [SITE PLAN - The Church of Jesus Christ of Latter-day Saints Meetinghouse](#)
[Site Plan Drawings](#)
[SilverLake 23 Recorded Plat](#)
[SilverLake 26 Recorded Plat](#)
[Vicinity Map](#)

13. RESOLUTION

- 13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement Between Eagle Mountain City and the Utah Department of Transportation for the Placement of a Wildlife Advanced Warning System on Cory B. Wride Memorial Highway.](#)
[RES--UDOT Cooperative Agreement](#)
[UDOT Cooperative Agreement](#)
[Site Plan](#)

- 13.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement Between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the Placement of a Wildlife Advanced Warning System on Cory B. Wride Memorial Highway.
RES--UDWR Cooperative Agreement
UDWR Cooperative Agreement
Attachment B - Utah's Watershed Restoration Initiative

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the First Amendment to the the Fiscal Year 2022-2023 Annual Budget.

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the first budget amendment for Fiscal Year 2022-2023 and includes increases in the General, Enterprise, Capital Projects, Debt Service, and Internal Services Funds.

ORD--FY 2023 Budget Amendment #1
FY 2023 Budget Amendment #1

- 14.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan, an Amendment to the City's General Plan, and the Rezoning of Certain Areas within the Master Development Plan Area.

(REMOVED FROM THE AGENDA AT THE APPLICANT'S REQUEST)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed items include an amendment to the Porter's Crossing Town Center Master Development Plan, a General Plan Amendment, and Rezone.

15. ORDINANCE

- 15.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 2.17 Appointed Officers, and Amending Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process.

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The proposed ordinance enacts EMMC 2.17 Appointed Officers and amends EMMC 2.27 Board

Appointments to clarify the board appointment process.

[ORD--EMMC 2.17 Appointed Officers and EMMC 2.27 Board Appointment Process](#)

[EMMC 2.17 Appointed Officers](#)

[EMMC 2.27 Board Appointment Process Redlines](#)

16. CITY COUNCIL/MAYOR'S BUSINESS

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

17. CITY COUNCIL BOARD LIAISON REPORTS

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

18. COMMUNICATION ITEMS

18.A Financial Report

[2022 August Executive Summary](#)

18.B Upcoming Planning Items

[CI--Upcoming Agenda Items](#)

19. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 29th day of September, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

PROCLAMATION

Proclaiming October 2022 Breast Cancer Awareness Month

WHEREAS, October is National Breast Cancer Awareness Month; and

WHEREAS, one in eight American women is diagnosed with breast cancer at some point in her life; and

WHEREAS, breast cancer is the most commonly recognized cancer among women in the nation; and

WHEREAS, in the United States in 2022 over 339,250 new cases of breast cancer are projected to be diagnosed in women; and

WHEREAS, one woman will be diagnosed with breast cancer every two minutes, and one woman will die of breast cancer every thirteen minutes in the United States; and

WHEREAS, every woman is at risk for breast cancer even if she has no family history or other risk factors of the disease; and

WHEREAS, early detection can be an extremely effective tool, timely screening mammograms could prevent 25% percent of all deaths from breast cancer in women over age 40; and

WHEREAS, 98% of all breast cancer patients survive when the disease is detected early and there are over 2.9 million breast cancer survivors in the United States; and

WHEREAS, October is designated as National Breast Cancer Awareness Month.

NOW, THEREFORE, Mayor Tom Westmoreland and the Eagle Mountain City Council hereby proclaim the month of October as Breast Cancer Awareness Month in Eagle Mountain City and encourage all residents to learn the facts about breast cancer.

Dated this 4th day of October, 2022.

Tom Westmoreland, Mayor

Donna Burnham, City Council

Colby Curtis, City Council

Carolyn Love, City Council

Jared Gray, City Council

Brett Wright, City Council



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

Monday, September 12, 2022

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

SUBJECT: Simpson Hollow phase 1 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Simpson Hollow phase 1

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

2nd Bond Release	
Original Bond Amount:	\$ 38,930.10
Previous Release Amount:	\$ 31,851.90
Amount to Release this Period:	\$ 3,539.10
Amount Remaining in Bond :	\$ 3,539.10

Bond Releases Summary	
#1	\$ 31,851.90
#2	\$ 3,539.10
#3	\$ -
#4	\$ -
TOTAL	\$ 35,391.00

9/12/2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS									
a	Remove & replace 4ft sidewalk	60	LF	\$14.00	\$840.00	54	6	100%	\$84.00	\$840.00
b	Remove & replace existing curb & gutter	60	LF	\$24.00	\$1,440.00	54	6	100%	\$144.00	\$1,440.00
c	6" roadbase	1300	SF	\$0.75	\$975.00	1,170	130	100%	\$97.50	\$975.00
d	Saw cut	550	LF	\$2.00	\$1,100.00	495	55	100%	\$110.00	\$1,100.00
e	Asphalt patch	1300	SF	\$2.50	\$3,250.00	1,170	130	100%	\$325.00	\$3,250.00
2	CULINARY WATER									
a	1" IPS with 3/4" service	6	EA	\$1,350.00	\$8,100.00	5	0.6	100%	\$810.00	\$8,100.00
b	Hot taps	6	EA	\$250.00	\$1,500.00	5	0.6	100%	\$150.00	\$1,500.00
c	Testing	1	LS	\$3,500.00	\$3,500.00	1	0.1	100%	\$350.00	\$3,500.00
d	Imported bedding material	44	CY	\$20.00	\$880.00	40	4.4	100%	\$88.00	\$880.00
3	SEWER									
a	4" PVC lateral	6	EA	\$1,450.00	\$8,700.00	5	0.6	100%	\$870.00	\$8,700.00
b	Imported bedding material	51	CY	\$18.00	\$918.00	46	5.1	100%	\$91.80	\$918.00
4	STORM DRAIN									
a	15" RCP	96	LF	\$28.00	\$2,688.00	86	9.6	100%	\$268.80	\$2,688.00
b	Connect to existing	1	EA	\$1,500.00	\$1,500.00	1	0.1	100%	\$150.00	\$1,500.00
TOTAL CONSTRUCTION COST					\$35,391.00					
10% Bond Coverage					\$3,539.10					
TOTAL BOND AMOUNT:					\$38,930.10	Released this Period			\$3,539.10	

Christopher T. Trusty P.E.
Engineering Director

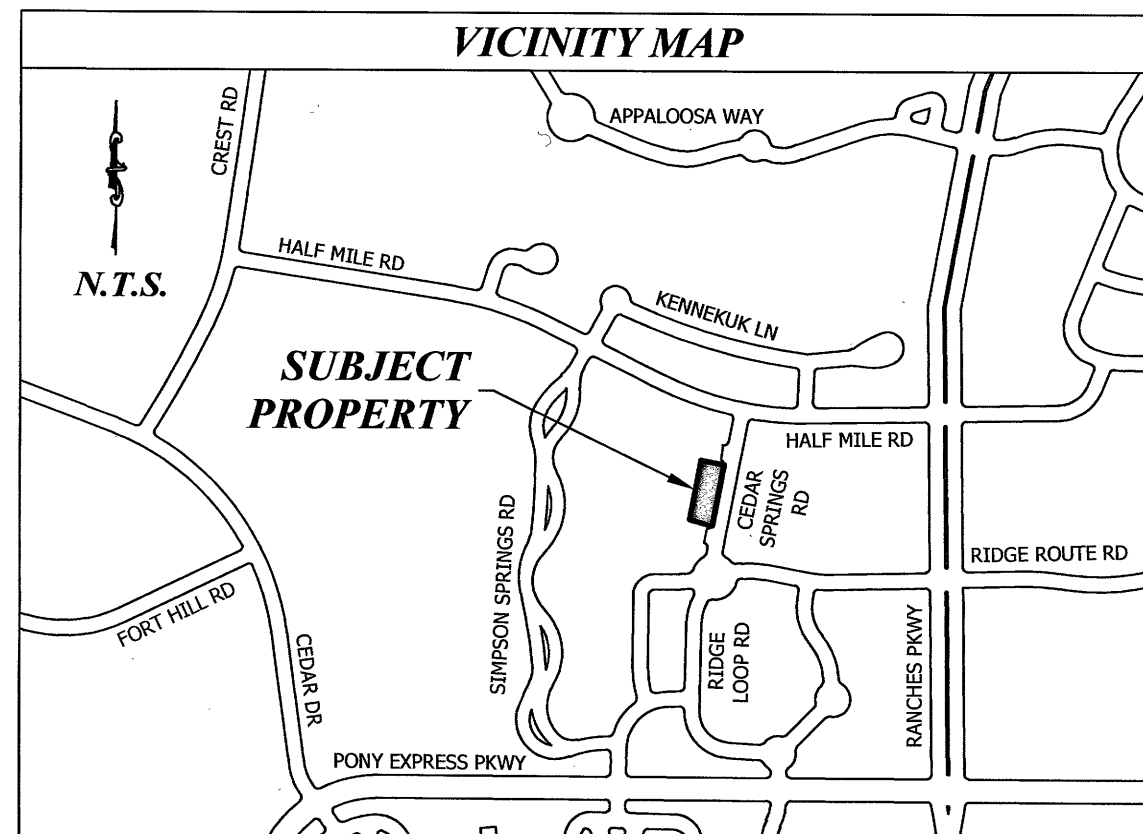
9/14/22
Date

Robert Ballif
Engineering Tech. 1

9/14/22
Date

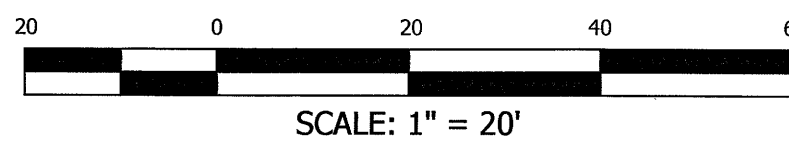
FOUND BRASS DISC
WITH PUNCH HOLE AT
WEST 1/4 CORNER SEC.
20, T5S, R1W

SIMPSON HOLLOW PLAT 1 SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2017



LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RECORD CALLS ()	
SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED)	ENTELLUS PLS 166385
FOUND PROPERTY MARKER (AS NOTED)	○

PLAT CALCULATIONS	
TOTAL AREA	0.405 ACRES
TOTAL AREA IN LOTS	0.220 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.000 ACRES
TOTAL OPEN SPACE	0.185 ACRES
TOTAL IMPROVED OPEN SPACE	0.083 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	14.8 LOTS PER ACRE
TOTAL # OF LOTS	6



WILLOW SPRINGS
PHASE 3

OWNERSHIP LEGEND	
	PRIVATE LOTS
	COMMON AREA WITH P.U.E.
	LIMITED COMMON AREA WITH P.U.E.

DIRECT COMMUNICATIONS APPROVAL

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

Margie Lifford 11/29/17
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 29 DAY OF November, 20 17.

DOMINION ENERGY

BY *Cy Smith*
TITLE *Pre-Const*

ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

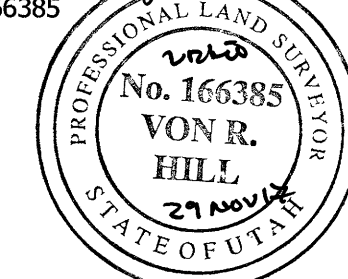
- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW.

Del Edwards 11-29-17
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PHASE 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385 29 NOV 2017
DATE



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 949.63 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 952.60 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WEST LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE NORTH 74°50'46" WEST 82.21 FEET; THENCE NORTH 11°01'02" EAST 212.00 FEET; THENCE SOUTH 78°58'58" EAST 82.00 FEET TO SAID WEST LINE OF CEDAR SPRINGS ROAD; THENCE SOUTH 11°01'02" WEST 217.93 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 0.405 ACRES.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF NOVEMBER, 20 17

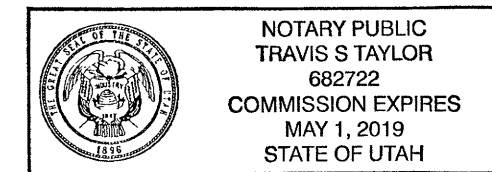
Stan T. Rowlan
MEMBER, SIMPSON HOLLOW, LLC

LLC ACKNOWLEDGEMENT

ON THIS 29 DAY OF NOVEMBER, 20 17, THERE APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, *Stan T. Rowlan*, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE: *NORRIS COUNTY*
MY COMMISSION EXPIRES: *5/1/19*



ACCEPTANCE BY LEGISLATIVE BODY

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

THIS 6 DAY OF December, 20 17

Chris Turner
APPROVED BY MAYOR
APPROVED *Christopher Turner*
CITY ENGINEER
(SEE SEAL BELOW)

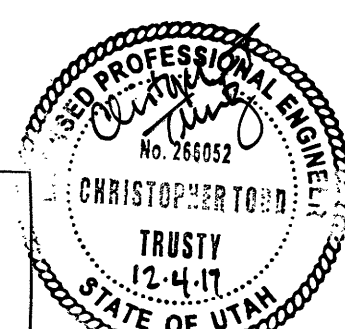
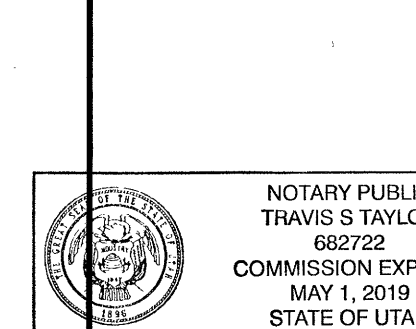
Chris Turner
APPROVED BY CITY ATTORNEY
ATTEST *Chris Turner*
CLERK-RECORDER
(SEE SEAL BELOW)

SIMPSON HOLLOW PLAT 1 SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL



Entellus
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1536001 29 NOV 2017 LKM



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

Monday, September 12, 2022

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

SUBJECT: **Simpson Hollow phase 2 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Simpson Hollow phase 2

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

2nd Bond Release	
Original Bond Amount:	\$ 287,899.19
Previous Release Amount:	\$ 235,553.89
Amount to Release this Period:	\$ 26,172.65
Amount Remaining in Bond:	\$ 26,172.65

Bond Releases Summary	
#1	\$ 235,553.89
#2	\$ 26,172.65
#3	\$ -
#4	\$ -
TOTAL	\$ 261,726.54

9/12/2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS Private									
a	24" curb & gutter	2037	LF	\$14.00	\$28,518.00	1,833	203.7	100%	\$2,851.80	\$28,518.00
b	6" curb wall	310	LF	\$11.50	\$3,565.00	279	31	100%	\$356.50	\$3,565.00
c	Sidewalk	1602	LF	\$15.32	\$24,542.64	1,442	160.2	100%	\$2,454.26	\$24,542.64
d	6" road base	19134	SF	\$0.74	\$14,159.16	17,221	1913.4	100%	\$1,415.92	\$14,159.16
e	6" Road base under sidewalk	1602	LF	\$4.00	\$6,408.00	1,442	160.2	100%	\$640.80	\$6,408.00
f	3" asphalt	19134	SF	\$1.33	\$25,448.22	17,221	1913.4	100%	\$2,544.82	\$25,448.22
2	CULINARY WATER Private									
a	2" service line	100	LF	\$10.00	\$1,000.00	90	10	100%	\$100.00	\$1,000.00
b	2" meter assembly	2	EA	\$3,500.00	\$7,000.00	2	0.2	100%	\$700.00	\$7,000.00
3	EARTH WORK Private									
a	Clear & grub	24874	SF	\$0.13	\$3,233.62	22,387	2487.4	100%	\$323.36	\$3,233.62
b	Cut to grade	921	CY	\$3.65	\$3,361.65	829	92.1	100%	\$336.17	\$3,361.65
c	Fill to grade	921	CY	\$6.00	\$5,526.00	829	92.1	100%	\$552.60	\$5,526.00
d	Detention basin excavation	9333	SF	\$0.75	\$6,999.75	8,400	933.3	100%	\$699.98	\$6,999.75
e	Cut & Fill sidewalk	1602	LF	\$3.75	\$6,007.50	1,442	160.2	100%	\$600.75	\$6,007.50
4	STORM DRAIN Private									
a	15" RCP	370	LF	\$33.00	\$12,210.00	333	37	100%	\$1,221.00	\$12,210.00
b	8" pvc	220	LF	\$14.00	\$3,080.00	198	22	100%	\$308.00	\$3,080.00
c	Curb inlet box	3	EA	\$1,900.00	\$5,700.00	3	0.3	100%	\$570.00	\$5,700.00
d	Catch basin	1	EA	\$1,900.00	\$1,900.00	1	0.1	100%	\$190.00	\$1,900.00
e	60" manhole	1	EA	\$2,950.00	\$2,950.00	1	0.1	100%	\$295.00	\$2,950.00
f	Pond outlet box w/orifice plate	2	EA	\$4,750.00	\$9,500.00	2	0.2	100%	\$950.00	\$9,500.00
g	Connect to existing	1	EA	\$2,000.00	\$2,000.00	1	0.1	100%	\$200.00	\$2,000.00
5	MISC Private									
a	Street signs	6	EA	\$600.00	\$3,600.00	5	0.6	100%	\$360.00	\$3,600.00
b	Construction entrance	1	EA	\$3,500.00	\$3,500.00	1	0.1	100%	\$350.00	\$3,500.00
c	Silt fence	650	LF	\$1.50	\$975.00	585	65	100%	\$97.50	\$975.00
d	Inlet protection	6	EA	\$300.00	\$1,800.00	5	0.6	100%	\$180.00	\$1,800.00
e	Dust control	1	LS	\$4,400.00	\$4,400.00	1	0.1	100%	\$440.00	\$4,400.00
6	ASPALT & CONCRETE Public									
a	Curb & gutter	80	LF	\$25.00	\$2,000.00	72	8	100%	\$200.00	\$2,000.00
b	ADA ramps	2	EA	\$986.00	\$1,972.00	2	0.2	100%	\$197.20	\$1,972.00
7	WATER Public									
a	8" PVC c900	460	LF	\$20.00	\$9,200.00	414	46	100%	\$920.00	\$9,200.00
b	Fire hydrant	1	EA	\$4,500.00	\$4,500.00	1	0.1	100%	\$450.00	\$4,500.00
c	3/4" water service	16	EA	\$1,350.00	\$21,600.00	14	1.6	100%	\$2,160.00	\$21,600.00
8	SEWER Public									
a	8" PVC	360	LF	\$20.00	\$7,200.00	324	36	100%	\$720.00	\$7,200.00
b	48" manhole	4	EA	\$2,700.00	\$10,800.00	4	0.4	100%	\$1,080.00	\$10,800.00
c	4" service lateral	16	EA	\$800.00	\$12,800.00	14	1.6	100%	\$1,280.00	\$12,800.00
d	Flush & camera inspection	360	LF	\$0.75	\$270.00	324	36	100%	\$27.00	\$270.00
e	Connect to existing	1	EA	\$2,000.00	\$2,000.00	1	0.1	100%	\$200.00	\$2,000.00
9	STORM DRAIN Public									
a	Connect to existing	1	EA	\$2,000.00	\$2,000.00	1	0.1	100%	\$200.00	\$2,000.00
TOTAL CONSTRUCTION COST					\$261,726.54					
10% Bond Coverage					\$26,172.65				Released this Period	\$26,172.65
TOTAL BOND AMOUNT:					\$287,899.19					

Christopher T. Trusty P.E.
Engineering Director

9/14/22
Date

Robert Ballif
Engineering Tech. 1

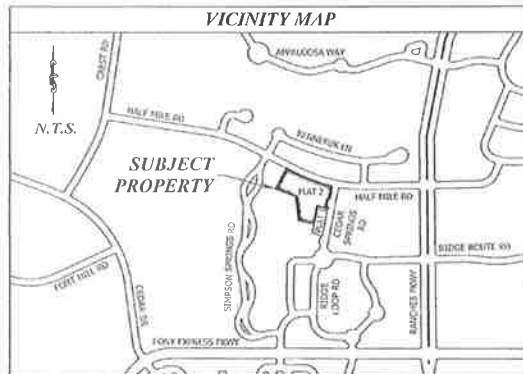
9/12/22
Date

SIMPSON HOLLOW PLAT 2
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
APRIL 2018

L=364.97'
R=1280.00'
Δ=16° 20' 12"
CB=S68° 49' 35"E
CL=363.73'

KENNEKUK
AT RED HAWK RANCH

SCALE: 1" = 30'



SURVEYOR'S CERTIFICATE
I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 2 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN.



DATE: 4-15-2018
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 REG. 03 3115 SW FEE 44.00 DT 14
RECORDED FOR EAGLE MOUNTAIN CITY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 991.29 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 1167.21 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, SAID POINT ALSO BEING THE NORTHEASTLY CORNER OF SIMPSON HOLLOW PLAT 1 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE NORTH 78°58'58" WEST 82.00 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE SOUTH 11°01'02" WEST 134.83 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 78°58'58" WEST 120.59 FEET; THENCE NORTH 6°06'00" WEST 185.66 FEET; THENCE NORTH 65°56'27" WEST 65.64 FEET; THENCE NORTH 71°12'00" WEST 105.05 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A" SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 28°12'03" EAST 178.53 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF HALF MILE ROAD; THENCE 364.97 FEET ALONG SAID SOUTHERLY LINE AND THE ARC OF A 1280.00-FOOT-RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°20'12", CHORD BEARS SOUTH 68°49'35" EAST 363.73 FEET, TO A POINT OF REVERSE CURVATURE AND TO THE WESTERLY LINE OF CEDAR SPRINGS ROAD; THENCE ALONG SAID WESTERLY LINE OF CEDAR SPRINGS ROAD THE FOLLOWING FIVE (5) COURSES: (1) SOUTHEASTERLY 23.04 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°00'43", CHORD BEARS SOUTH 32°59'19" EAST 20.84 FEET, TO A POINT OF TANGENCY, (2) SOUTH 11°01'02" WEST 82.67 FEET TO A POINT OF CURVATURE WITH A 15.00-FOOT-RADIUS CURVE TO THE RIGHT, (3) SOUTHWESTERLY 25.05 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°40'06", CHORD BEARS SOUTH 58°51'05" WEST 22.24 FEET, (4) SOUTH 07°39'43" WEST 65.64 FEET TO A POINT ON A NON-TANGENT, 15.00-FOOT-RADIUS CURVE TO THE RIGHT, (5) SOUTHEASTERLY 22.08 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°19'54", CHORD BEARS SOUTH 31°08'53" EAST 20.14 FEET TO THE NORTHEASTLY CORNER OF SIMPSON HOLLOW PLAT 1 SUBDIVISION AND TO THE POINT OF BEGINNING.

CONTAINS 2.087 ACRES.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF April, 2018.

Stacy T. Rowland
PRINTED NAME
Simpson Hollow, LLC

[Signature]
AUTHORIZED SIGNATURE

CORPORATE ACKNOWLEDGEMENT

ON THIS 17 DAY OF April, 2018, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Stacy T. Rowland, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: *[Signature]*
RESIDENCE: Morgan County
MY COMMISSION EXPIRES: 5/1/19

ACCEPTANCE BY LEGISLATIVE BODY

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

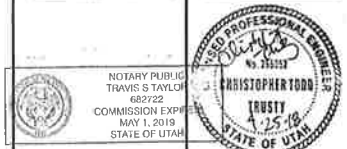
THIS 3rd DAY OF May, 2018.
APPROVED BY MAYOR: *[Signature]*
APPROVED BY CITY ENGINEER: *[Signature]*
CITY ENGINEER
(SEE SEAL BELOW)

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

**PLAT 2
SIMPSON HOLLOW
SUBDIVISION**

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL



LINE	BEARING	LENGTH
L8	S 33°10'16"E	11.55'
L9	N 42°38'53"E	9.72'

LINE	BEARING	LENGTH
L1	S 07°39'43" W	50.63'
L2	N 61°47'37" W	10.00'
L3	S 55°02'31" E	10.00'
L4	N 24°03'33" E	10.00'
L5	S 65°56'27" E	30.00'
L6	N 34°57'29" E	10.00'
L7	S 78°58'58" E	6.58'

DIRECT COMMUNICATIONS APPROVAL

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

[Signature] 4/17/18
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 18 DAY OF April, 2018.

BY: *[Signature]*
TITLE: gas decant support REP

ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

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

[Signature] 4-17-18
ROCKY MOUNTAIN POWER DATE

LEGEND

PROPERTY LINE
ADJACENT PROPERTY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
EASEMENT LINE

RECORD CALLS ()
SET 5/8" REBAR WITH ENTELLUS CAP, PLS 166385, AT CORNER (UNLESS OTHERWISE NOTED)
FOUND PROPERTY MARKER (AS NOTED)



OWNERSHIP LEGEND

PRIVATE LOTS
COMMON AREA WITH P.U.E.
LIMITED COMMON AREA WITH P.U.E.

PLAT CALCULATIONS

TOTAL AREA 2.087 ACRES
TOTAL AREA IN LOTS 0.573 ACRES
TOTAL AREA IN RIGHT-OF-WAY 0.455 ACRES
TOTAL OPEN SPACE 1.059 ACRES
TOTAL IMPROVED OPEN SPACE 0.227 ACRES
AVERAGE LOT SIZE 1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE 1,564 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE 1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY 7.67 LOTS PER ACRE
TOTAL # OF LOTS 16 LOTS



Entellus
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1536001 16 APRIL 2018 LHM

SEE 20-5-14 TO-078



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

Monday, September 12, 2022

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

SUBJECT: Simpson Hollow plat 3 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Simpson Hollow plat 3
Reduced

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

2nd Bond Release	
Original Bond Amount:	\$ 37,778.83
Previous Release Amount:	\$ 19,633.82
Amount to Release this Period:	\$ 2,181.54
Amount Remaining in Bond:	\$ 15,963.47

Bond Releases Summary	
#1	\$ 19,633.82
#2	\$ 2,181.54
#3	\$ -
#4	\$ -
TOTAL	\$ 21,815.36

9/12/2022

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS Private										
a	24" curb & gutter	750	0	LF	\$14.00	\$0.00	0	750	100%	\$0.00	\$0.00
b	6" curb wall	74	74	LF	\$11.50	\$851.00	67	74	100%	\$85.10	\$851.00
c	Sidewalk	577	577	LF	\$15.32	\$8,839.64	519	577	100%	\$883.96	\$8,839.64
d	6" road base	9784	0	SF	\$0.74	\$0.00	0	9784	100%	\$0.00	\$0.00
e	6" Road base under sidewalk	577	577	LF	\$4.00	\$2,308.00	519	577	100%	\$230.80	\$2,308.00
f	3" asphalt	9784	0	SF	\$1.33	\$0.00	0	9784	100%	\$0.00	\$0.00
2	CULINARY WATER Private										
a	2" service line	50	5	LF	\$10.00	\$50.00	45	5	95%	\$5.00	\$50.00
b	2" meter assembly	1	0.1	EA	\$3,500.00	\$350.00	1	0.1	95%	\$35.00	\$350.00
3	EARTH WORK Private										
a	Clear & grub	9784	978.4	SF	\$0.13	\$127.19	8,806	978.4	95%	\$12.72	\$127.19
b	Cut to grade	865	86.5	CY	\$3.65	\$315.73	779	86.5	95%	\$31.57	\$315.73
c	Detention basin excavation	8509	850.9	SF	\$0.75	\$638.18	7,658	850.9	95%	\$63.82	\$638.18
d	Cut & Fill sidewalk	577	57.7	LF	\$3.75	\$216.38	519	57.7	95%	\$21.64	\$216.38
4	STORM DRAIN Private										
a	15" RCP	200	0	LF	\$28.00	\$0.00	0	200	100%	\$0.00	\$0.00
b	8" ADS	94	0	LF	\$14.00	\$0.00	0	94	100%	\$0.00	\$0.00
c	Curb inlet box	4	0	EA	\$1,900.00	\$0.00	0	4	100%	\$0.00	\$0.00
d	Yard box	3	0	EA	\$1,900.00	\$0.00	0	3	100%	\$0.00	\$0.00
e	Catch basin	3	0	EA	\$2,600.00	\$0.00	0	3	100%	\$0.00	\$0.00
f	Pond outlet box w/office plate	1	0	EA	\$3,750.00	\$0.00	0	1	100%	\$0.00	\$0.00
g	Connect to existing	1	0	EA	\$1,200.00	\$0.00	0	1	100%	\$0.00	\$0.00
5	MISC Private										
a	Street signs	3	3	EA	\$600.00	\$1,800.00	3	0.3	100%	\$180.00	\$1,800.00
b	Construction entrance	1	0	EA	\$350.00	\$0.00	0	1	100%	\$0.00	\$0.00
c	Silt fence	470	47	LF	\$0.50	\$23.50	423	47	95%	\$2.35	\$23.50
d	Inlet protection	4	0.4	EA	\$150.00	\$60.00	4	0.4	95%	\$6.00	\$60.00
e	Dust control	1	0.1	LS	\$1,600.00	\$160.00	1	0.1	95%	\$16.00	\$160.00
6	WATER Public										
a	8" PVC c900	440	44	LF	\$20.00	\$880.00	396	44	95%	\$88.00	\$880.00
b	3/4" water service	15	1.5	EA	\$1,350.00	\$2,025.00	14	1.5	95%	\$202.50	\$2,025.00
7	SEWER Public										
a	8" PVC	410	41	LF	\$20.00	\$820.00	369	41	95%	\$82.00	\$820.00
b	48" manhole	4	0.4	EA	\$2,700.00	\$1,080.00	4	0.4	95%	\$108.00	\$1,080.00
c	4" service lateral	13	1.3	EA	\$800.00	\$1,040.00	12	1.3	95%	\$104.00	\$1,040.00
d	Flush & camera inspection	410	41	LF	\$0.75	\$30.75	369	41	95%	\$3.08	\$30.75
e	Connect to existing	1	0.1	EA	\$2,000.00	\$200.00	1	0.1	95%	\$20.00	\$200.00
8	STORM DRAIN Public										
a	Connect to existing	1	0	EA	\$2,000.00	\$0.00	0	1	100%	\$0.00	\$0.00
TOTAL CONSTRUCTION COST						\$21,815.36					
Original 10% Bond Coverage						\$15,963.47					
TOTAL BOND AMOUNT:						\$37,778.83					
							Released this Period			\$2,181.54	

Christopher T. Trusty P.E.

Christopher T. Trusty P.E.
Engineering Director

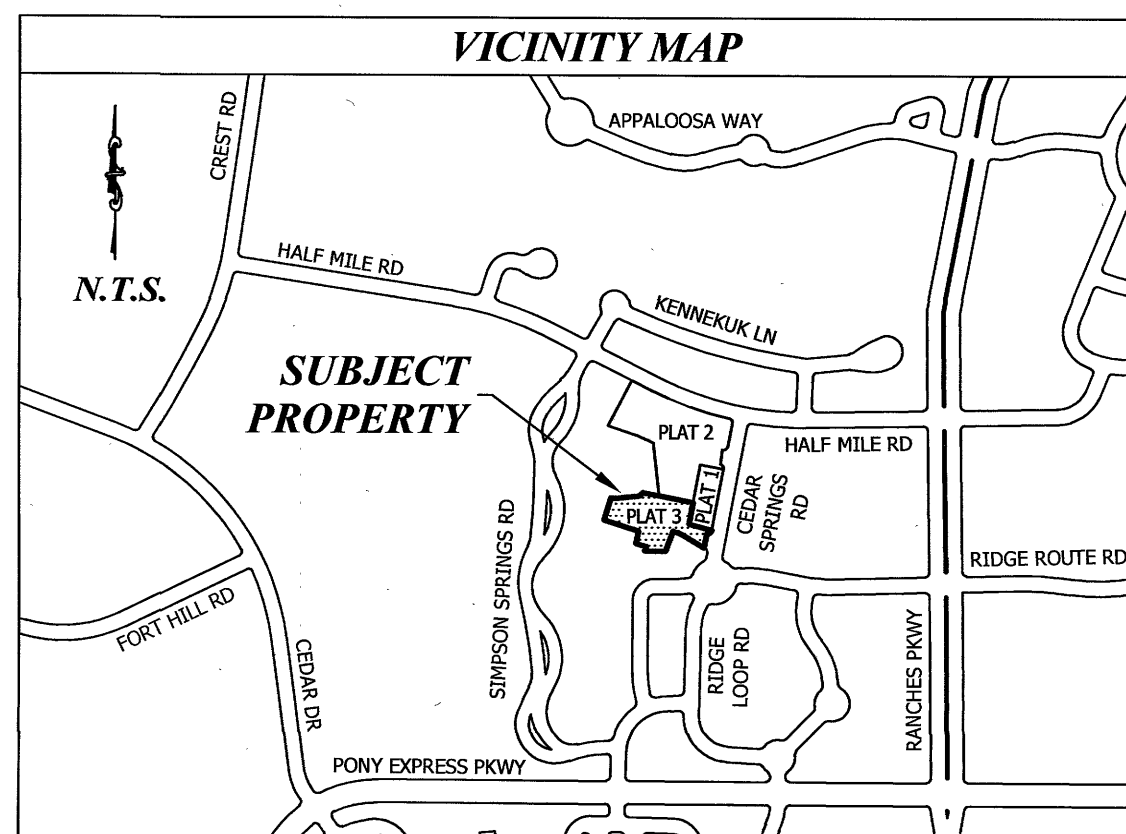
9/14/22
Date

Robert Gallif
Robert Gallif
Engineering Tech. 1

9/12/22
Date

FOUND BRASS DISC WITH PUNCH
HOLE AT WEST 1/4 CORNER SEC.
20, T.5S., R.1W. S.L.B.&M.

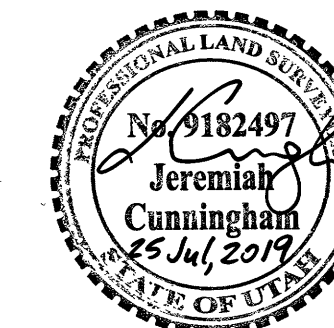
SIMPSON HOLLOW PLAT 3
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
JULY 2019



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREFTER TO BE KNOWN AS SIMPSON HOLLOW PHASE 3 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

Jeremiah R. Cunningham
JEREMIAH R. CUNNINGHAM P.L.S. #9182497 DATE 25 July 2019



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 922.48 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 891.21 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE NORTH 58°41'18" WEST 84.76 FEET TO A POINT OF CURVATURE TO A 108.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 38.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°17'40", CHORD BEARS NORTH 68°50'08" WEST 38.05 FEET; THENCE SOUTH 20°59'07" WEST 75.47 FEET; THENCE NORTH 89°09'22" WEST 72.08 FEET; THENCE NORTH 17°07'33" EAST 16.15 FEET; THENCE NORTH 72°52'27" WEST 36.99 FEET; THENCE NORTH 11°01'02" EAST 44.57 FEET; THENCE NORTH 72°52'27" WEST 126.27 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A", AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 17°07'33" EAST 80.92 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 83°21'43" EAST 10.25 FEET; THENCE NORTH 83°54'00" EAST 92.00 FEET; THENCE NORTH 49°46'43" EAST 16.33 FEET; THENCE TO AND ALONG THE SOUTHERLY LINE OF SIMPSON HOLLOW PLAT 2, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SOUTH 78°58'58" EAST 177.59 FEET TO THE WESTERLY LINE OF SIMPSON HOLLOW PLAT 1, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) CALLS: SOUTH 11°01'02" WEST 77.17 FEET, SOUTH 74°50'46" EAST 82.21 FEET TO THE WESTERLY LINE OF CEDAR SPRINGS ROAD; THENCE ALONG SAID ROAD THE FOLLOWING TWO (2) CALLS: SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A NON-TANGENT 15.00-FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 56°01'02" WEST 21.21 FEET; THENCE SOUTH 11°01'02" WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.016 ACRES.

ENT 74034-2019 Map # 16641
JEFFER SMITH
UTAH COUNTY RECORDER
2019 Aug 05 4:43 pm FEE 70.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF JULY, 2019.

Stan T. Rowland
PRINTED NAME
SIMPSON HOLLOW LLC

Jeremiah R. Cunningham
AUTHORIZED SIGNATURE

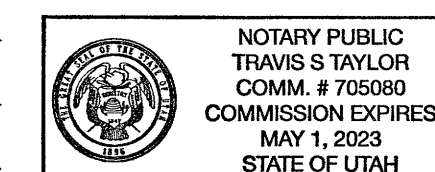
CORPORATE ACKNOWLEDGEMENT

ON THIS 29 DAY OF JULY, 2019, THERE APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, *Stan T. Rowland*, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:

RESIDENCE: *Morgantown, West Virginia*
MY COMMISSION EXPIRES: *5/1/2023*



ACCEPTANCE BY LEGISLATIVE BODY

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

THIS 5 DAY OF August, 2019

APPROVED BY MAYOR: *Tom Williams*

APPROVED: *Christopher Todd*
CITY ENGINEER
(SEE SEAL BELOW)

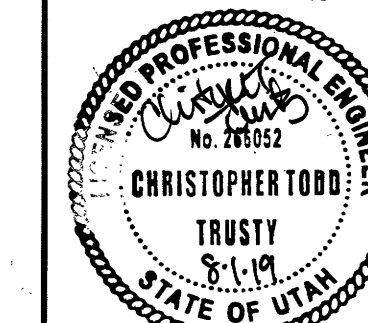
APPROVED BY CITY ATTORNEY: *Jeremiah R. Cunningham*

ATTEST: *Jeremiah R. Cunningham*
CLERK-RECORDER
(SEE SEAL BELOW)

PLAT 3
SIMPSON HOLLOW
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL



LEGEND
PROPERTY LINE
ADJACENT PROPERTY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT

RECORD CALLS ()
SET 5/8" REBAR WITH ENTELLUS
CAP, PLS 166385, AT CORNER
(UNLESS OTHERWISE NOTED)
FOUND PROPERTY MARKER
(AS NOTED)
STREET MONUMENT

PLAT CALCULATIONS

TOTAL AREA	1.016 ACRES
TOTAL AREA IN LOTS	0.358 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.267 ACRES
TOTAL OPEN SPACE	0.391 ACRES
TOTAL IMPROVED OPEN SPACE	0.071 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
LARGEST LOT SIZE	1,564 SQ.FT. = 0.037 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.037 ACRES
OVERALL DENSITY	9.84 LOTS PER ACRE
TOTAL # OF LOTS	10 LOTS

OWNERSHIP LEGEND
PRIVATE LOTS
EXCLUDING PUBLIC
COMMONS
COMMON AREA
WITH P.U.E.
LIMITED COMMON AREA
WITH P.U.E.

DIRECT COMMUNICATIONS APPROVAL

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

Marjorie P. Pritchard
DIRECT COMMUNICATIONS
7/26/19
DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 30 DAY OF July, 2019.

DOMINION ENERGY
BY: *Beverly Eldredge*
TITLE: *Pre-Construction Specialist*

ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENTS AS DESCRIBED IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DEPARTMENT TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW.

Del Edwards
ROCKY MOUNTAIN POWER
DATE 7/26/19

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	36.80'	103.87'	020°17'40"	S 68°50'08" E	36.60'
C2	9.75'	103.87'	005°22'32"	S 76°17'42" E	9.74'
C3	27.05'	103.87'	014°55'08"	S 66°08'52" E	26.97'
C4	31.88'	90.00'	020°17'40"	S 68°50'08" E	31.71'
C5	44.28'	125.00'	020°17'40"	N 68°50'08" W	44.04'
C6	48.88'	138.00'	020°17'40"	N 68°50'08" W	48.62'
C7	30.68'	138.00'	012°44'15"	N 67°28'25" W	30.62'
C8	12.38'	138.00'	005°08'26"	N 76°24'45" W	12.38'
C9	23.43'	16.00'	083°53'29"	S 59°04'18" W	21.39'
C10	33.55'	20.00'	096°06'31"	N 30°55'42" W	29.75'
C11	12.91'	20.00'	036°59'26"	N 60°29'14" W	12.69'
C12	20.64'	20.00'	059°07'05"	N 12°25'59" W	19.73'
C13	31.62'	78.00'	023°13'33"	N 05°30'47" E	31.40'
C14	24.73'	61.00'	023°13'33"	N 05°30'47" E	24.56'
C15	36.89'	91.00'	023°13'33"	N 05°30'47" E	36.64'
C16	5.82'	138.00'	002°24'59"	N 59°53'48" W	5.82'



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

Monday, September 26, 2022

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

SUBJECT: Simpson Hollow plat 4 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Simpson Hollow plat 4

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

2nd Bond Release	
Original Bond Amount:	\$ 159,548.29
Previous Release Amount:	\$ 142,511.46
Amount to Release this Period:	\$ 2,532.44
Amount Remaining in Bond :	\$ 14,504.39

Bond Releases Summary	
#1	\$ 142,511.46
#2	\$ 2,532.44
#3	\$ -
#4	\$ -
TOTAL	\$ 145,043.90

9/26/2022

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS Private									
a	24" curb & gutter	832	LF	\$14.00	\$11,648.00	832	0	100%	\$0.00	\$11,648.00
b	6" curb wall	74	LF	\$11.50	\$851.00	74	0	100%	\$0.00	\$851.00
c	Sidewalk	630	LF	\$15.32	\$9,651.60	630	0	100%	\$0.00	\$9,651.60
d	6" road base	10844	SF	\$0.74	\$8,024.56	10,844	0	100%	\$0.00	\$8,024.56
e	6" road base under sidewalk	623	LF	\$4.00	\$2,492.00	623	0	100%	\$0.00	\$2,492.00
f	3" asphalt	10844	SF	\$1.33	\$14,422.52	10,844	0	100%	\$0.00	\$14,422.52
2	CULINARY Private									
a	2" service line	86	LF	\$10.00	\$860.00	86	0	100%	\$0.00	\$860.00
b	2" meter assembly	1	EA	\$3,500.00	\$3,500.00	1	0	100%	\$0.00	\$3,500.00
3	EARTH WORK Private									
a	Clear & grub	10844	SF	\$0.13	\$1,409.72	10,844	0	100%	\$0.00	\$1,409.72
b	Cut & fill to grade	890	CY	\$3.65	\$3,248.50	890	0	100%	\$0.00	\$3,248.50
c	Cut & fill sidewalk	623	LF	\$3.75	\$2,336.25	623	0	100%	\$0.00	\$2,336.25
4	STORM DRAIN Private									
a	15" RCP	200	LF	\$26.00	\$5,200.00	200	0	100%	\$0.00	\$5,200.00
b	8" ADS	94	LF	\$14.00	\$1,316.00	94	0	100%	\$0.00	\$1,316.00
c	Curb inlet box	4	EA	\$1,900.00	\$7,600.00	4	0	100%	\$0.00	\$7,600.00
d	Yard box	3	EA	\$1,900.00	\$5,700.00	3	0	100%	\$0.00	\$5,700.00
e	36" x 36" box	3	EA	\$2,600.00	\$7,800.00	3	0	100%	\$0.00	\$7,800.00
f	Pond outlet box w/orifice plate	1	EA	\$3,750.00	\$3,750.00	1	0	100%	\$0.00	\$3,750.00
g	Connect to existing	1	EA	\$1,200.00	\$1,200.00	1	0	100%	\$0.00	\$1,200.00
5	MISC Private									
a	Street signs	1	EA	\$600.00	\$600.00	1	0	100%	\$0.00	\$600.00
b	Construction entrance-cattle guards	1	EA	\$350.00	\$350.00	1	0	100%	\$0.00	\$350.00
c	Swale/berm	470	LF	\$0.50	\$235.00	470	0	100%	\$0.00	\$235.00
d	Inlet protection	4	EA	\$150.00	\$600.00	4	0	100%	\$0.00	\$600.00
e	Dust control	1	LS	\$1,600.00	\$1,600.00	1	0	100%	\$0.00	\$1,600.00
6	WATER Public									
a	8" PVC c900	463	LF	\$20.00	\$9,260.00	440	23.15	100%	\$463.00	\$9,260.00
b	Fire Hydrant	1	EA	\$4,500.00	\$4,500.00	1	0.05	100%	\$225.00	\$4,500.00
c	3/4" water service	10	EA	\$1,350.00	\$13,500.00	10	0.5	100%	\$675.00	\$13,500.00
7	SEWER Public									
a	8" PVC	385	LS	\$20.00	\$7,700.00	366	19.25	100%	\$385.00	\$7,700.00
b	48" manhole	2	EA	\$2,700.00	\$5,400.00	2	0.1	100%	\$270.00	\$5,400.00
c	4" service lateral	10	EA	\$800.00	\$8,000.00	10	0.5	100%	\$400.00	\$8,000.00
d	Flush & camera inspection	385	LF	\$0.75	\$288.75	366	19.25	100%	\$14.44	\$288.75
e	Connect to existing	1	EA	\$2,000.00	\$2,000.00	1	0.05	100%	\$100.00	\$2,000.00
TOTAL CONSTRUCTION COST					\$145,043.90					
10% Bond Coverage					\$14,504.39					
TOTAL BOND AMOUNT:					\$159,548.29	Released this Period			\$2,532.44	

Christopher T. Trusty P.E.
Engineering Director

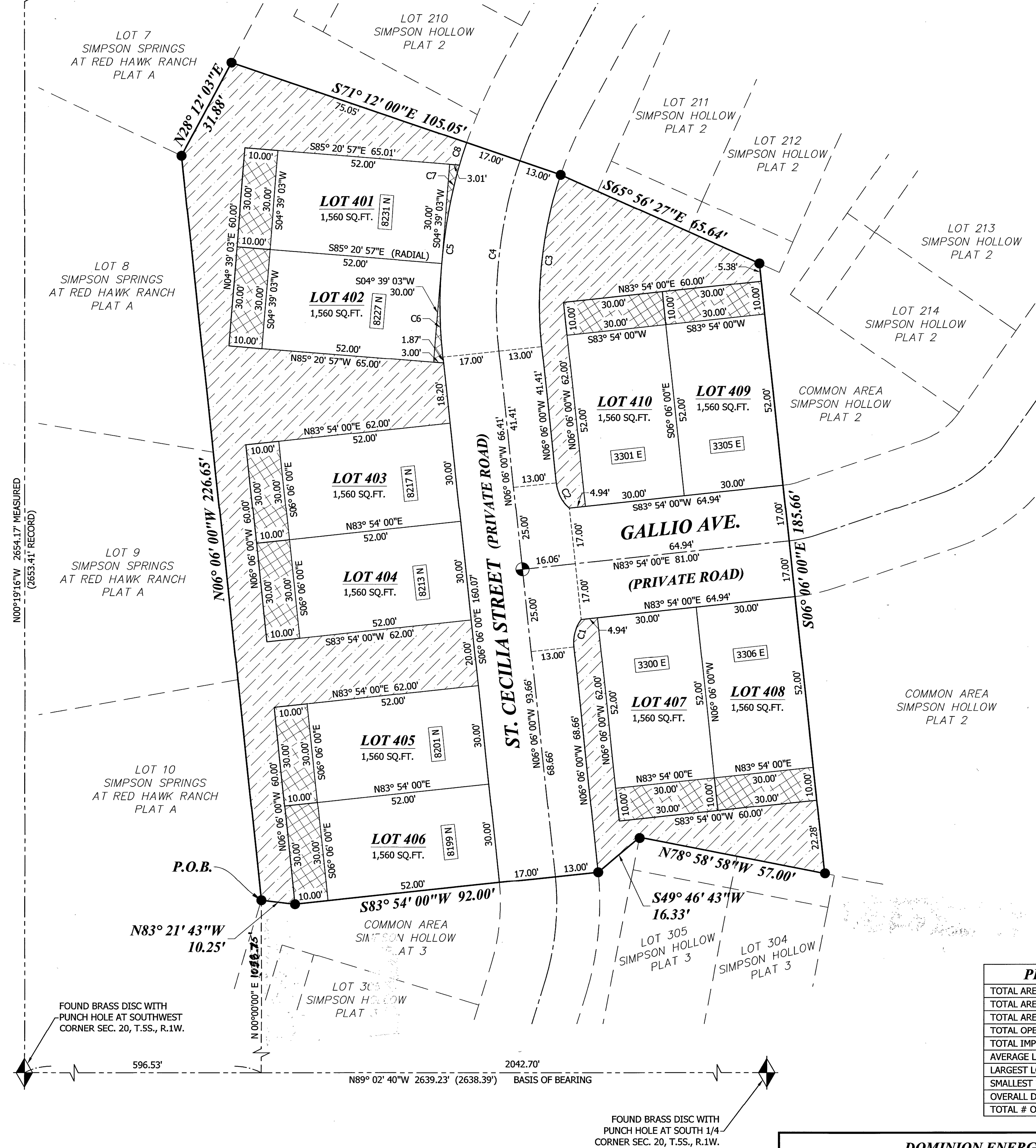
9/26/22
Date

Robert Ballif
Engineering Tech. 1

9/26/22
Date

SIMPSON HOLLOW PLAT 4
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
JULY 2020

FOUND BRASS DISC WITH
PUNCH HOLE AT WEST 1/4
CORNER SEC. 20, T.5S., R.1W.





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

Monday, September 12, 2022

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

SUBJECT: Simpson Hollow plat 6 into warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Simpson Hollow plat 6

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

2nd Bond Release	
Original Bond Amount:	\$ 10,333.62
Previous Release Amount:	\$ 8,454.78
Amount to Release this Period:	\$ 939.42
Amount Remaining in Bond :	\$ 939.42

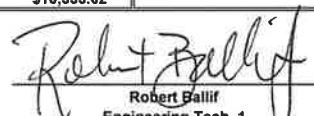
Bond Releases Summary	
#1	\$ 8,454.78
#2	\$ 939.42
#3	\$ -
#4	\$ -
TOTAL	\$ 9,394.20

9/12/2022

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS Public									
a	Curb & gutter, remove & replace	20	LF	\$26.75	\$535.00	18	2	100%	\$53.50	\$535.00
b	Sidewalk, remove & replace	60	LF	\$19.32	\$1,159.20	54	6	100%	\$115.92	\$1,159.20
c	Asphalt patch	480	SF	\$3.25	\$1,560.00	432	48	100%	\$156.00	\$1,560.00
2	MISC Private									
a	Inlet protection	2	EA	\$150.00	\$300.00	2	0.2	100%	\$30.00	\$300.00
3	WATER Public									
a	Relocate service, w/out existing meter	2	EA	\$950.00	\$1,900.00	2	0.2	100%	\$190.00	\$1,900.00
b	Relocate service, w/existing meter	1	EA	\$740.00	\$740.00	1	0.1	100%	\$74.00	\$740.00
4	SEWER Public									
a	Connect to existing	2	EA	\$1,600.00	\$3,200.00	2	0.2	100%	\$320.00	\$3,200.00
TOTAL CONSTRUCTION COST					\$9,394.20					
10% Bond Coverage					\$939.42					
TOTAL BOND AMOUNT:					\$10,333.62	Released this Period			\$939.42	


Christopher T. Trusty P.E.
Engineering Director

9/14/22
Date

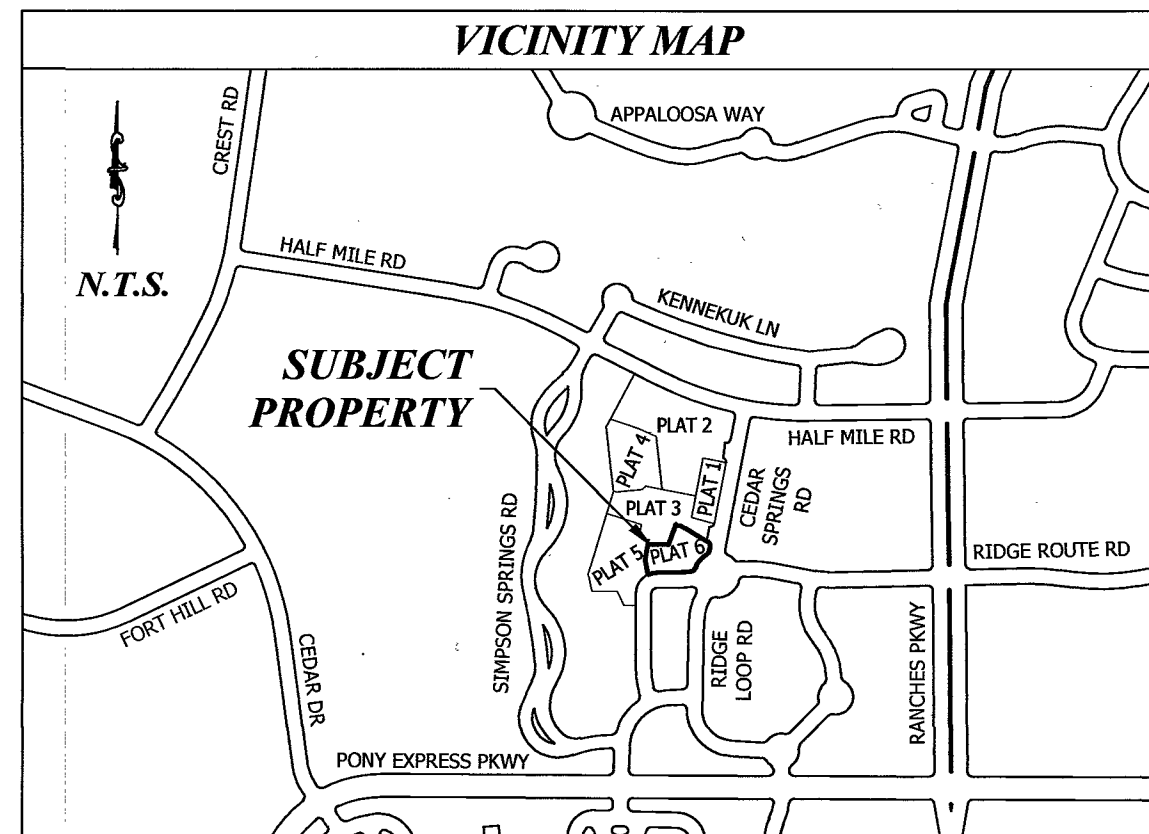

Robert Ballif
Engineering Tech. 1

9/12/22
Date

WEST 1/4 CORNER, SEC. 20,
T.5S., R.1W., S.L.B.&M.,
FOUND BRASS DISC WITH
PUNCH HOLE

SIMPSON HOLLOW PLAT 6
LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
JULY 2019

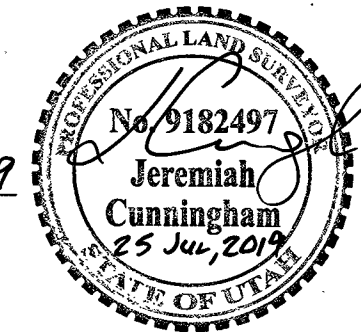
SCALE: 1" = 20'



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 6 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

Jeremiah R. Cunningham
JEREMIAH R. CUNNINGHAM, P.L.S., UT #9182497
25 July 2019
DATE



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°02'40" EAST 922.48 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 00°00'00" EAST 891.21 FEET FROM THE SOUTH WEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH; SAID POINT ALSO BEING ON THE WESTERLY LINE OF CEDAR SPRINGS ROAD, AND RUNNING THENCE ALONG THE WESTERLY LINE OF CEDAR SPRINGS ROAD THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 33°58'58" EAST 21.21 FEET TO A POINT OF TANGENCY, 2) SOUTH 11°01'02" WEST 18.47 FEET TO A POINT OF CURVATURE, 3) SOUTHWESTERLY 13.74 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°28'58", CHORD BEARS SOUTH 37°15'07" WEST 13.26 FEET TO A POINT OF REVERSE CURVATURE, 4) SOUTHWESTERLY 65.53 FEET ALONG THE ARC OF AN 80.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°55'44", CHORD BEARING SOUTH 40°02'17" WEST 63.71 FEET TO A POINT OF REVERSE CURVATURE AND TO THE NORTH LINE OF QUARTER MILE DRIVE; THENCE ALONG THE NORTHERLY LINE OF QUARTER MILE DRIVE THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY 17.04 FEET ALONG THE ARC OF A 15.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°05'06", CHORD BEARS SOUTH 49°06'58" WEST 16.14 FEET TO A POINT OF TANGENCY, 2) SOUTH 81°39'31" WEST 16.50 FEET TO A POINT OF CURVATURE, 3) WESTERLY 18.20 FEET ALONG THE ARC OF A 125.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°20'29", CHORD BEARS SOUTH 85°49'45" WEST 18.18 FEET TO A POINT OF TANGENCY, 4) NORTH 90°00'00" WEST 86.36 FEET TO A POINT OF CURVATURE, 5) WESTERLY 33.33 FEET ALONG THE ARC OF A 75.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°27'41", CHORD BEARS SOUTH 77°16'09" WEST 33.06 FEET; THENCE NORTH 10°35'18" WEST 53.42 FEET; THENCE NORTH 09°57'23" EAST 53.28 FEET TO THE SOUTHERLY LINE OF SIMPSON HOLLOW PHASE 3 SUBDIVISION; THENCE SOUTH 89°09'22" EAST 71.63 FEET ALONG THE SUBDIVISION LINE TO A CORNER; THENCE NORTH 20°59'07" EAST 75.47 FEET ALONG THE SUBDIVISION LINE TO THE SOUTHERLY LINE OF CALEDONIA AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF CALEDONIA AVENUE THE FOLLOWING TWO (2) COURSES: 1) EASTERLY 38.25 FEET ALONG THE ARC OF A 108.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°17'39", CHORD BEARS SOUTH 68°50'08" EAST 38.05 FEET TO A POINT OF TANGENCY, 2) SOUTH 58°41'18" EAST 84.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.568 ACRES.
Pursuant to Utah Code 10-9a-604(8), the owners hereby convey common area to the Simpson Hollow Owners Association 70' Box 179, Lehi, UT 84043.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF JULY, 2019.

Stan T Rowland
PRINTED NAME
Simpson Hollow, LLC

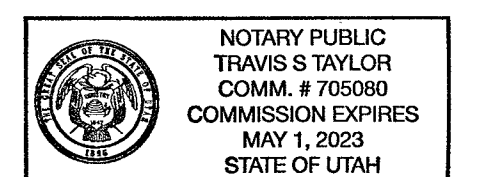
Jeffery Smith
AUTHORIZED SIGNATURE
704412020 Map 8 16977
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Map 02 3104 PM FEE \$2.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

CORPORATE ACKNOWLEDGEMENT

ON THIS 29 DAY OF JULY, 2019, THERE APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, *Stan T. Rowland*, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE: *Morgan County*
MY COMMISSION EXPIRES: *5/1/2023*



ACCEPTANCE BY LEGISLATIVE BODY

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

THIS 25 DAY OF November 2019

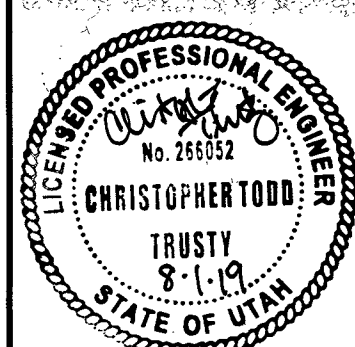
APPROVED BY MAYOR
Christopher Todd
CITY ENGINEER
(SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY
John A. Kral
ATTEST
CLERK-RECORDER
(SEE SEAL BELOW)

PLAT 6
SIMPSON HOLLOW
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL



Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1536001 07/19/2019 LKM
07/24/2019 JRC

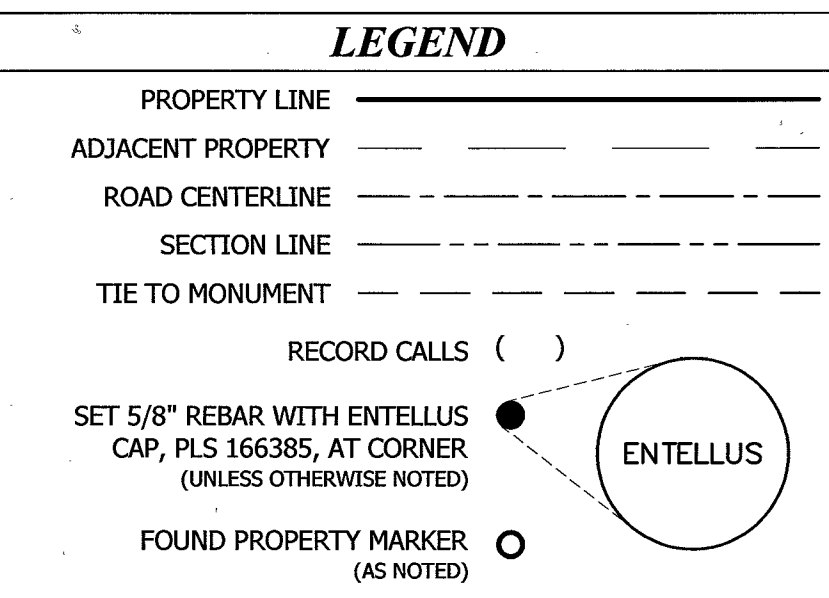
DIRECT COMMUNICATIONS APPROVAL
DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.
Marvin Pufford
DIRECT COMMUNICATIONS
7/26/19
DATE

DOMINION ENERGY APPROVAL
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
APPROVED THIS 30 DAY OF July, 2019.
DOMINION ENERGY
BY *Bruce Eldridge*
TITLE *Pre-con Specialist*

ROCKY MOUNTAIN POWER APPROVAL
1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW.
Del Edwards
ROCKY MOUNTAIN POWER
7/26/19
DATE

SOUTHWEST CORNER SEC. 20,
T.5S., R.1W., S.L.B.&M.,
FOUND BRASS DISC WITH
PUNCH HOLE

SOUTH 1/4 CORNER SEC. 20,
T.5S., R.1W., S.L.B.&M.,
FOUND BRASS DISC WITH
PUNCH HOLE



922.48' 1716.75' 16977' 589° 02' 40"E 2639.23' (2638.39') - BASIS OF BEARING



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

September 20, 2022, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Robert Hobbs, Planning Manager; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Tyler Maffitt, Communications Manager; Lianne Pengra, Chief Deputy Recorder; Jeff Weber, Fleet and Facilities/Operations Director; Todd Black, Wildlife Biologist/Environmental Planner; and BJ Eccles, Utah County Sheriff's Office Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Embret Fossum, UFA Battalion Chief; Evan Berrett, Economic Development Director; Brad Hickman, Parks and Recreation Director; and Chas Glenn, Administrative Assistant.

Mayor Westmoreland called the meeting to order at 4:04 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

City Administrator Paul Jerome spoke about the City's recent instance of ACH fraud and actions taken to augment City defenses against cybercrime. The FBI concluded that the responsible parties were outside bad actors and City and vendor employees were cleared of wrongdoing. The likelihood of the fund recovery through the responsible party is unlikely and is being addressed with the insurance company. He introduced Kenyon Blackhurst and Tyler Rasmussen with Executech who spoke on their efforts to increase the City's cybersecurity including the threat, detection, and prevention services enacted on September 1st, as scheduled prior to this breach, and their cooperation with the FBI regarding the cyber-attack.

Councilmember Wright expressed his support for the implementation of any and all policies that will help in this regard.

Mr. Jerome also provided the following updates to the City Council:

Communications

- The Standards and Practices amendment proposal is undergoing legal review.

- A meeting is scheduled for next week to review the progress and interfaces of Rock Solid OneView.
- Multiple, weekly, detailed articles showcasing happenings within the City are available at <https://eaglemountaincity.com/news>.

Community Development

- No responses were submitted in response to the City's request for proposals for architectural guideline services. Senior Planner David Stroud has been assigned a priority project to review and update commercial and multifamily housing architectural standards.
- State Law requires an update to the City's Moderate Income Housing Plan by October 1, utilizing a minimum of five approved strategies to qualify for State funding. A simple amendment to the General Plan will be brought forward to the Planning Commission on September 27. The update is being finalized by the City's financial advisors.
- A request for proposals is being drafted for the thermal lidar wildlife crossing detection system for Wride Memorial Highway east of Eagle Mountain Boulevard funded by the Utah Department of Transportation, the Division of Wildlife Resources, and the Traverse Mountain Essential Landscape Program. The system is scheduled for installation by December 1st before deer migration season.
- Upcoming projects: Eagle Quest Master Development Agreement will be presented to the Planning Commission soon and is undergoing land negotiations. The Planning Commission recommended approval of the Porter's Crossing Town Center MDP, General Plan amendment, and rezone. The Porter's Crossing Town Center Master Development Agreement was tabled by the Planning Commission, and an application for Pole Canyon will be presented at an upcoming Planning Commission work session.
- One commercial building permit was issued for Luxury Nails and one commercial certificate of occupancy was issued for Wendy's.

Fleet and Facilities

- The Community Development Building garage will be completed soon.
- The Eagle Mountain Boulevard widening project is scheduled to be finished by November 8.
- The UHF repeater has been installed and is operational.
- Most of the furniture for the rental property in The Ranches has arrived.
- The sign for the Senior Center has been installed.
- The Master Facilities Plan request for proposals has received two bids which are under review.
- The mezzanine for the Community Development Building is on this agenda.

Engineering

- The delayed delivery of the variable frequency drive will not impact the completion date of the new booster station.
- The City received the MS4 audit report from the State and is required to respond within 30 days with a plan of action to correct the noted deficiencies.
- Lobbying efforts resulted in \$4,000,000 in funding for Old Airport Road.
- A grant for wastewater will be submitted next week.

Discussion ensued regarding Moderate Incoming Housing strategies, receiving individualized feedback from Councilmember prior to submitting the plan, and the ability for the Council to amend the plan at the October 4th meeting.

Councilmember Wright inquired regarding plans for the affordable housing funds from the Facebook project and requested a discussion item about the funds.

1.B. DISCUSSION – Hidden Hollow Concept Plan

Planning Manager Robert Hobbs presented the item. In mid-2011, the master development agreement (MDA) for the Lower Hidden Valley Master Planned Development Area was recorded and the project covers approximately 244.60 acres with a maximum density of 1,256 residential dwelling units. The project predates the approval of the Wildlife Corridor Overlay Zone. The installation of fencing to accommodate the wildlife corridor would cost the developer approximately \$2,000,000 and would result in the loss of several lots. Staff reviewed the proposal and made suggestions to improve the plan.

Wildlife Biologist/Environmental Planner Todd Black said tall fencing is required to maintain the integrity of the wildlife corridor and prevent wildlife and human conflicts.

Discussion ensued regarding the need to work with developers to add the wildlife corridor to agreements approved prior to the addition of the corridor to Municipal Code, the possibility of deer not using the designated corridor, and funding options and challenges.

Councilmember Curtis stated he believes the City should negotiate with the developer to preserve the recreation trails and the wildlife corridor as they are valuable to the City.

Discussion ensued regarding the following:

- Potential compromises by the Council in exchange for the wildlife corridor;
- The need for the project to meet current standards unless stated otherwise in the MDA;
- Density transfer limitations in the agreements; and
- Rear-loaded townhome standards and whether the units have driveways.

2. AGENDA REVIEW

14. RESOLUTION

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Public Infrastructure District Policy.

City Attorney Jeremy Cook introduced Benji Becker with Piper Sandler.

Mr. Sandler presented the item. A Public Infrastructure District (PID) is a financing tool with defined boundaries. A PID is qualified to issue bonds to finance public infrastructure improvements; tax revenues and fees generated within PID boundaries may be used to pay bonds. PIDs are approved by a city, but PIDs are separate, stand-alone financing districts. PIDs are created

for nearly all types of development. Revenue sources include mill levies, tax increment financing (TIF), impact fees, sales tax, and tourism recreation tax. The PID bond is used for parks and recreation, street improvements, water infrastructure, wastewater infrastructure, and public transportation. This policy addresses the minimum criteria under which the City will consider applications for proposed a Public Infrastructure District. He explained mill levy calculations and revenue.

Discussion ensued regarding the following:

- The potential inadequate notification and explanation to residents that they are buying a house in a PID district with higher taxes;
- Default on the bonds and uncompleted projects or amenities;
- The risks to the bondholders, the City, and the residents within the PID district;
- How the funds can be spent;
- PID agreement approval criteria;
- The benefit of using the PID as an incentive for developer negotiations and to fund infrastructure;
- Concerns with the possibility of inefficiencies and fair value calculations with the PID determining the reimbursement amounts for performed labor;
- Clarification that funds can only be used for public infrastructure not private improvements with the intent of improving infrastructure and amenities within the community;
- The PID rate increases in relation to the house cost;
- The City's ability to set the restrictions for the amount of infrastructure that can be funded through the PID; and
- Rental properties being charged at a higher rate than owner-occupied homes.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 6:20 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Carolyn Love, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray arrived at 8:40 p.m.

CITY STAFF PRESENT: Robert Hobbs, Planning Manager; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Lianne Pengra, Chief Deputy Recorder; Todd Black, Wildlife Biologist/Environmental Planner; and BJ Eccles, Utah County Sheriff's Office Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Embret Fossum, UFA Battalion Chief; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager;

Tyler Maffitt, Communications Manager; and Jeff Weber, Fleet and Facilities/Operations Director.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain would like to thank residents for being respectful of the dumpster areas during this year's fall community clean-up. The fall clean-up was another big success that provided an opportunity for residents to dispose of their light household waste.
- The Halloween Town and Car Show will be held Saturday, October 1 at Cory Wride Park from 11:00 a.m. to 2:00 p.m. The City is still looking for vendors for its promotional booth. Register using the link on City social media.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:10 p.m.

Marianne Burningham, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, asked the Council and staff to refer Perry Homes to the Alliance as a resource to assist with accommodating the wildlife corridor in their development.

Mayor Westmoreland closed public comment at 7:13 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis spoke regarding the recent fraud and referred residents to City Administrator Paul Jerome for information about the incident and the additional security measures being implemented by the City.

Councilmember Burnham

Councilmember Burnham said she heard Shop Fest was a success and reiterated Councilmember Curtis' comments regarding the fraud. She thanked the public for their input.

Councilmember Love

Councilmember Love echoed the comments on the fraud and welcomed the members of the public in the audience.

Councilmember Wright

Councilmember Wright recognized the weight of the fraud situation on City staff and the Mayor and expressed appreciation to the staff members who ensured the City had insurance in place for such situations.

Mayor Westmoreland

Mayor Westmoreland read the press release regarding the cybercrime incident. He explained the City is still investigating the incident and will release information as appropriate. The City is working with the insurance carrier and is confident that the funds will be recovered through insurance.

CONSENT AGENDA

9. BID AWARDS

9.A. Community Development Building Shop Mezzanine – Nationwide Shelving (State Contract)

10. CHANGE ORDERS

10.A. Eagle Mountain Boulevard Widening Design Change Order #1 – CRS Engineers

11. MINUTES

11.A. September 6, 2022 Minutes – Regular City Council Meeting

MOTION: *Councilmember Burnham moved to approve the consent agenda. Councilmember Curtis seconded the motion.*

Those Voting Yes

☒ Donna Burnham

☒ Colby Curtis

☐ Jared Gray

☒ Carolyn Love

☒ Brett Wright

Those Voting No

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those Abstaining

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those Absent

☐ Donna Burnham

☐ Colby Curtis

☒ Jared Gray

☐ Carolyn Love

☐ Brett Wright

The motion passed with a unanimous vote.

SCHEDULED ITEMS

12. MOTION/PUBLIC HEARING

12.A. MOTION/PUBLIC HEARING – Disposal of Significant Real Property Identified as Portions of Utah County Parcel Numbers 36:713:0052 and 54:223:0041.

Chief Deputy Recorder Lianne Pengra presented the item. The applicants request to purchase approximately 1.166 acres of trail and 0.1061 acres of the detention pond.

The applicant's stated reasons for the request include:

- The property is rarely used;
- Motorized vehicles abuse the trail;
- The trail is a potential fire hazard due to lack of maintenance;
- The three adjacent neighbors to the south do not maintain the trail;
- The east side of the trail is an access point for the property owners to the east and west of the trail, and for OHV vehicles;
- Other landowners have encroached on trails; and
- A trail in North Ranch Plat B was previously given to the adjacent property owners.

Regarding the trail in North Ranch Plat B, a 25-foot public open space easement is included on the recorded plat. The property was never owned by the City and was not sold to the adjacent property owners. The easement is still in place for future City use, if needed. Parcel 36:713:0052 comprises 24.154 acres and is designated Public Open Space on the recorded plat. Parcel 54:224:0041 comprises 1.666 acres and is designated as Pond 2 on the recorded plat. The Storm Water Department recommends against approval due to proposed equestrian uses and the reduction of stormwater flow to Tickville Wash. The Environmental Planner recommends against approval due to the proximity to City trails, the detention pond, and Tickville Wash. If the City Council determines that disposal is appropriate, the Council shall determine the best method to dispose of the property to maximize the value to the City. The Council can condition the disposition of the property on the minimum sale amount, specific uses that benefit the City or surrounding area, or other factors the Council deems appropriate.

Mayor Westmoreland opened public comment at 7:30 p.m.

Megan Butler and Tim Sparks submitted written statements in support of the residents purchasing the property.

Mayor Westmoreland closed public comment at 7:32 p.m.

Applicant Cameron Maddox said the only way to access the trail is via the wash or through private property. The Dicksons' property has been abused by the public and HOV motorists have used their driveway to exit the trail. They desire to fence off the area to prevent motorized vehicle access but not impede the wildlife corridor. He inquired if the parcel could be removed from the City trail system to allow for the sale of the property. They have no interest in subdividing the property. If the high school students that use the east trail to access the bus stop are a concern, they would be willing to allow them to walk down a small trail on the east side towards the retention pond or the students could walk around the homes. They desire to place a pole in the middle of the retention pond trail to prevent access by motorized vehicles and believe the sale of the property would

resolve safety and liability issues. He asked what the City intends to do with the property should the parcel remain in City ownership.

Councilmember Love said trails are important to her and she would like to see the trail network expanded, connected, and improved. When she visited the property, she discovered the open space is unsuitable for park improvements. She advocated for a pedestrian and bicycle trail along the wash and a trail head near this area. The City could sell unused land and use the proceeds to fund trail system improvements.

Councilmember Curtis expressed concern about the impact of private ownership of the detention pond and supported the sale of property to fund trail system improvements.

Discussion ensued verifying that the detention pond could be accessed from the road if a portion of the trail parcel were sold.

Councilmember Burnham supported the idea of a trail system along the wash. In this area, property lines extend into the wash. She is concerned with safety hazards. OHVs have ridden in the wash and the detention pond area, despite prohibitive signage. People misusing the trail and the adjacent properties impedes the residents' ability to use their own property.

Councilmember Curtis recognized compelling arguments on both sides of the issue. Existing trees and other natural obstacles make impede the use of the land as a trail.

Discussion ensued considering possible land uses and trail connections.

Councilmember Wright expressed concern about what is best for the public interest, the impact on the wildlife migratory corridor, and Municipal Code requirements governing open space requirements and trails. He recognized that students use the trail to access the bus stop. He desires to better understand staff's objections to the land disposal and believes that safety measures should be put in place.

Discussion ensued regarding the original open space requirements for the area and the City's plans for the parcels.

Streets and Storm Drain Manager Zac Hilton explained staff's concern with parcel 54:223:0041 being used as a horse corral and animal waste entering the storm drain system; staff recommends against the disposal of the detention pond. Historically, there have been flooding issues to the north of this area. He advocated for maintaining a storm drain easement for parcel 36:713:0052 for access to the wash to mitigate flooding from runoff from Camp Williams.

Wildlife Biologist/Environmental Planner Todd Black noted the importance of open space areas and connectivity. As such, he recommends against the disposal of the parcels and taking actions to maintain the land and protect it from misuse.

Councilmember Wright stated that he is against the sale of the detention pond parcel. Councilmember Curtis concurred.

Councilmember Love recommended tabling the item and commissioning a trail system study.

MOTION: *Councilmember Burnham moved to table the disposal of significant real property identified as portions of Utah County Parcel Numbers 36:713:0052 and 54:223:0041 and allow staff and the Eagle Mountain Nature and Wildlife Alliance to evaluate the interconnectivity of this area with the overall trail system to determine what is the best for all residents. Councilmember Love seconded the motion.*

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

The motion passed with a unanimous vote.

13. ORDINANCE/PUBLIC HEARING

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Transportation Master Plan.

City Engineer Chris Trusty introduced Kevin Croshaw with Horrocks Engineers who presented the updated Transportation Master Plan.

Mr. Croshaw reviewed the history of the project and the transportation plan update process. He explained road designations based on functional classifications and level of service (LOS) representations. The study evaluated a 2050 no-build LOS to determine improvements needed within ten years and beyond ten years through 2050 to meet future traffic demands. Last week, they identified conflicts between future projects and the wildlife corridor. The total cost of the recommended projects equals \$1,224,180,000 with an anticipated cost to Eagle Mountain City of \$557,970,000 with the majority of the cost allocated for the future freeway. The City cost includes the developer's portion of the expense.

City Engineer Chris Trusty said the Eagle Mountain Nature and Wildlife Alliance provided feedback on the interactions with the wildlife corridor. He believes that mitigation strategies are best addressed during the planning stages, especially where technological advancements could be considered that are not currently available. However, verbiage requiring mitigation could be included.

Councilmember Burnham recommended including in the document that mitigation will be required and suggestions of possible strategies while leaving options available for future advancements.

Discussion clarified future road connections and considerations for funding for wildlife crossings.

Mr. Trusty explained the future freeway was moved to the east to capture more of the trips generated and to facilitate commercial growth in that area.

Councilmember Curtis expressed concern about the freeway being located near one-acre lots and with the City encouraging alternate transportation methods by providing bike lanes due to low usage. He would prefer to invest the funds in heavily used roads.

Discussion ensued regarding the following:

- The methodology used in determining the location of the roadways;
- Mountainland Association of Government funding for the east expressway;
- Obtaining data evaluating traffic reduction benefits of dedicated bike lanes; and
- Concerns and benefits of bike lanes and bike lanes being a requirement to qualify for certain funding sources.

Mayor Westmoreland opened the public hearing at 8:58 p.m.

Bettina Cameron spoke on behalf of the Eagle Mountain Nature and Wildlife Alliance. She said the main reason to include the wildlife crossings in the Transportation Master Plan is to help with grant requests for funding. She referenced the mitigation suggestions submitted by their group to the City to address wildlife crossings on future roadways.

Jordan Maddox said, as a resident of North Ranch, she is concerned with the proposed location of the future freeway and would prefer the freeway be located farther to the west.

Mayor Westmoreland closed the public hearing at 9:07 p.m.

Councilmember Burnham verified with staff that tabling the item would not have a negative impact on other City projects.

Councilmember Love expressed her support for some of the Eagle Mountain Nature and Wildlife Alliance recommendations. She would prefer utilizing emergency lanes on roads with prohibited street parking as bike lanes in order to qualify for funding.

Councilmember Wright stated that he desires the Transportation Master Plan reflect the standards in EMMC 16.35 or to amend the standards to prevent a conflict between the documents.

Assistant City Administrator/Community Development Director Steve Mumford clarified the intent is for the Council to determine on a general level the right-of-way widths they feel are appropriate in association with the Master Transportation Plan and amend Municipal Code if necessary.

Staff explained the road widths have not been altered and that the reason for the inclusion of bike lanes in the plan was to qualify for funding and not an attempt to supersede previous Council direction to remove bike lanes.

The Council discussed the difference between the right-of-way designations in Municipal Code and the draft Transportation Master Plan and whether the City desires to provide street parking or bike lanes on 77-foot rights-of-ways.

MOTION: *Councilmember Love moved to table the Transportation Master Plan to update the rights-of-way, determine where to allow parking and where to provide bike lanes, add wildlife crossing mitigation measures for planning and funding, and correct the error regarding Provo on page two. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

14. RESOLUTION

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Public Infrastructure District Policy.

Councilmember Curtis expressed concern with the risks associated with Public Infrastructure Districts (PIDs), allowing developers to oversee resident taxes, and the potential abuse of inflated reimbursement rates. As he has no intention of applying a PID to a residential development, he would prefer not to have associated standards in Municipal Code.

Councilmembers Wright and Love concurred with not approving PIDs for residential developments.

Mayor Westmoreland noted the benefit of the additional oversight and risk reduction measures of invested parties.

City Attorney Jeremy Cook clarified the reason for placing the item on the agenda was to identify Council concerns to be able to address the issues and establish approval criteria in the governing document. Section 4 provides for the Council to deny a PID for any reason. PIDs could allow for improvements desired in the City that would otherwise be not viable financially.

Discussion ensued regarding concerns regarding:

- The impact of the cost of the PID on house affordability;
- The potential for homebuyers to not understand the higher tax rate when purchasing their home;
- The impact on the ability of residents to sell their homes;

- The PID cost increasing as the value of the home increases;
- Development funding mechanisms;
- Placing the burden of improvements and benefits to the overall City on a specific group of residents; and
- Details of the bond payments.

Councilmember Love requested additional information regarding commercial PIDs.

City Administrator Paul Jerome recommended any PIDs approved in the City have an economic development component. He does not foresee a circumstance in which the City would find a residential PID to be beneficial.

MOTION: *Councilmember Love moved to table a resolution of Eagle Mountain City, Utah, adopting the Public Infrastructure Policy inviting staff, if desired, to bring back the item as a commercial economic development policy and tool that excludes residential development.*

AMENDED MOTION: *Councilmember Love moved to table a resolution of Eagle Mountain City, Utah, adopting the Public Infrastructure Policy. Councilmember Curtis seconded the motion.*

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

The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love
None.

Councilmember Curtis
Councilmember Curtis said he is excited that the signage for the Senior Citizen Center has been installed.

Councilmember Wright
Councilmember Wright said the Youth Council will be participating in the Halloween Town event on Saturday, October 1st.

Councilmember Burnham

None.

Councilmember Gray

Councilmember Gray said he informed staff regarding vandalism at a park.

Discussion ensued requesting clarification regarding the tabling procedure.

17. COMMUNICATION ITEMS

17.A. Upcoming Planning Items

18. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn at 10:07 p.m. Councilmember Curtis seconded the motion.*

Those Voting Yes

☒ *Donna Burnham*
☒ *Colby Curtis*
☒ *Jared Gray*
☒ *Carolyn Love*
☒ *Brett Wright*

Those Voting No

☐ *Donna Burnham*
☐ *Colby Curtis*
☐ *Jared Gray*
☐ *Carolyn Love*
☐ *Brett Wright*

Those Abstaining

☐ *Donna Burnham*
☐ *Colby Curtis*
☐ *Jared Gray*
☐ *Carolyn Love*
☐ *Brett Wright*

Those Absent

☐ *Donna Burnham*
☐ *Colby Curtis*
☐ *Jared Gray*
☐ *Carolyn Love*
☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 10:08 p.m.

Approved by the City Council on October 4, 2022.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 4, 2022**

TITLE:	SITE PLAN - The Church of Jesus Christ of Latter-day Saints Meetinghouse		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	The Church of Jesus Christ of Latter-day Saints, Chad Spencer (with Evans & Associates Architects) representing		
GENERAL PLAN DESIGNATION Neighborhood Residential One (NDR-1)	CURRENT ZONE Silverlake Master Plan	ACREAGE 3.555	COMMUNITY Silverlake

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Planning Manager -- Robert Hobbs

RECOMMENDATION:

Staff recommends approval of the proposed site plan for the reasons set forth in this Staff report (and in the meeting with any suggested condition(s) as follows):

1. Any corrections/revisions as indicated by Staff and/or the Planning Commission to the reviewed set of plans attached to this Staff report (to include a pathway connection at the southern end of the property and parking lot light pole reduction to max. 17' each...)

BACKGROUND:

The Applicant is requesting Site Plan approval in order to construct a new church building and associated improvements on a lot in the Silverlake Development at its southern end. The proposed site plan is for a religious meeting hall in the Silverlake development on 3.555 acres located at 7091 N. Silver Creek Way (Utah County Parcel#: 66:753:0330; Lot 2330 of Silverlake Plat 23).

ITEMS FOR CONSIDERATION:

Issuance of Site Plan approval is contingent upon compliance with City code and any pertinent Development Agreement. The site plan approval criteria of a Religious or Meeting Hall can be found in

EMMC 17.75.051 and the Silverlake Development Agreement.

EMMC 17.75.051 imposes additional site development standards:

Religious and cultural meeting halls may be permitted only where:

A. Parking. The development shall comply with Chapter 17.55

EMMC. **Complies @ 1:20 gf of chapel**

B. Outdoor Lighting. The development shall comply with Chapter

17.56 EMMC. **Appears compliant save height of parking lot light poles which are 1' too tall (reduce from 18' to 17')**

C. Landscaping. The development shall comply with Chapter 17.60

EMMC. **Appears compliant**

17.100.050 Site Plan Development Standards

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards. **Allowed as a Special Use per EMMC 17.75.051**

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

C. Access Requirements. **Compliant**

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

straddling the common property line. **Complies**

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation. **N/A**

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer. **N/A**

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

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

F. Grading and Drainage. Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such

purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade. **Will comply**

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

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development. No building lot may have an average slope that exceeds 25 percent. **N/A.**

Miscellaneous.

Silverlake Plat 26 has a connecting pathway parcel ("A") 140.56' from the southwest corner of that plat positioned such that it abuts the southern end of the church property (see attached plat # 26 copy). Connectivity to the path lot should be required of the applicant. Span and composition of that connection is a decision left to the Commission. Ideas discussed with the applicant have included a matching 20' wide cross-connection with a paved walking surface therein to something as narrow as a parking space (9'), again with a short section of walkway therein.

REQUIRED FINDINGS:

The City Council must find the proposed site plan is compliant with all applicable EMMC requirements and the Silverlake Master Development Agreement and amendments thereto. Staff has reviewed the plan and a redline draft of changes needed has been included with this Staff report. The changes are not substantive but additional details are needed and the changes will not affect the proposed use or impact adjacent property in a negative manner. This lot has been anticipated for development with a church building since early in the Silverlake approval/platting process.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public meeting of September 27, 2022, voted to recommend to the City Council approval of the site plan, contingent upon developer/development compliance with the following condition(s):

1. That outdoor parking lot pole lights be reduced in height from 18' to 17'; and,
2. That a pathway connection and parking lot bisecting crosswalk be emplaced on the property to run from the southern side (starting at a point where the property abuts a pathway lot to the south) to the sidewalk adjoining the rear of the church....

ATTACHMENTS:

[Site Plan Drawings](#)

[SilverLake 23 Recorded Plat](#)

[SilverLake 26 Recorded Plat](#)

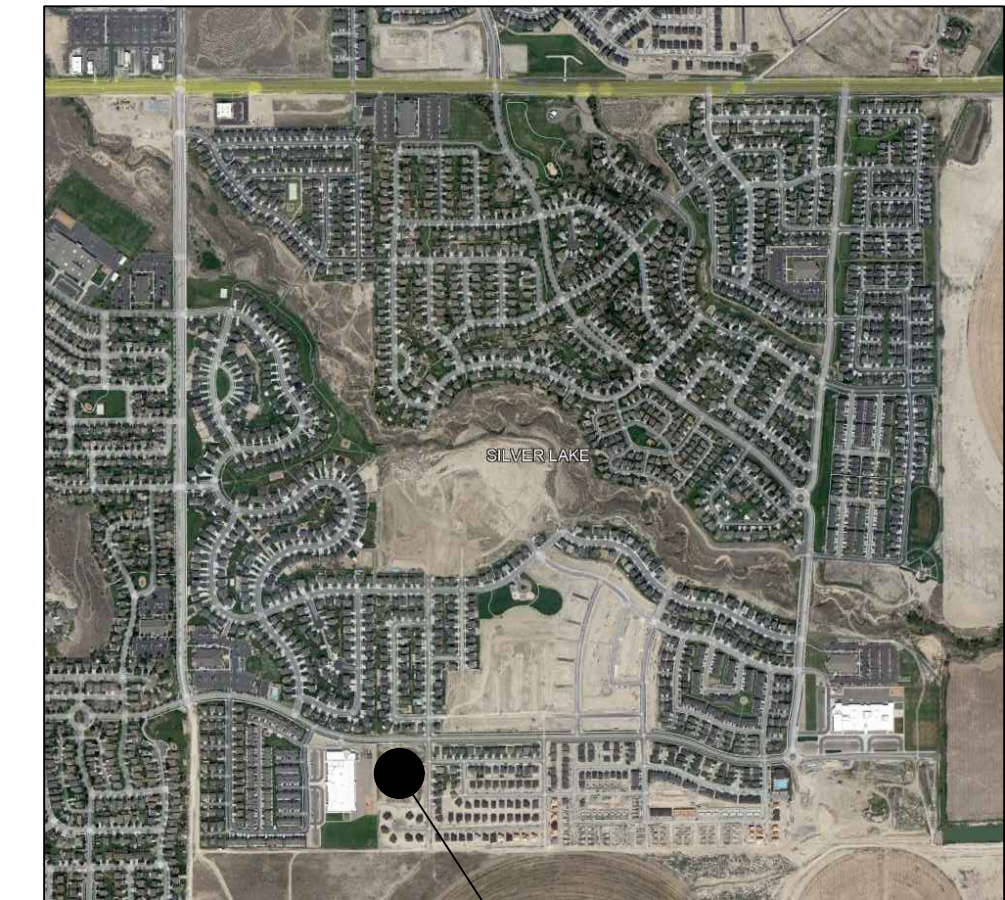
[Vicinity Map](#)

A New Building for:

Eagle Mountain UT Silver Lake

Eagle Mountain UT Silver Lake Stake

Consultant	Consultant Name	Address	Contact	Phone	Fax	E-mail	Vicinity Map
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B	Chad Spencer	(801) 553-8272	(801) 553-8273	<i>chad@studio-ea.com</i>	
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201	David Peterson	(801) 756-4504	(801) 756-4511	<i>david@excelcivil.com</i>	
LANDSCAPE ARCHITECT:	In Site Design Group	17 North 470 West	Darren Wilson	(801) 756-5043	(801) 756-5279	<i>darren@isdgllc.com</i>	
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200	Scott Kingery	(801) 534-1130	(801) 534-1080	<i>skingery@envisioneng.com</i>	



SITE

[illegible]

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number	22-29
Plan Series	Granger 300
Property Number	501269721010101
Date	May 2, 2022

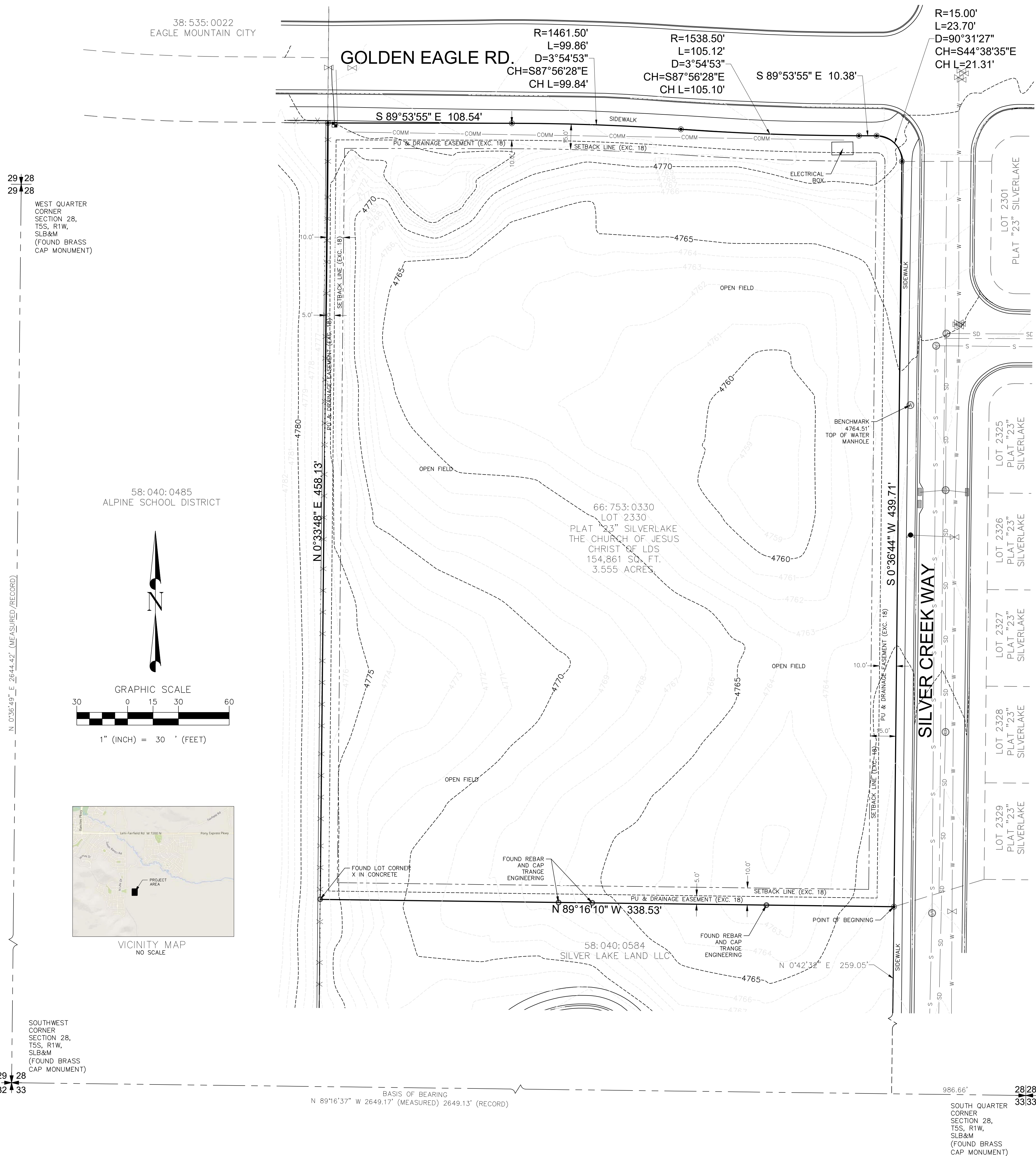
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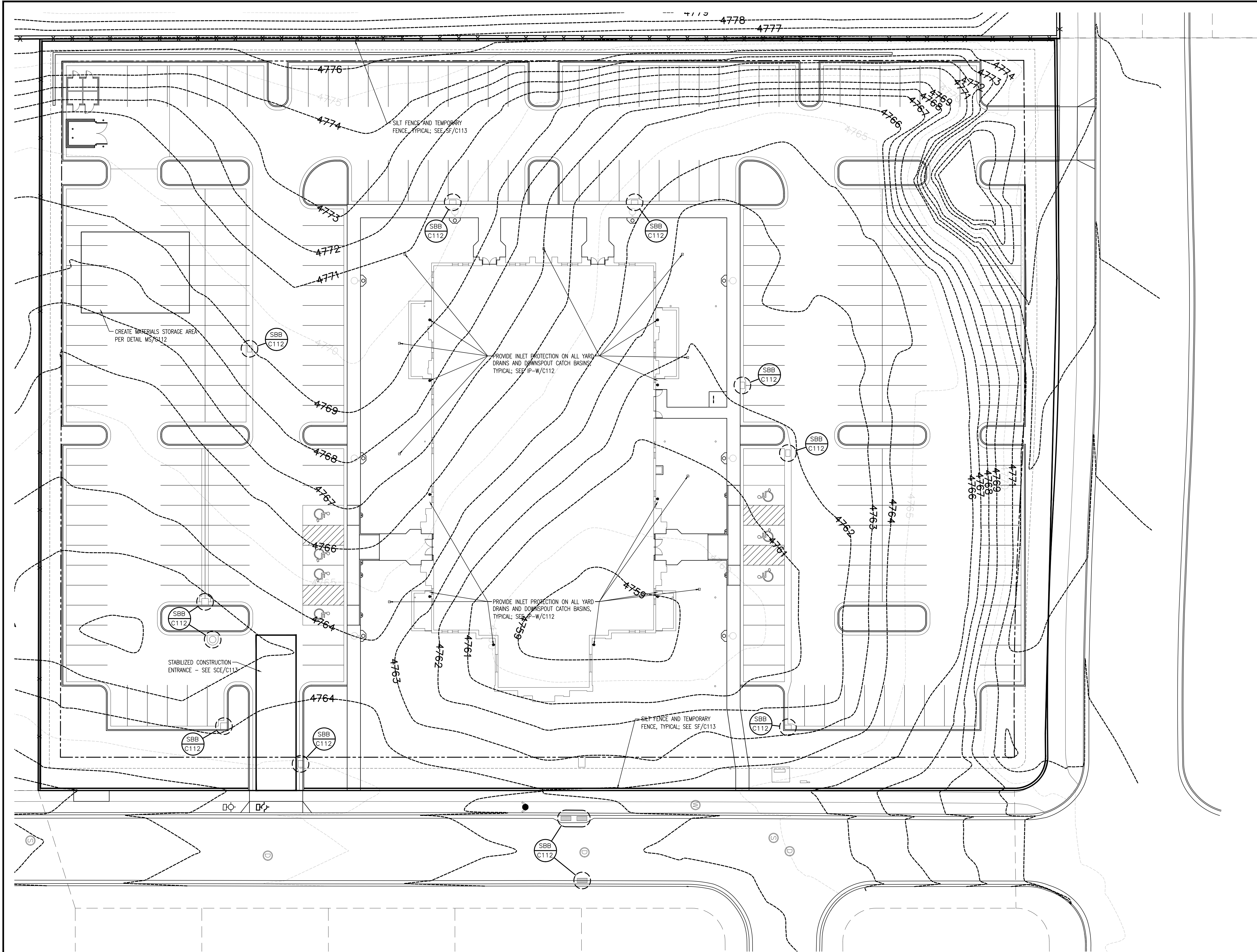
COVER SHEET

Sheet

G101

1 On





EROSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"



STORM WATER PROTECTION
GENERAL NOTES:

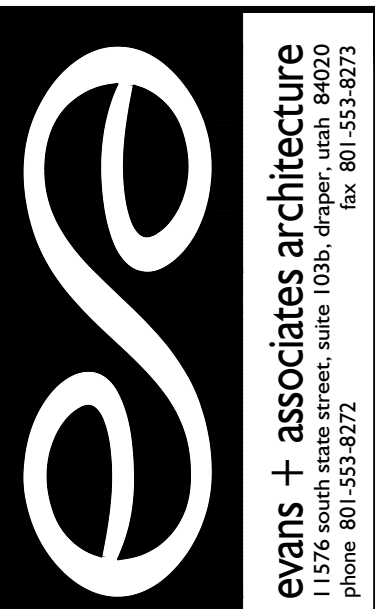
1. A QUALIFIED INSPECTOR SHALL MAKE WEEKLY INSPECTIONS AND ASSESSMENTS AND RECOMMENDATIONS TO ENSURE ALL ITEMS OF THE STORM WATER POLLUTION PREVENTION PLAN ARE FUNCTIONING PROPERLY.
2. A TEMPORARY DUMPSTER AND PORTABLE TOILETS WILL BE LOCATED ON-SITE THROUGHOUT THE CONSTRUCTION PROCESS.

SCHEDULED WORK WILL CONSIST
OF THE FOLLOWING:

1. INSTALL SILT FENCE
2. CONSTRUCTION ENTRANCE/EXIT TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE
3. CLEAR AND GRUB AREA SEDIMENT CONTROL MEASURES
4. COMPLETE CLEARING AND BEGIN ROUGH GRADING
5. INSTALL UTILITIES (WATER, SANITARY SEWER, STORM DRAIN, ELECTRICAL, ECT)
6. CONSTRUCT ROADWAY
7. INSTALL INLET PROTECTION AND REMOVE CONSTRUCTION ENTRANCE
8. CONSTRUCT BUILDINGS AND FACILITIES LANDSCAPING

SEQUENCE FOR IMPLEMENTATION
OF EROSION CONTROL MEASURES
AND CONSTRUCTION NOTES

1. INSTALL SILT FENCE AROUND PERIMETER PRIOR TO ANY CONSTRUCTION ACTIVITIES
2. CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE
3. INSTALL STORM DRAIN STRUCTURES AND INSTALL AN INLET BARRIER OVER THE INLET
4. CONTRACTOR IS TO WATER THE SITE EVERY TWO WEEKS OR SOONER AS NECESSARY TO KEEP THE DUST LEVEL DOWN AND TO PREVENT TRACKING OF DIRT ONTO CITY STREETS
5. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND IMPLEMENT ADDITIONAL MEASURES AS CIRCUMSTANCES WARRANT WHEN CONSTRUCTING UTILITIES OR GRADING THE SITE - CONTACT THE ENGINEER WITH CONCERNS
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS
7. CONTRACTOR MUST APPLY FOR A NOTICE OF INTENT PERMIT FROM THE STATE DIVISION OF WATER QUALITY PRIOR TO CONSTRUCTION
8. IF MASS GRADING IS DONE ON SITE, SLOPE STABILIZATION MEASURES SHOULD BE TAKEN IMMEDIATELY AFTERWARD ON ALL SLOPES IN EXCESS OF 1:8
9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO EXISTING PAVED CITY ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY
10. CONTRACTOR SHALL PROTECT EXISTING AND PROPOSED STORM DRAINAGE FACILITIES DURING CONSTRUCTION
11. ALL CONSTRUCTION VEHICLES SHALL BE WASHED OVER THE VEHICLE TRACKING AREA PRIOR TO LEAVING THE SITE



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Sheet Title
**EROSION CONTROL
SITE PLAN**

Sheet
C101

BMP: Construction Sequencing

CS
Construction



DESCRIPTION:
Construction sequencing is a specified work schedule that coordinates the timing of land-disturbing activities and the installation of erosion and sediment control measures. Construction site phasing involves disturbing only part of a site at a time to prevent erosion from dormant parts. Grading activities and construction are completed and soils are effectively stabilized on one part of the site before grading and construction commence at another part.

APPLICATIONS:
Sequencing can be used to plan earthwork and erosion and sediment control activities at sites where land disturbances might affect water quality in a receiving waterbody.

INSTALLATION/APPLICATION CRITERIA:
Sequencing schedules should include the following Design and Installation Criteria:

- ♦ The erosion & sediment control practices that are to be installed
- ♦ Principal development activities
 - Which measures should be installed before other activities are started
 - Compatibility with the general contract construction schedule

LIMITATIONS:
Weather and other unpredictable variables might affect sequence schedules. However, the erosion and sediment control plan should plainly state the proposed schedule and a protocol of making changes due to unforeseen problems.

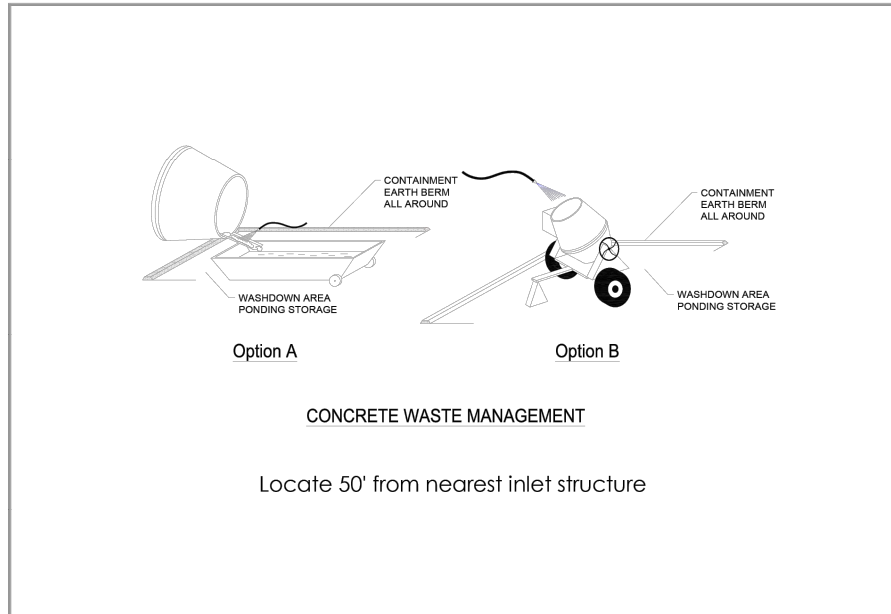
MAINTENANCE:
Follow the construction sequence throughout the project and modify the written plan before any changes in construction activities are executed. Update the plan if a site inspection indicates the need for additional erosion and sediment control.

Adapted from EPA – Stormwater Menu of BMPs

13

BMP: Concrete Waste Management

CWM
Construction



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- ♦ Store dry materials under cover, away from drainage areas.
- ♦ Minimize excess mixing of fresh concrete, mortar or cement on-site.
- ♦ Perform washout of concrete trucks off-site or in designated areas only.
- ♦ Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- ♦ Do not allow excess concrete to be dumped on-site, except in designated areas.
- ♦ When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- ♦ Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- ♦ Off-site washout of concrete wastes may not always be possible.

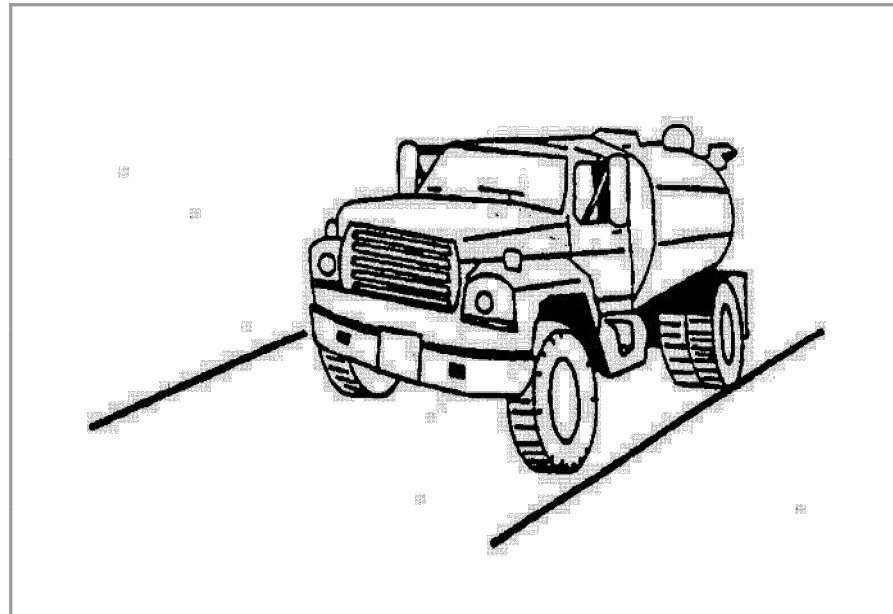
MAINTENANCE:

- ♦ Inspect subcontractors to ensure that concrete wastes are being properly managed.
- ♦ If using a temporary pit, dispose hardened concrete on a regular basis.

8

BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

- ♦ Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- ♦ Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- ♦ Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:

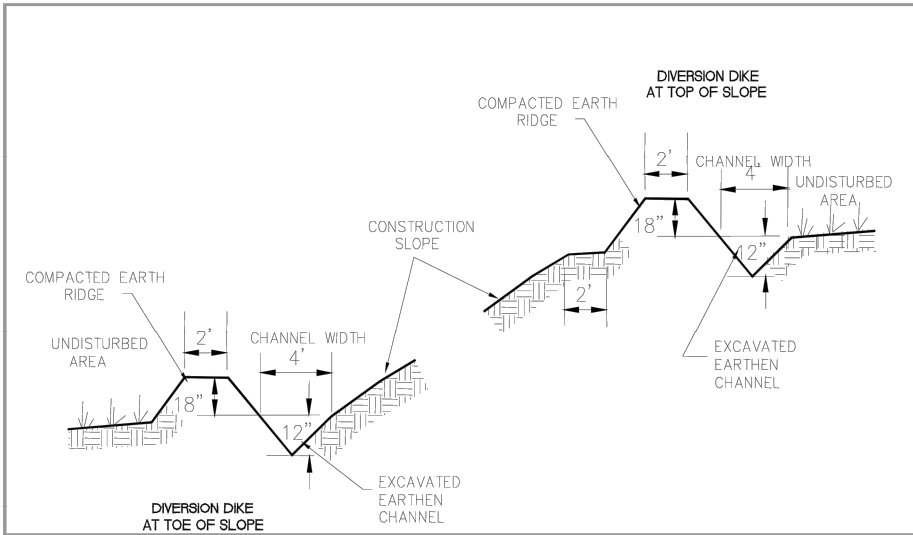
- ♦ Generally more expensive than manual systems.
- ♦ May be impossible to maintain by plant personnel (the more elaborate equipment).
- ♦ Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

13

BMP: Diversion Dike

DD
Construction



DESCRIPTION:
A temporary sediment barrier and storm runoff conveyance consisting of an excavation channel and compacted earth ridge.

APPLICATION:

- ♦ Construct along top of construction slope to intercept upgradient runoff and convey around construction site.
- ♦ Construct along toe of construction to divert sediment laden runoff.
- ♦ Construct along midpoint of construction slope to intercept runoff and channel to controlled discharge point.
- ♦ Construct around base of soil stockpiles to capture sediment.
- ♦ Construct around perimeter of disturbed areas to capture sediment.

INSTALLATION/APPLICATION CRITERIA:

- ♦ Clear and grub area for dike construction.
- ♦ Excavate channel and place soil on downgradient side.
- ♦ Shape and machine compact excavated soil to form ridge.
- ♦ Place erosion protection (riprap, mulch) at outlet.
- ♦ Stabilize channel and ridge as required with mulch, gravel, or vegetative cover.

LIMITATIONS:

- ♦ Recommended maximum drainage area of 5 acres.
- ♦ Recommended maximum sideslopes of 2h:1v (50%).
- ♦ Recommended maximum slope on channel of 1%.

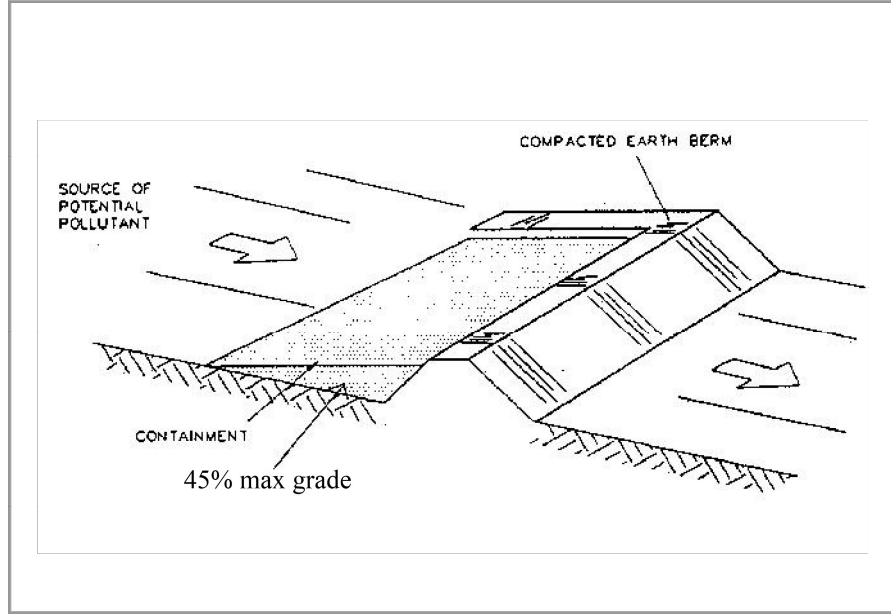
MAINTENANCE:

- ♦ Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- ♦ Look for runoff breaching dike or eroding channel or sideslopes.
- ♦ Check discharge point for erosion or bypassing of flows.
- ♦ Repair and stabilize as necessary.
- ♦ Inspect daily during vehicular activity on slope, check for and repair any traffic damage.

12

BMP: Earth Berm Barrier

EB
Construction



DESCRIPTION:
A temporary containment control constructed of compacted soil.

APPLICATION:

- ♦ Construct around waste and materials storage area.
- ♦ Construct around staging and maintenance areas.
- ♦ Construct around vehicle parking and servicing areas.

INSTALLATION/APPLICATION CRITERIA:

- ♦ Construct an earthen berm down hill of the area to be controlled. The berm should surround fueling facilities and maintenance areas on three sides to provide containment.
- ♦ Berm needs to be a minimum of 1 foot tall by 1 foot wide and be compacted by earth moving equipment.

LIMITATIONS:

- ♦ Not effective on steep slopes.
- ♦ Limits access to controlled area.
- ♦ Personnel need to quickly respond to spills with remedial actions.

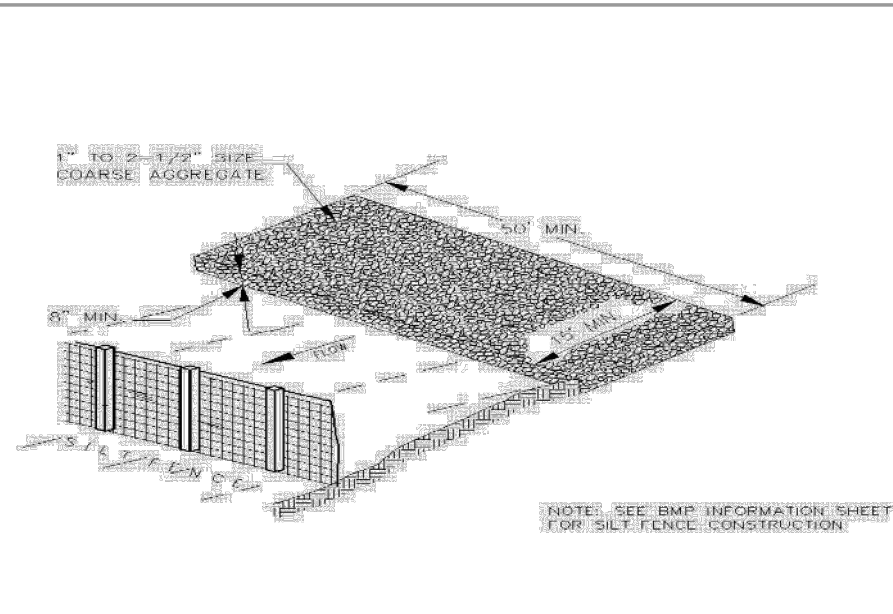
MAINTENANCE:

- ♦ Observe daily for any non-stormwater discharge.
- ♦ Look for runoff bypassing ends of berms or undercutting berms.
- ♦ Repair or replace damaged areas of the berm and remove accumulated sediment.
- ♦ Recompact soil around berm as necessary to prevent piping.

14

BMP: Equipment and Vehicle Wash Down Area

EVWA
Construction



DESCRIPTION:
A stabilized pad of crushed stone 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:

- ♦ Clear and grub area and grade to provide maximum slope of 1%.
- ♦ Compact subgrade and place filter fabric if desired (recommended for wash areas to remain in use for more than 3 months).
- ♦ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8-inches.
- ♦ Install silt fence downgradient (see silt fence BMP information sheet).

LIMITATIONS:
Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff such as fertilizer equipment or concrete equipment. Solely used to control sediment in wash water.

MAINTENANCE:

- ♦ Inspect daily for loss of gravel or sediment buildup.
- ♦ Inspect adjacent area for sediment deposit and install additional controls as necessary.
- ♦ Repair area and replace gravel as required to maintain control in good working condition.
- ♦ Expand stabilized area as required to accommodate activities.
- ♦ Maintain silt fence as outlined in specific silt fence BMP information sheet.

16

BMP: Inspection and Maintenance

IM
Construction



DESCRIPTION:
Stormwater control BMPs need regular inspections to ensure their effectiveness, and is required by the DWQ construction permit. Routine inspections are required on a bi-weekly basis; before and after anticipated storm events. Proper maintenance is crucial to compliance with the permit and to minimize erosion.

Routine inspections help to ensure the integrity and effectiveness of BMPs; inspections prior to a rain event ensure that BMPs are cleaned out and operating properly; inspections following a rain event serve to prepare the site for the next event. Maintenance should be conducted when problems are identified.

APPLICATIONS:
Inspections and maintenance is required by the DWQ permit at all sites. Maintenance needs are best determined by a self-inspection program.

INSTALLATION/APPLICATION CRITERIA:
The person responsible for the inspections should be trained in the design and operation of the BMPs.

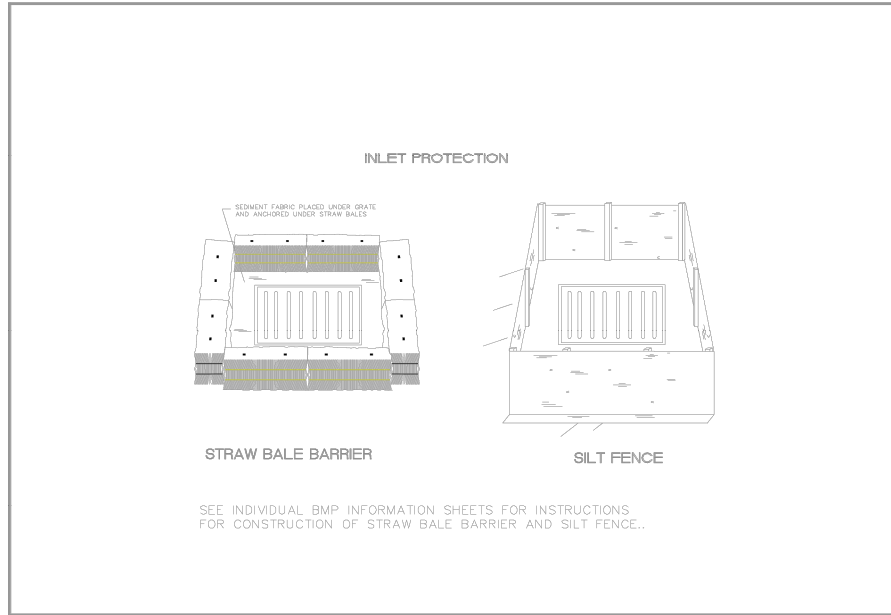
LIMITATIONS:
Construction site operators should allocate adequate time and resources for BMP maintenance and repair.

Adapted from EPA – Stormwater Menu of BMPs

28

BMP: Inlet Protection-Silt Fence or Straw Bales

IP-SFSB
Construction



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

INSTALLATION/APPLICATION CRITERIA:
♦ Provide upgradient sediment controls, such as silt fence during construction of inlet.
♦ When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

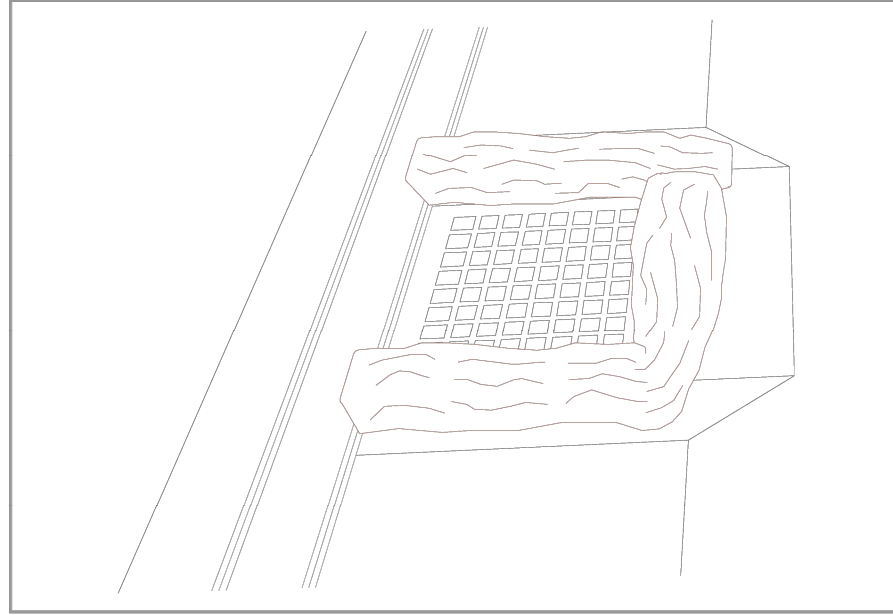
LIMITATIONS:
♦ Recommended maximum contributing drainage area of one acre.
♦ Limited to inlets located in open unpaved areas.
♦ Requires shallow slopes adjacent to inlet.

MAINTENANCE:
♦ Inspect inlet protection following storm event and at a minimum of once monthly.
♦ Remove accumulated sediment when it reaches 4-inches in depth.
♦ Repair or realign barrier/fence as needed.
♦ Look for bypassing or undercutting and recompact soil around barrier/fence as required.

26

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:
♦ Provide up-gradient sediment controls, such as silt fence during construction of inlet
♦ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
♦ Recommended maximum contributing drainage area of one acre
♦ Requires shallow slopes adjacent to inlet

MAINTENANCE:
♦ Inspect inlet protection following storm event and at a minimum of once every 14 days.
♦ Remove accumulated sediment when it reaches 4 inches in depth.
♦ Look for bypassing or undercutting and repair or realign as needed.

27

BMP: Land Grading

LG
Construction



DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

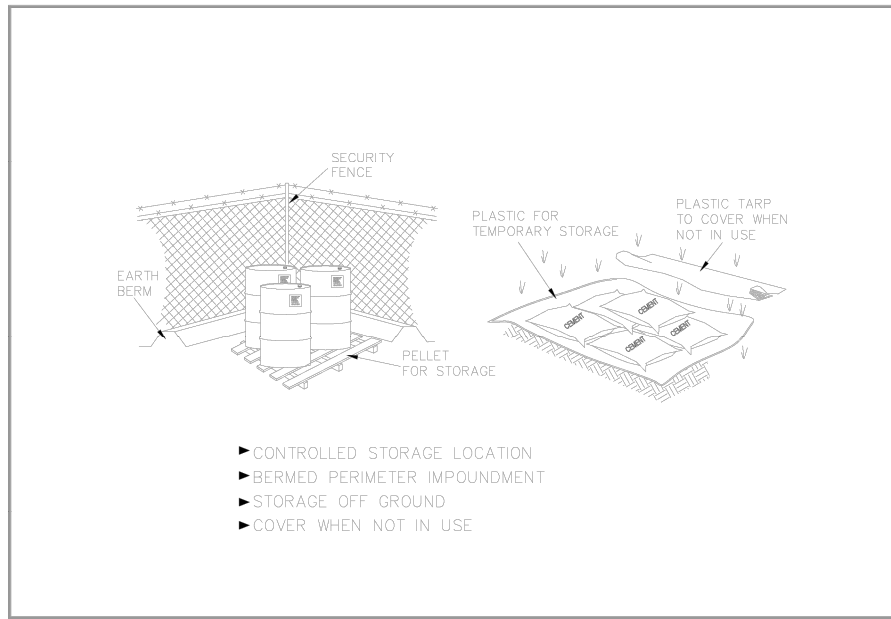
MAINTENANCE:
♦ Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls
♦ Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
♦ To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

Adapted from EPA – Stormwater Menu of BMPs

29

BMP: Material Storage

MS
Construction



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
♦ Storage of hazardous, toxic, and all chemical substances.
♦ Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:
♦ Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
♦ Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
♦ Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
♦ For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

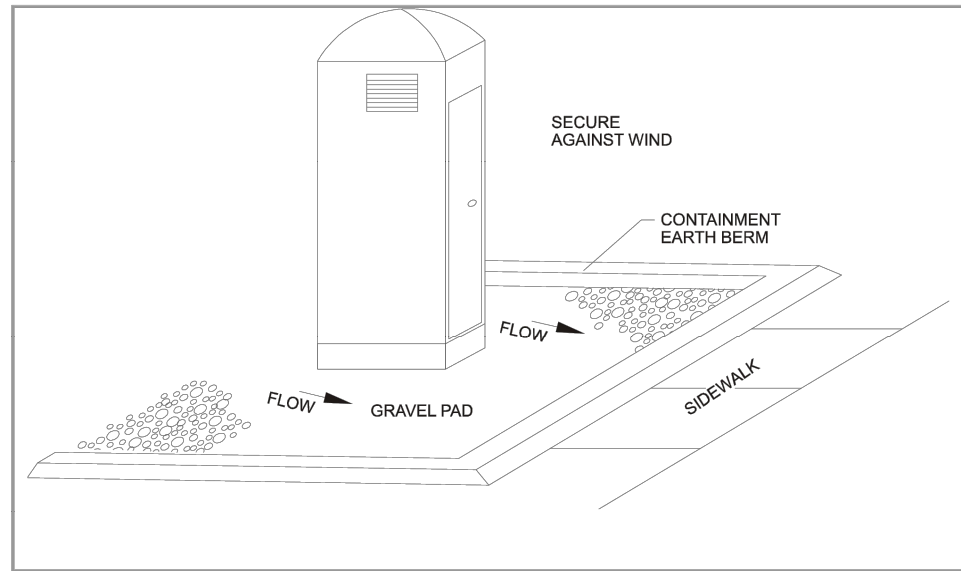
LIMITATIONS:
♦ Does not prevent contamination due to mishandling of products.
♦ Spill Prevention and Response Plan still required.
♦ Only effective if materials are actively stored in controlled location.

MAINTENANCE:
♦ Inspect daily and repair any damage to perimeter impoundment or security fencing.
♦ Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

30

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
♦ Locate portable toilets in convenient locations throughout the site.
♦ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
♦ Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

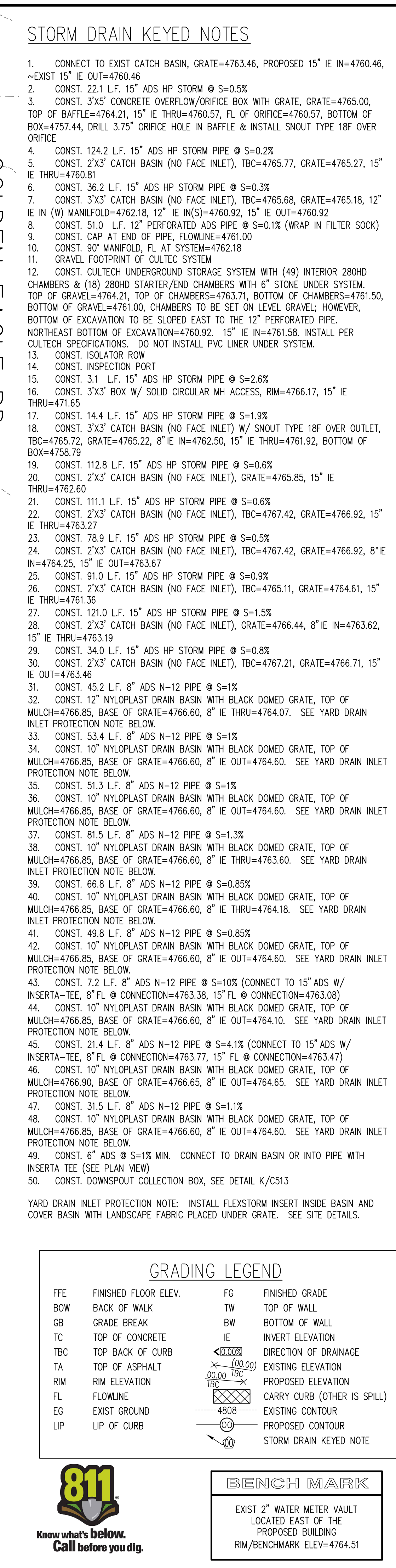
LIMITATIONS:
♦ No limitations.

MAINTENANCE:
♦ Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
♦ Regular waste collection should be arranged with licensed service.
♦ All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

35

Revisions	Description	Date	Mark
22-29			

Project Number	501269721010101
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evans + associates architecture
 11576 south state street, suite 103b, draper, utah 84020
 phone 801-553-8272 fax 801-553-8273

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Stamp



A New Building for

Eagle Mountain UT Silver Lake

Eagle Mountain UT Silver Lake Stake

4091 North Silver Creek Way
 Eagle Mountain, Utah 84005

Project for:

**THE CHURCH OF
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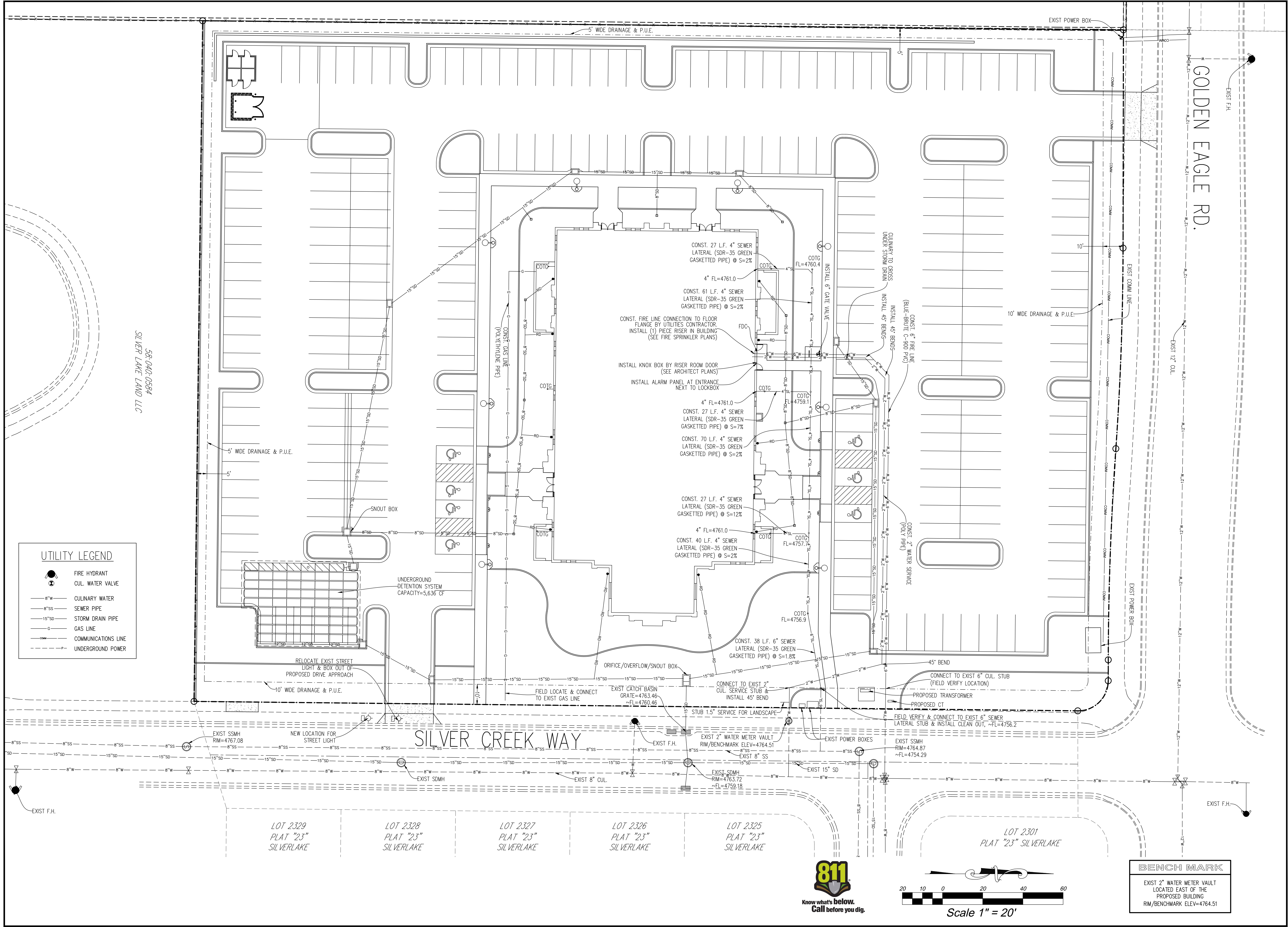
Date
May 2, 2022

Sheet Title

**GRADING &
DRAINAGE PLAN**

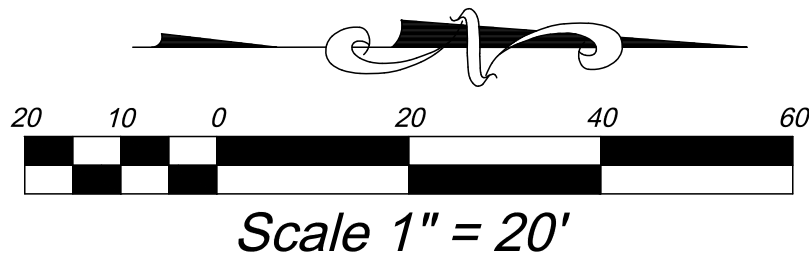
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C201



UTILITY LEGEND

- FIRE HYDRANT
- CUL. WATER VALVE
-



BENCH MARK

EXIST 2" WATER METER VAULT
LOCATED EAST OF THE
PROPOSED BUILDING
RIM/BENCHMARK ELEV=4764.51

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212 fax 801-933-9213

Stamp

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Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
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Sheet Title

UTILITY PLAN

Sheet
C202

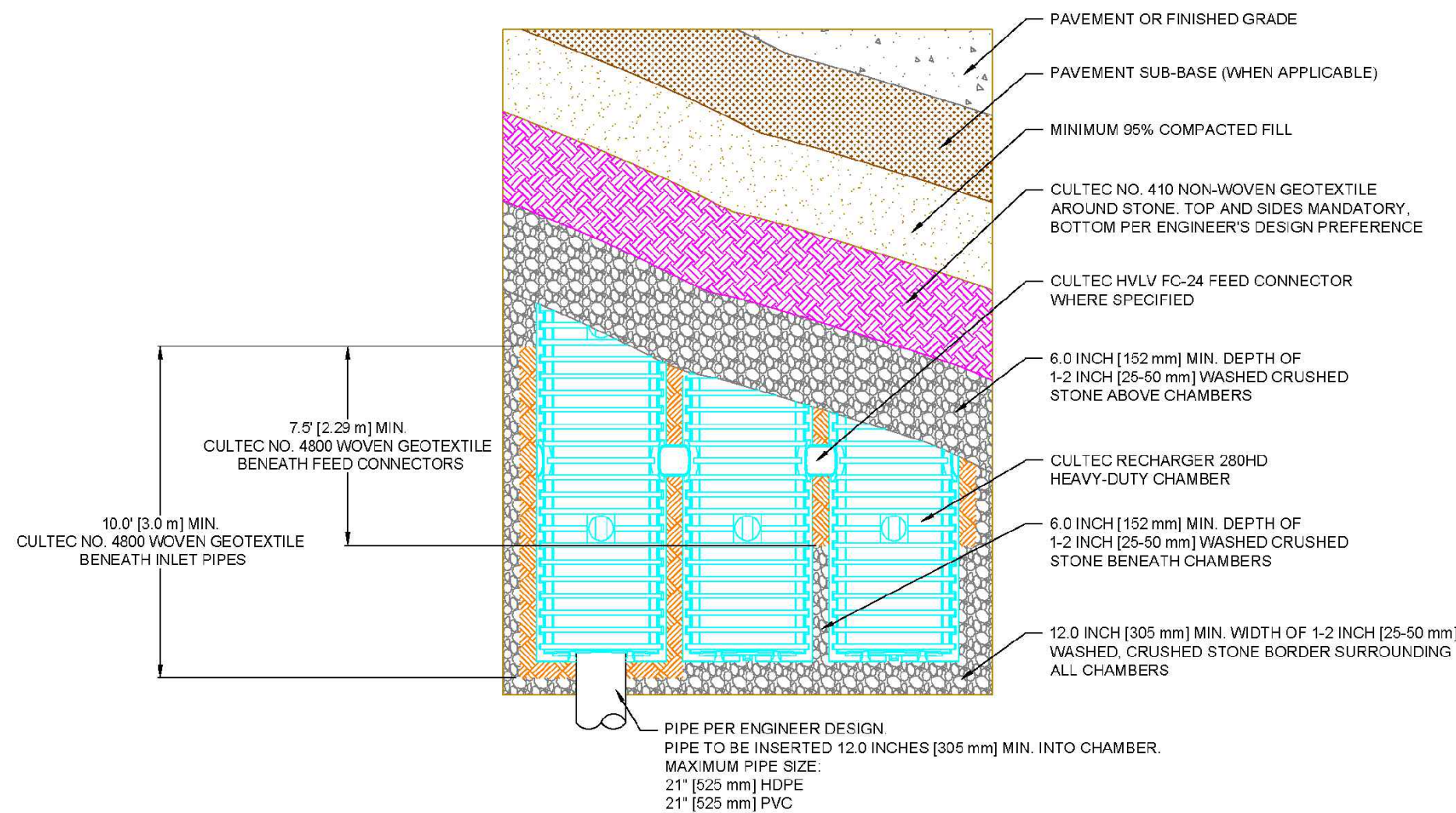
CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER WILL BE ARCHED IN SHAPE.
- THE CHAMBER WILL BE OPEN-BOTTOMED.
- THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 28.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 21 INCHES (525 mm) HDPE.
- THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (288 mm) AND HEIGHT OF 11.5" (292 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES (311 mm).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT³/FT (0.505 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.535 FT³/UNIT (1,205 m³/UNIT) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³/FT (0.085 m³/m) - WITHOUT STONE.
- THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER 280HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY.
- THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF APMD P8 83-2019, INCLUDING RESISTANCE TO 4-ASHTO H-10 AND H-20 HIGHWAY LIVE LOADS. WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
- MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

GENERAL NOTES



CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

- GENERAL**
(1) THE HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.
- CHAMBER PARAMETERS**
- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 - THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
 - THE CHAMBER WILL BE ARCHED IN SHAPE.
 - THE CHAMBER WILL BE OPEN-BOTTOMED.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
 - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³/FT (0.085 m³/m) - WITHOUT STONE.
 - THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
 - THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER 280HD CHAMBER AND ACT AS CROSS FEED CONNECTIONS TO CREATE AN INTERNAL MANIFOLD.
 - THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
 - THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M²).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4932 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4932 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4933 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 mm) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (3500 L/MIN/SQ) PER ASTM D4493 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

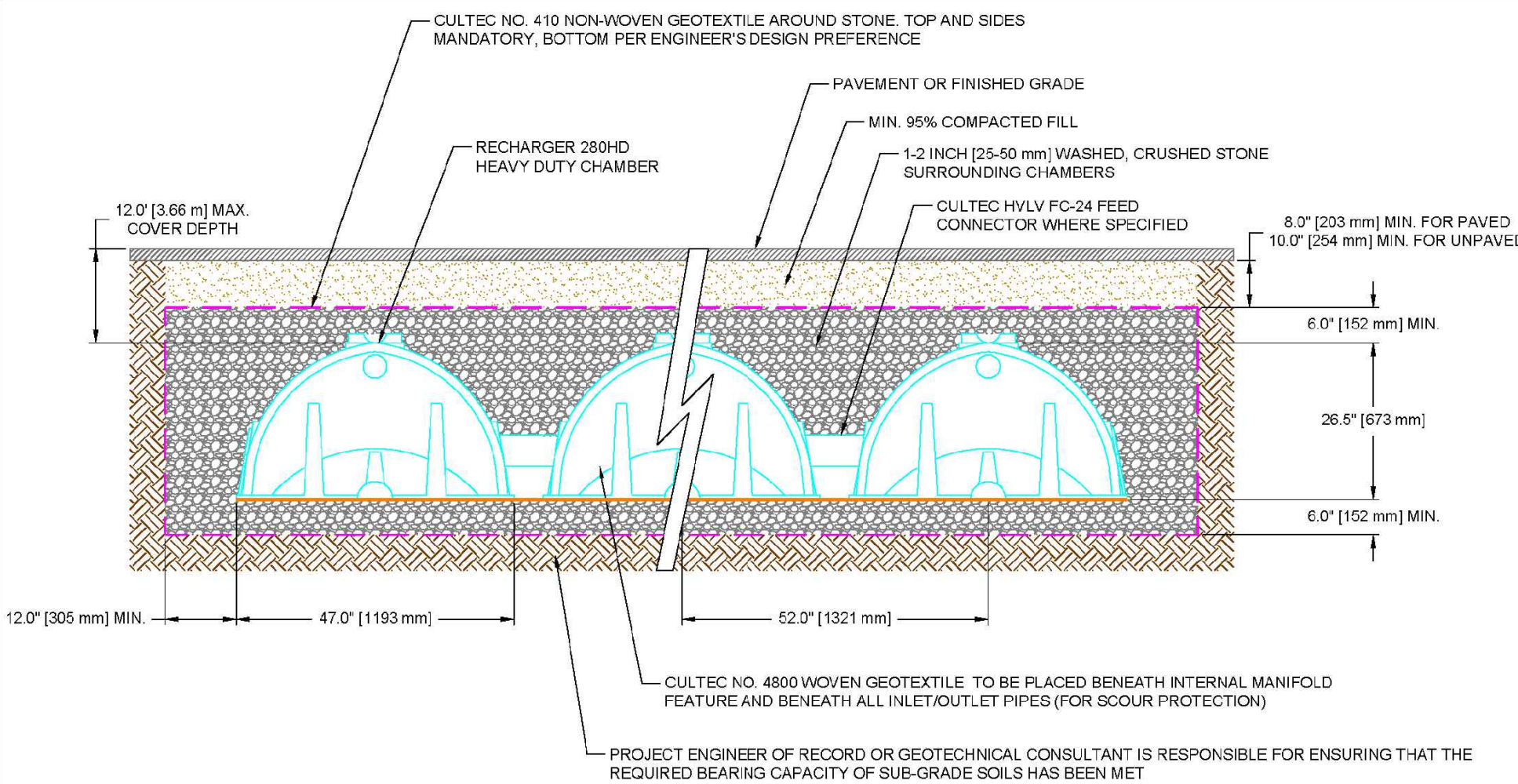
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

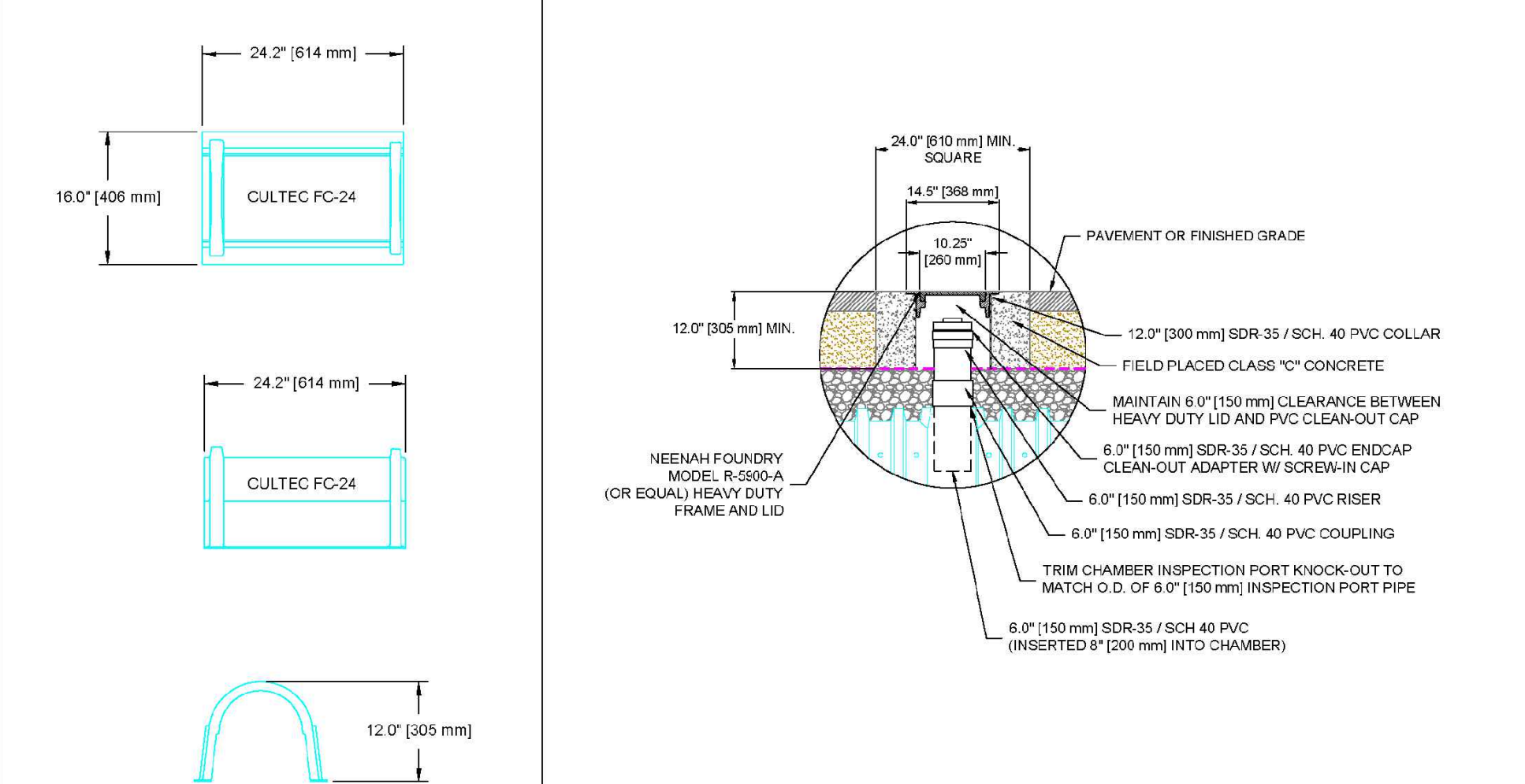
GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4932 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 190 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 mm) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT² (470 L/M²/M²) PER ASTM D4493 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW

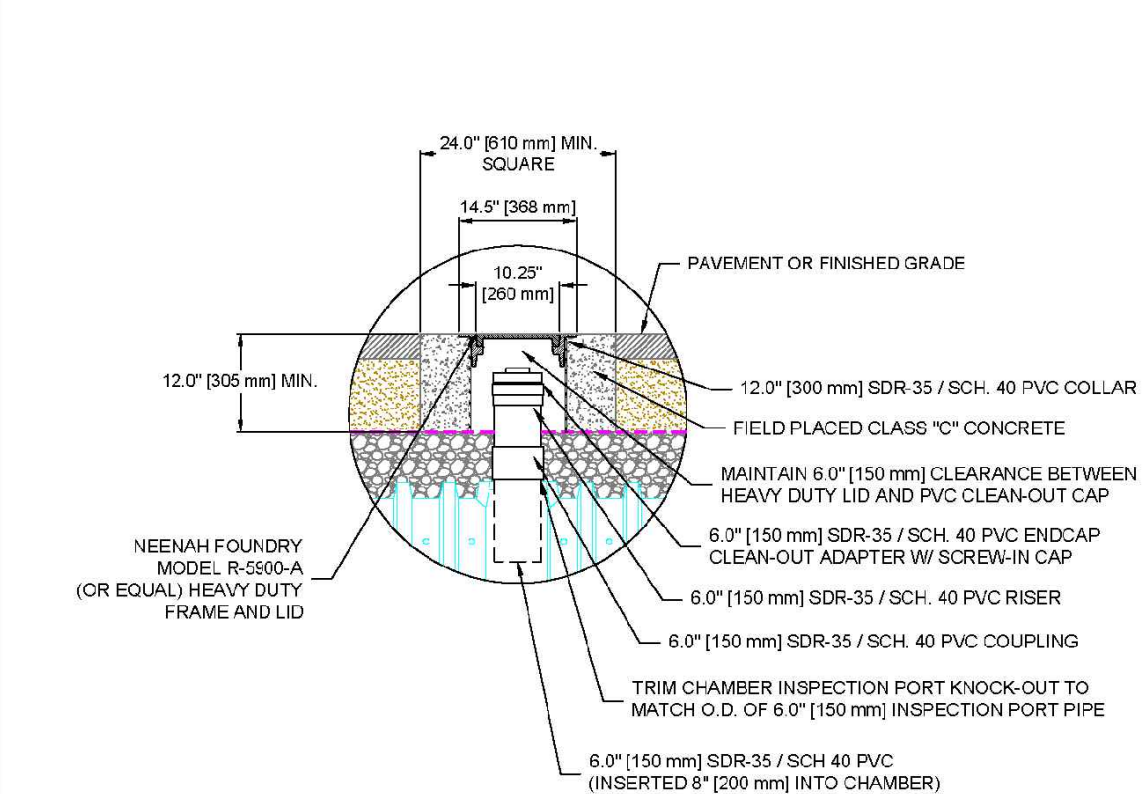


CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION

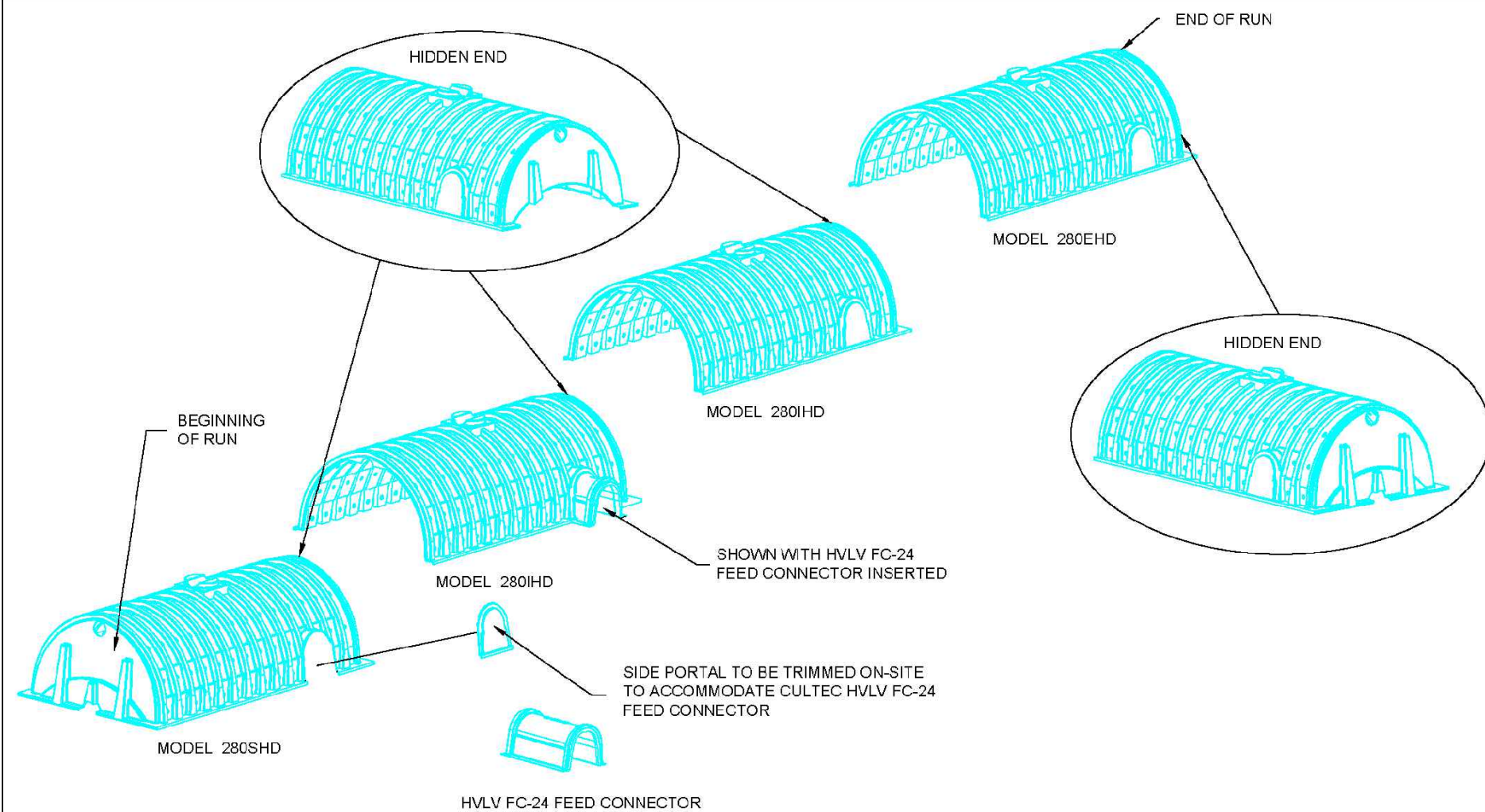


CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

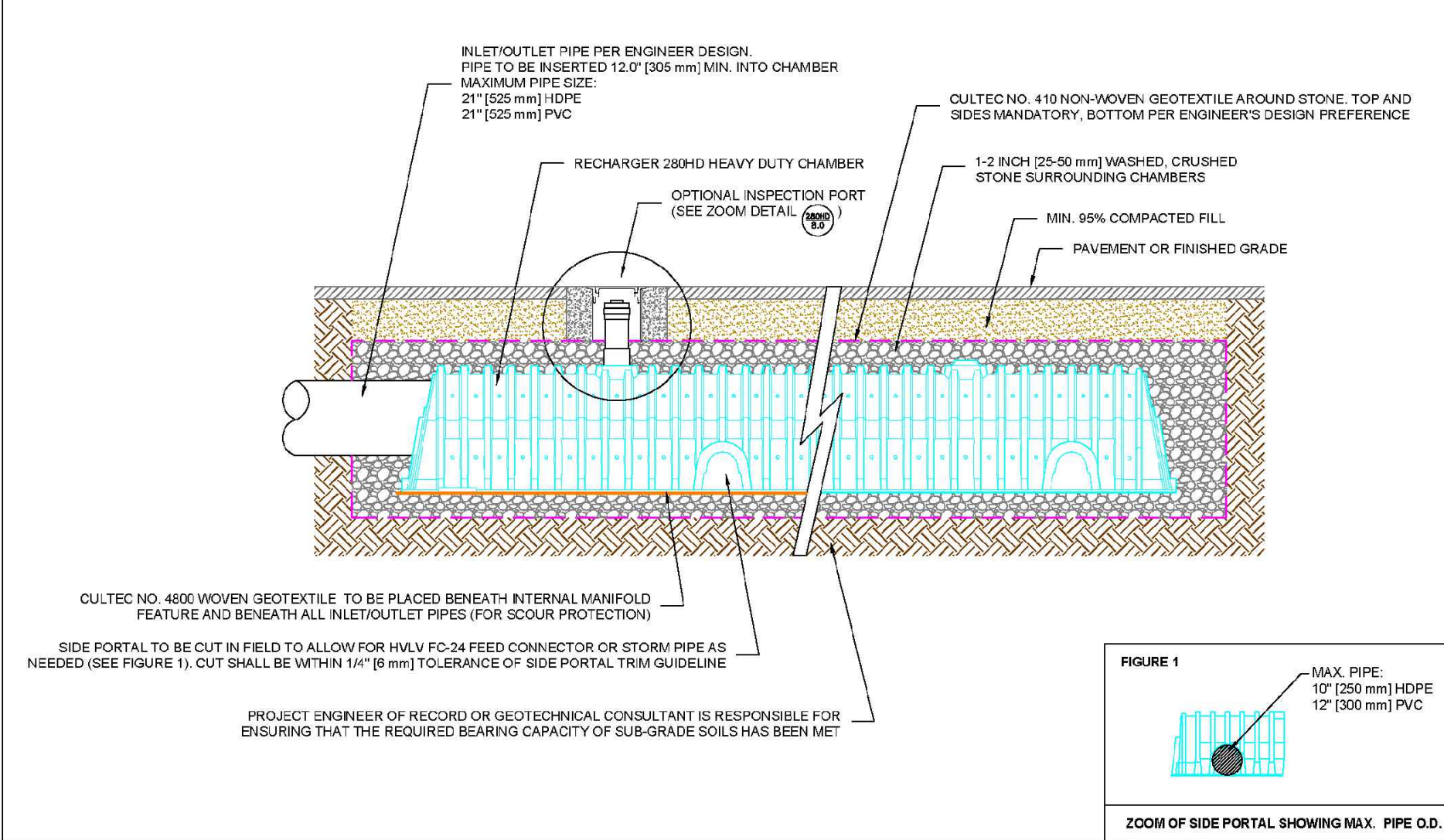
OPTIONAL INSPECTION PORT - ZOOM DETAIL



CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION



CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL



CULTEC, Inc.

Subsurface Stormwater Management Systems

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www.cultec.com

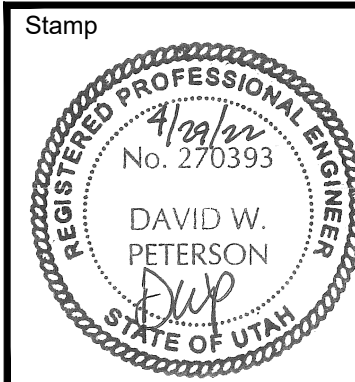
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 280HD DETAIL SHEET TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:	DATE:	2019
DRAWN BY: CULTEC, INC	CHECKED BY: TECH	
SCALE: N.T.S.	SHEET NO:	1 OF 1



A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

4091 North Silver Creek Way
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Description	Date	Mark

Project Number
22-29
Plan Series
Granger 300
Property Number
501269721010101
Date
May 2, 2022

Sheet Title

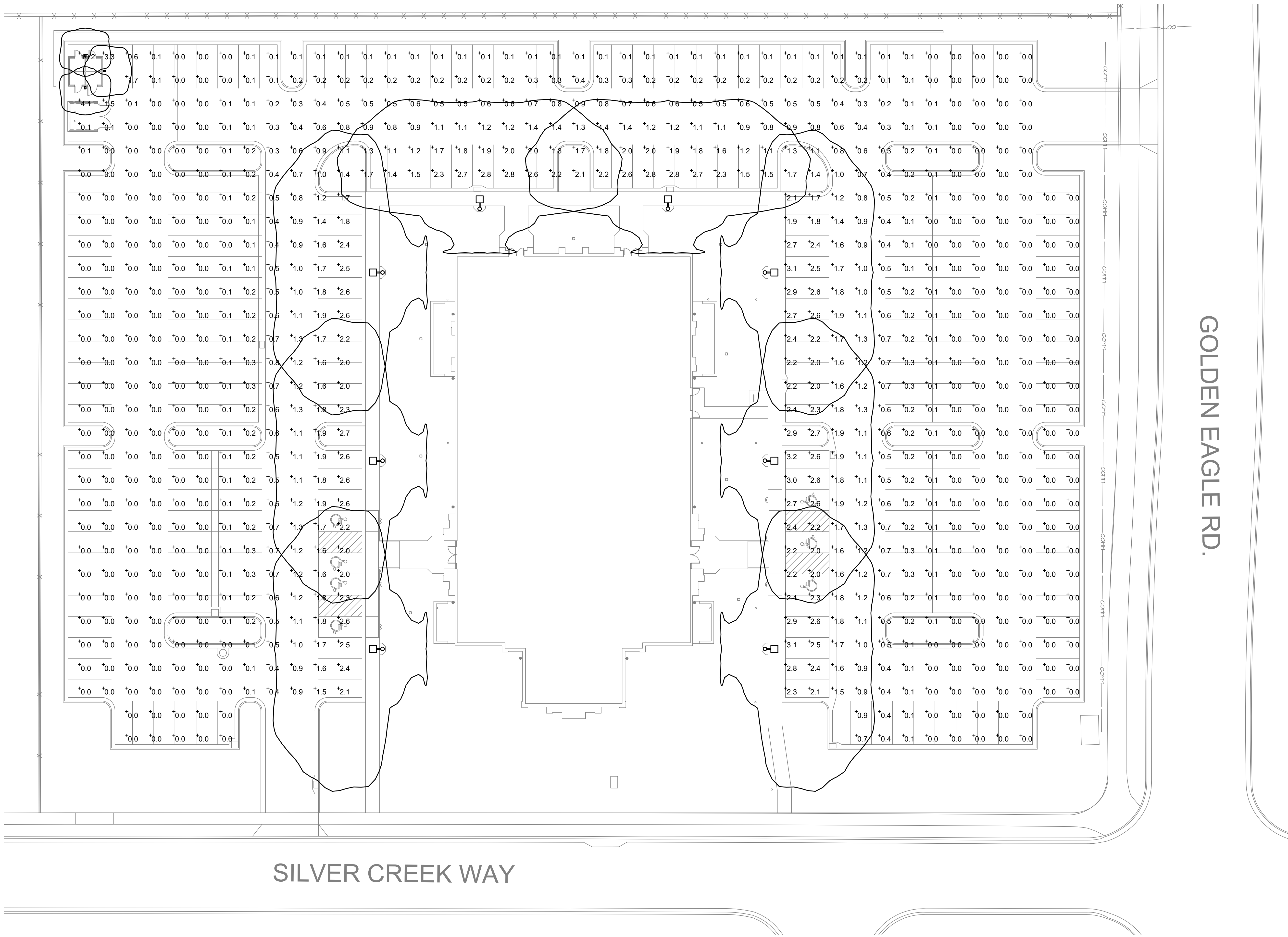
CULTEC DETAILS

Sheet
C203

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SILVER CREEK WAY

GOLDEN EAGLE RD.

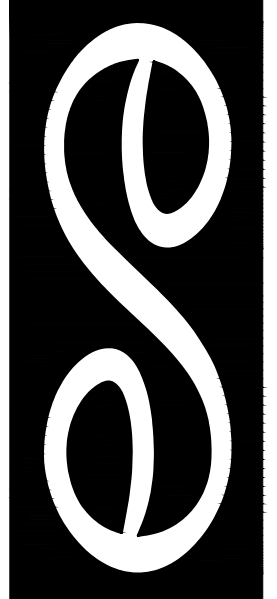
ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 20'-0"



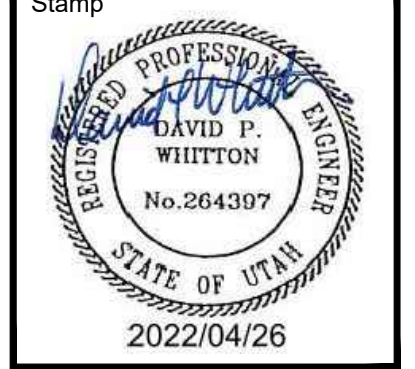


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A New Building for

Eagle Mountain UT Silver Lake

Eagle Mountain UT Silver Lake Stake

4091 North Silver Creek Way
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
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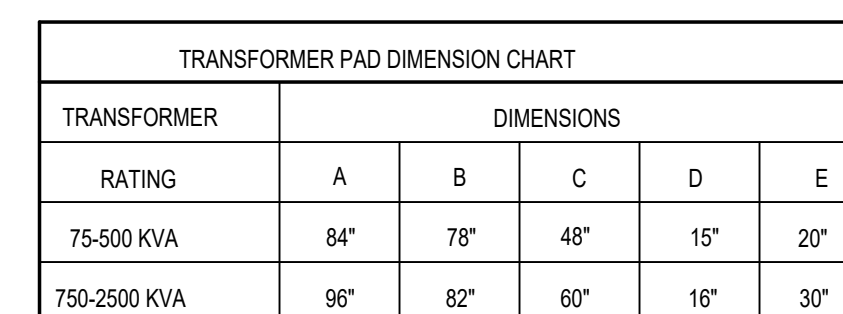
ELECTRICAL SITE ILLUMINATION PLAN

Sheet

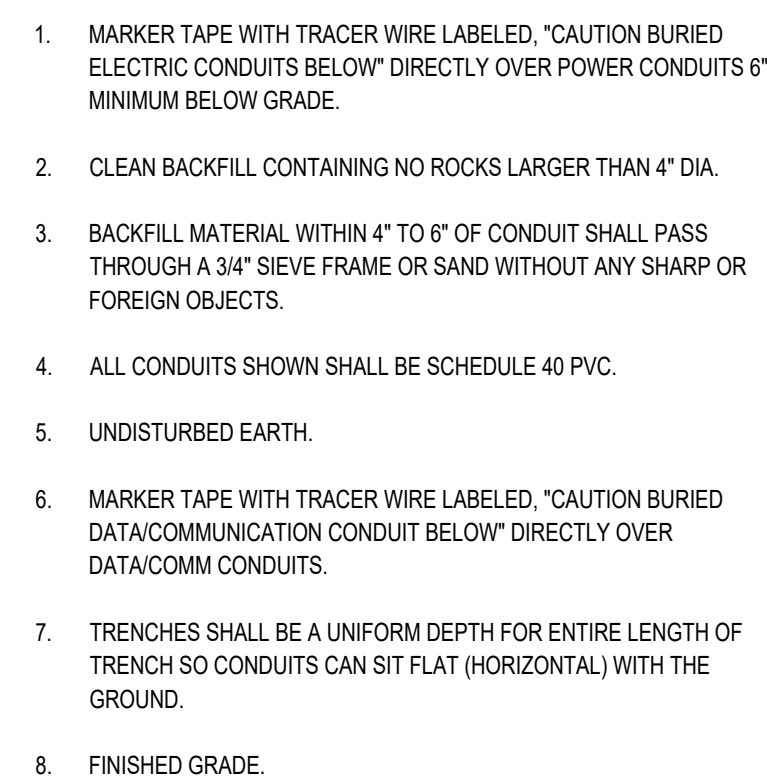
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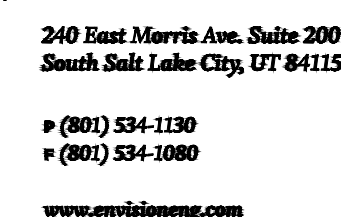
1. FLAG POLE. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE POLE WITH 4" X 4" HAND HOLES AT THE BASE FOR ACCESS TO WIRING AND GROUNDING AND 10' AFF FOR THE INSTALLATION OF THE LIGHT FIXTURE. PROVIDE APPROPRIATELY SIZED WEATHERPROOF COVERS. PROVIDE CROWN REJECTION PIN HARDWARE FOR THE HAND HOLE AT THE BASE OF THE POLE.
3. FURNISH AND INSTALL A YOKE MOUNTED, ADJUSTABLE LUM, IP65 RATED FLOOD LIGHT, ANY OF THE FOLLOWING MANUFACTURERS:
HYDREL #TPS118LEDWH73KMWOLTMFLYMPWL
GARCOO #DFL7JWHLF33LACUWVJNPNP
ALU NON-18LED-BWMLNWPAN5F
AMERLUX #W3C33540F.
AIM THE FIXTURE SO THAT IT LIGHTS THE FLAG REGARDLESS OF THE DIRECTION IT FLIES.
4. ROUTE BRANCH CIRCUIT INSIDE THE POLE TO CIRCUIT AS CALLED OUT. SEE SHEET C301. ROUTE CONDUCTORS IN A 3/4" CONDUIT FROM THE POLE TO THE PANEL.
5. EXTEND THE CONDUCTORS THROUGH A 3/4" CONDUIT IN THE STEEL BASE.
6. PROVIDE GROUNDING PER NEC 410.30. PROVIDE A #6 GROUNDING CONDUCTOR AND BOND TO THE POLE STRUCTURAL SPIKE PROVIDED WITH THE POLE BASE.



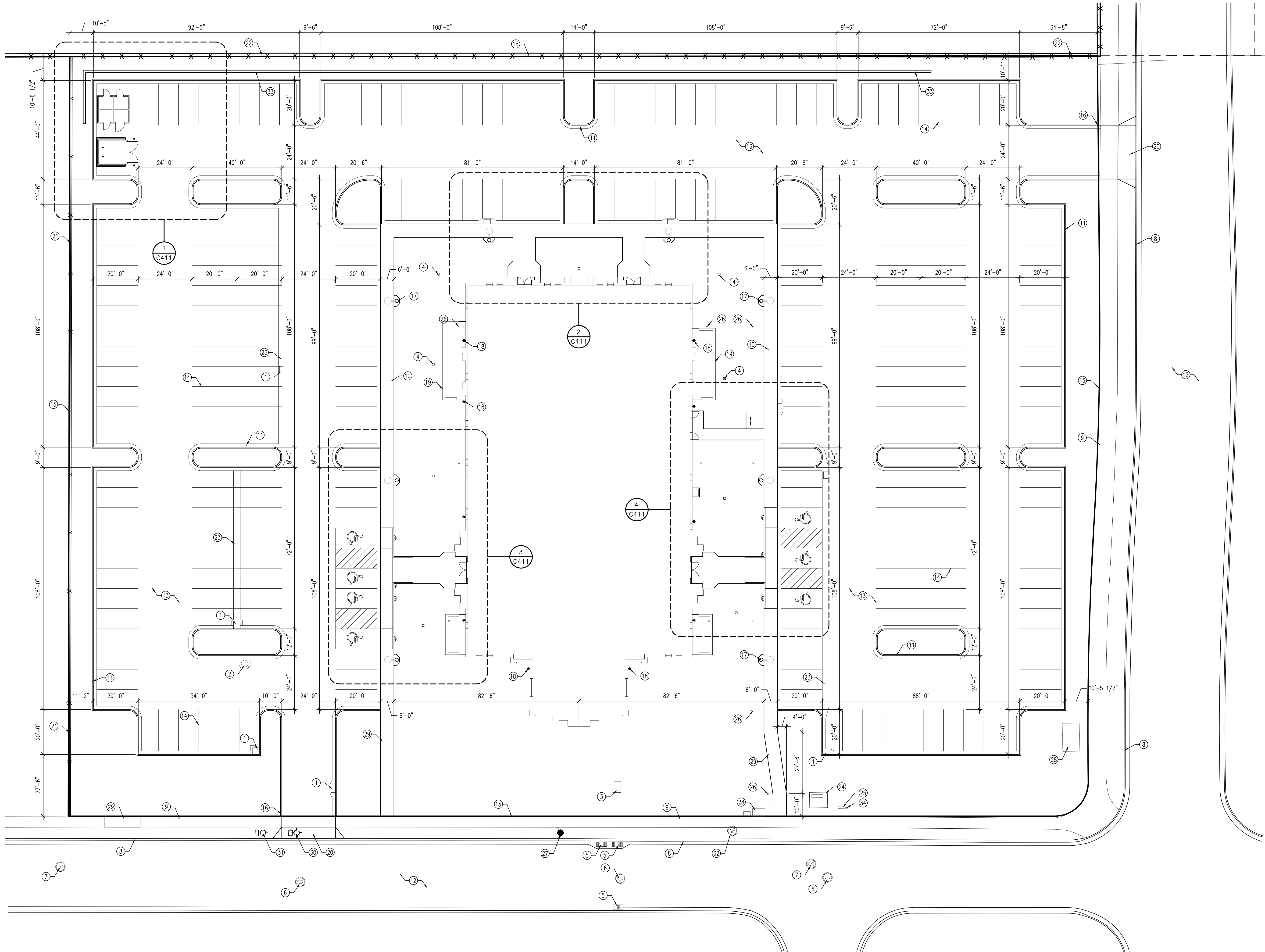
COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER
REFER TO THE CURRENT ESR MANUAL FOR ALL PAD AND CLEARANCE
REQUIREMENTS.



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



Revisions		
Mark	Date	Description



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

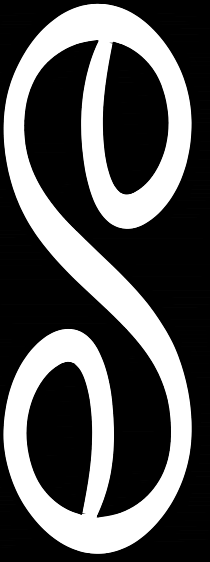


GENERAL NOTES

1. CONCRETE RADI ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

KEYED NOTES

1. STORM DRAIN CATCH BASIN; SEE C201 AND C503
2. STORM DRAIN MANHOLE WITH 1'-0" CONCRETE COLLAR; SEE C201 AND C503
3. STORM DRAIN OVERFLOW / GRIFICE BOX WITH GRATE; SEE C201 AND C503
4. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
5. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
6. EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
7. EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
8. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
9. EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
10. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
11. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
12. EXISTING ASPHALT ROAD TO REMAIN; PROTECT DURING CONSTRUCTION
13. ASPHALT PAVEMENT; SEE A/C502
14. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
15. PROPERTY LINE
16. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
17. LIGHT POLE; SEE ELECTRICAL
18. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20. CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS; SAWCUT AND REMOVE EXISTING CURB AND WALK; INSTALL NEW PER EAGLE MOUNTAIN CITY STANDARDS
21. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE G/C502
22. EXISTING CHAINLINK FENCE TO REMAIN; PROTECT DURING CONSTRUCTION
23. CONCRETE WATERWAY; SEE C201 AND E/C501
24. TRANSFORMER; SEE ELECTRICAL
25. CT CABINET; SEE ELECTRICAL
26. CLEAN OUT TO GRADE; SEE C203 AND K/C502
27. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
28. EXISTING TRANSFORMER TO REMAIN; PROTECT DURING CONSTRUCTION
29. CONCRETE WALK; SEE A/C501
30. EXISTING STREET LIGHT TO BE REMOVED AND RELOCATED; SEE ELECTRICAL
31. INSTALL SALVAGED STREET LIGHT; SEE ELECTRICAL
32. EXISTING WATER METER VAULT TO REMAIN; PROTECT DURING CONSTRUCTION
33. CONCRETE RETAINING WALL; ARCHITECTURAL FINISH; SEE C201 AND H/C504
34. METER BASE; SEE ELECTRICAL



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A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Description	
	Mark	Date

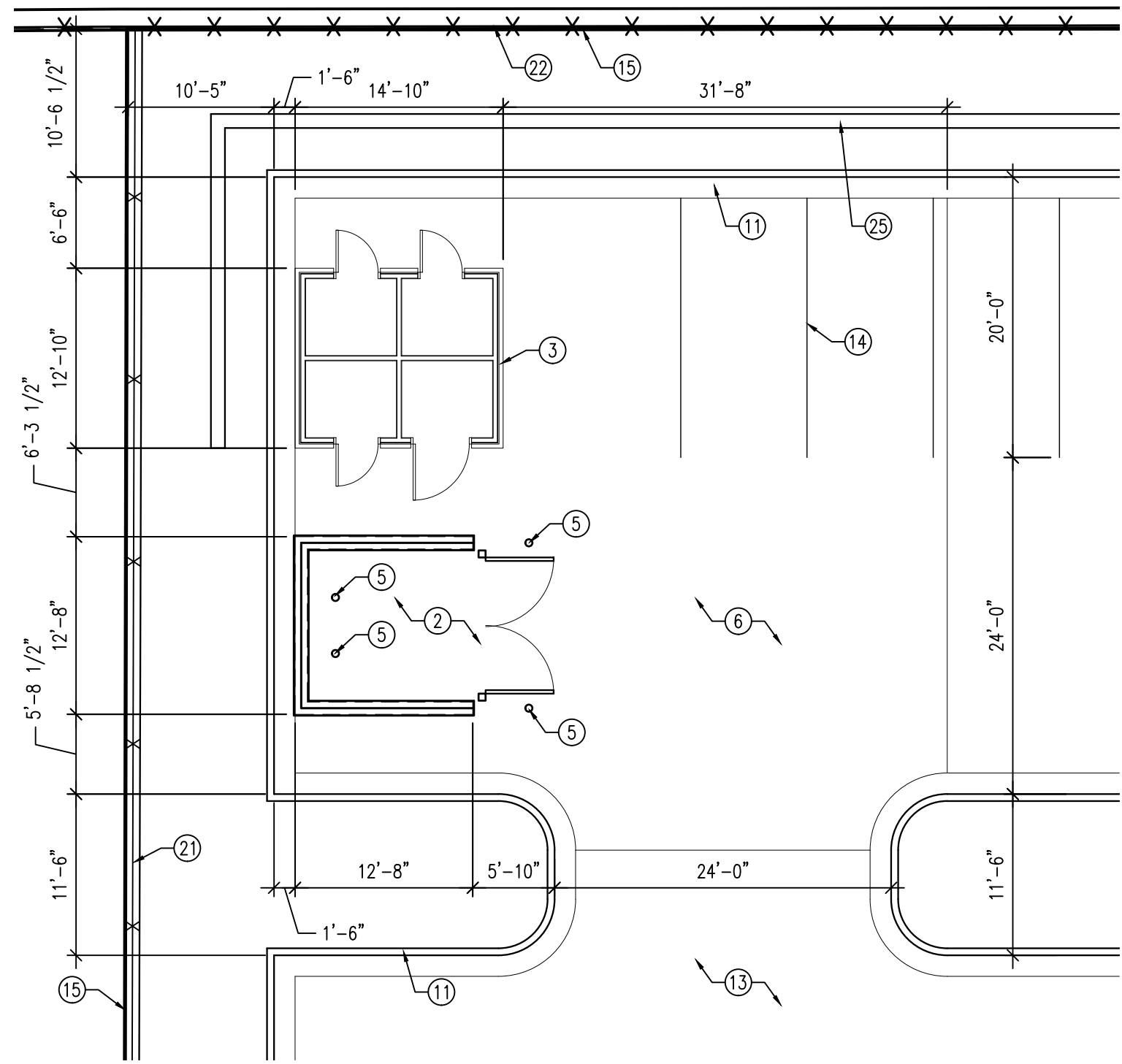
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Plan Series Granger 300
Property Number 501269721010101
Date May 2, 2022

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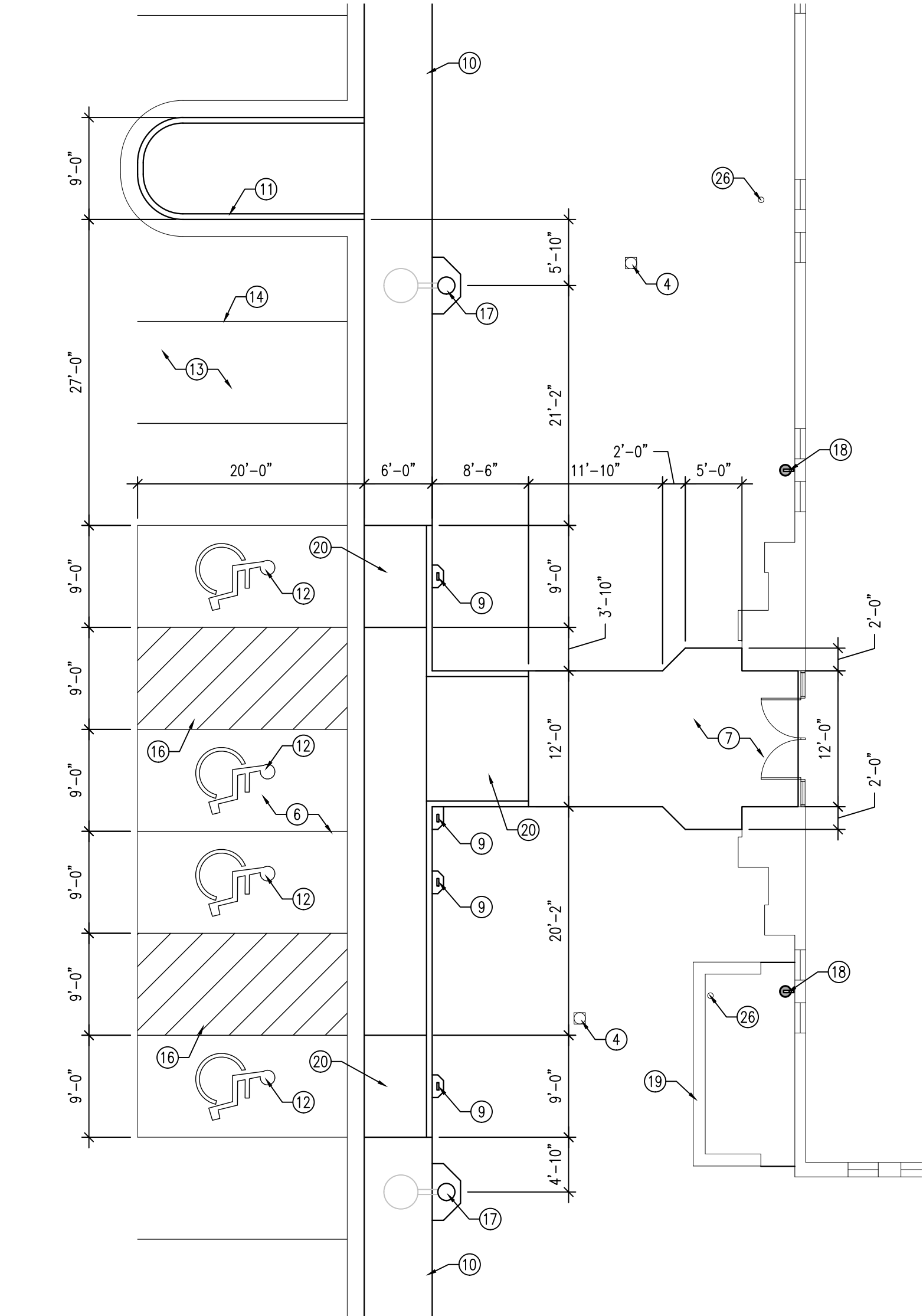
ARCHITECTURAL SITE PLAN

Sheet

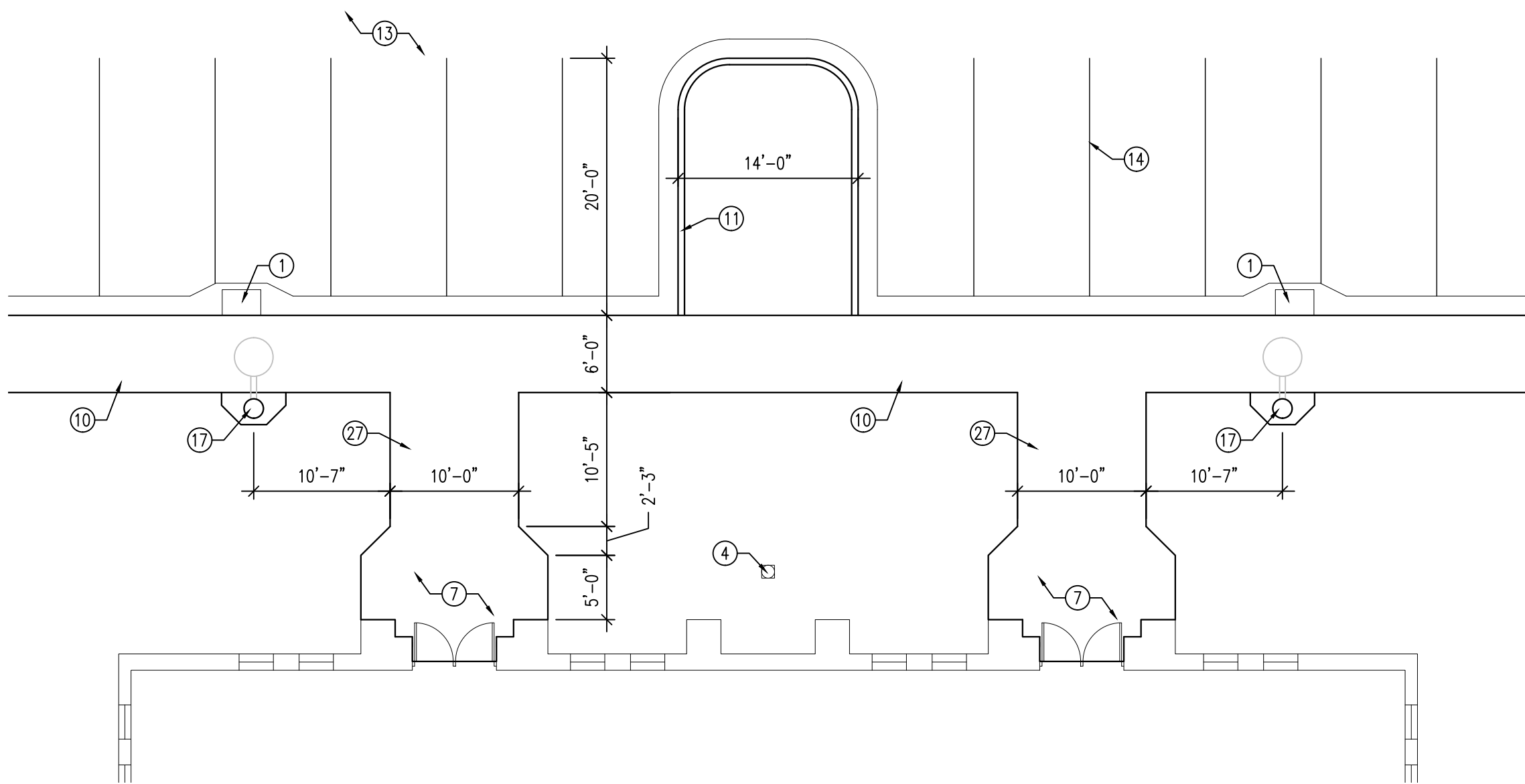
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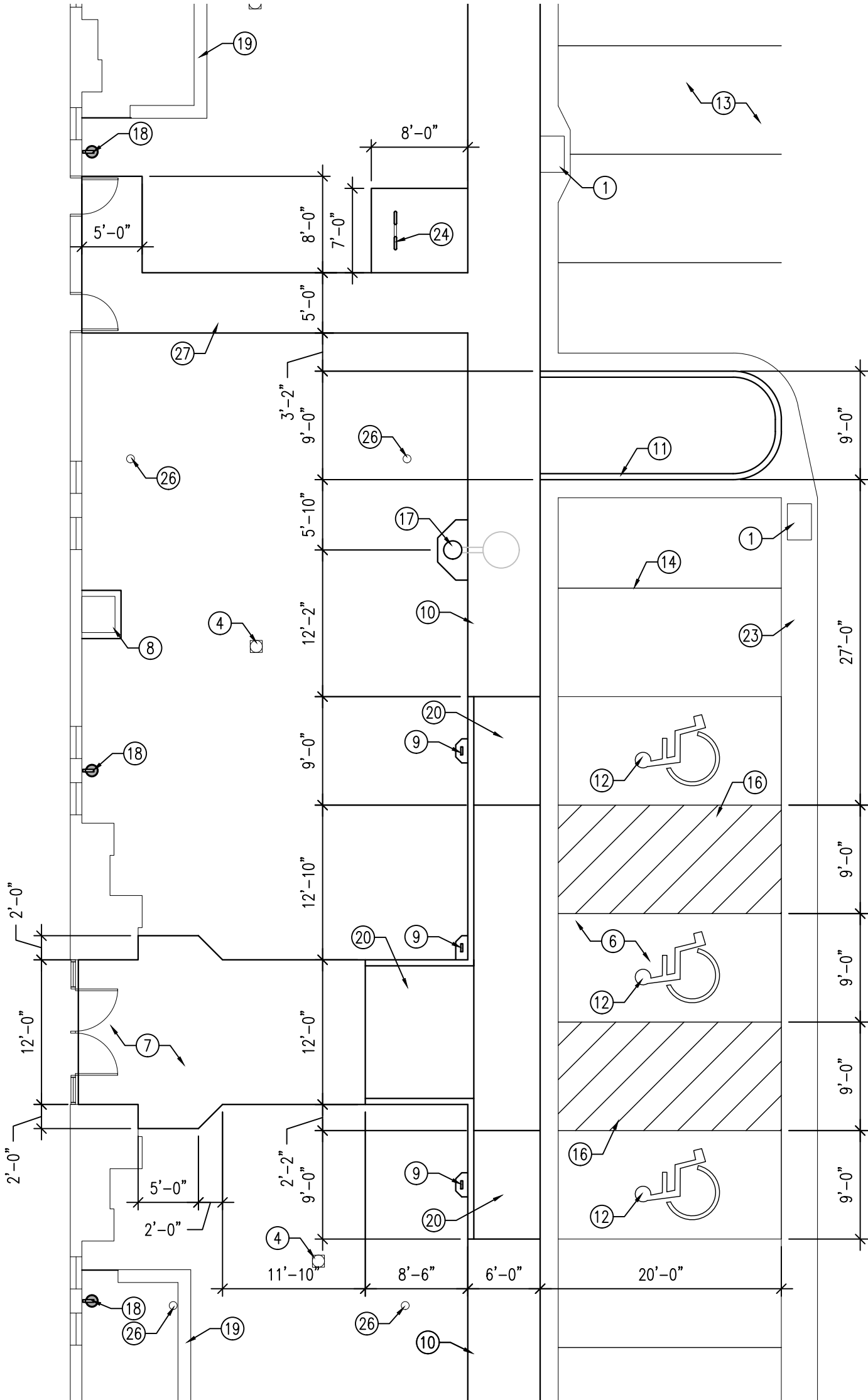
1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



3 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



2 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



4 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



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 4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

- KEYED NOTES
1. STORM DRAIN CATCH BASIN; SEE C201 AND C503
 2. DUMPSTER ENCLOSURE; SEE A/C504, B/C504 AND C/C504
 3. STORAGE BUILDING; SEE C811
 4. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
 5. BOLLARD; SEE C/C502
 6. CONCRETE PAVEMENT; SEE D/C502
 7. CONCRETE ENTRY; TYPICAL; SEE H/C501
 8. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
 9. ACCESSIBLE STALL SIGNAGE; SEE B/C502
 10. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
 11. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
 12. PAINTED ACCESSIBLE SIGN
 13. ASPHALT PAVEMENT; SEE A/C502
 14. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
 15. PROPERTY LINE
 16. PAINTED ACCESSIBLE AISLE
 17. LIGHT POLE; SEE ELECTRICAL
 18. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
 19. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
 20. CONCRETE ACCESSIBLE RAMP; K/C501
 21. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE G/C502
 22. EXISTING CHAINLINK FENCE TO REMAIN; PROTECT DURING CONSTRUCTION
 23. CONCRETE WATERWAY; SEE C201 AND E/C501
 24. BIKE RACK WITH CONCRETE PAD; SEE J/C502
 25. CONCRETE RETAINING WALL; ARCHITECTURAL FINISH; SEE C201 AND H/C504
 26. CLEAN OUT TO GRADE; SEE C203 AND K/C502
 27. CONCRETE WALK; SEE A/C501

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Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	
Mark	Description

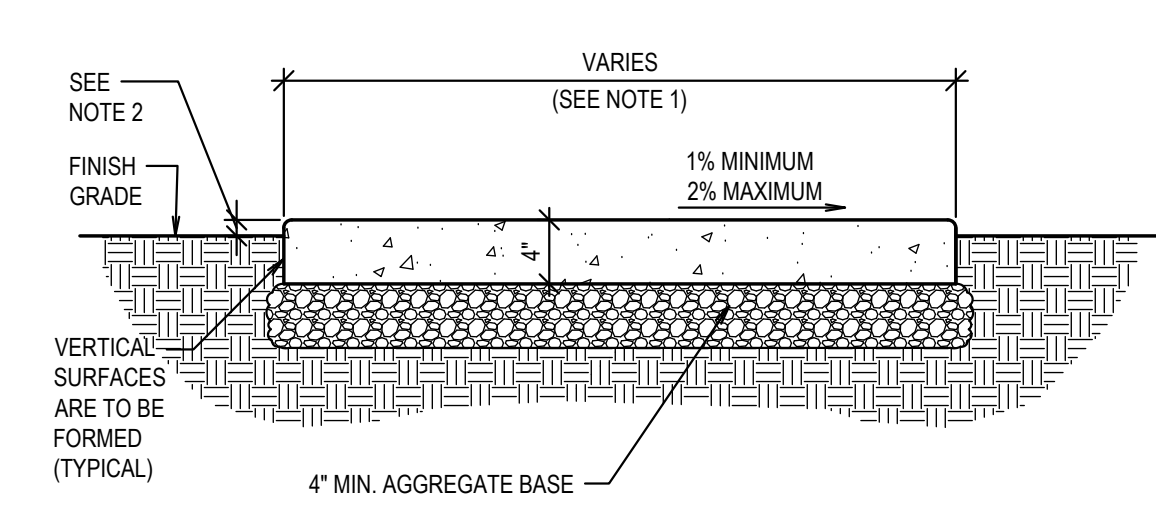
Project Number	22-29
Plan Series	Granger 300
Property Number	501269721010101
Date	May 2, 2022

Sheet Title

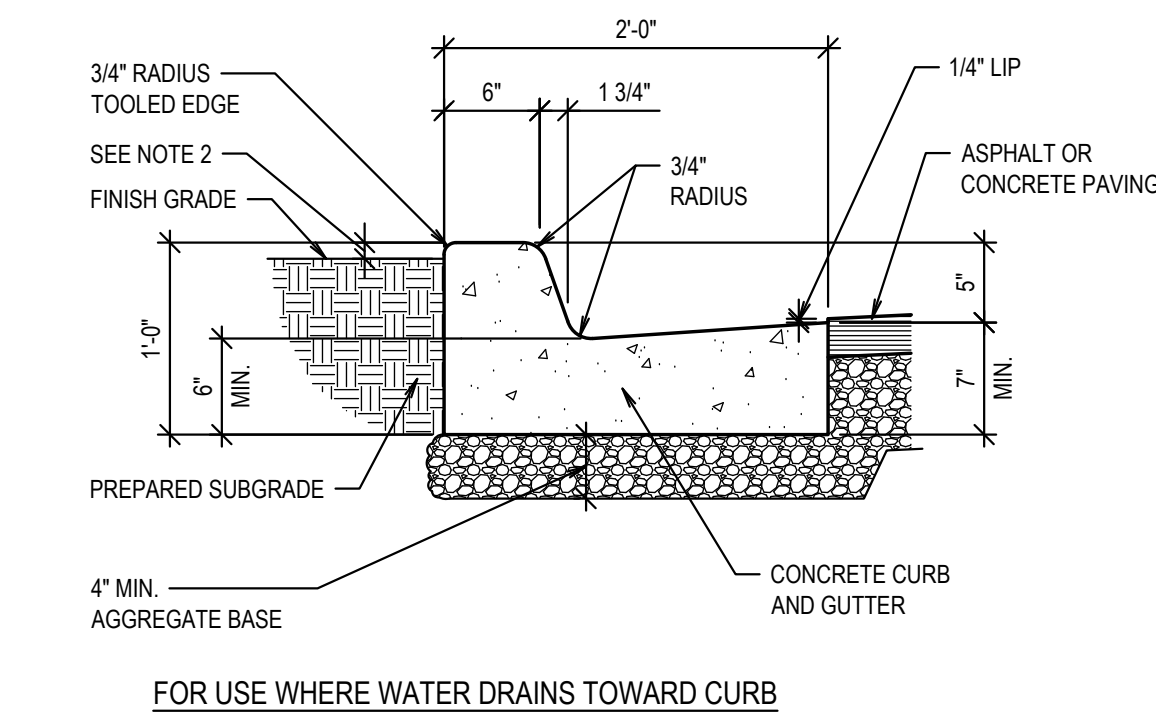
ENLARGED ARCHITECTURAL
SITE PLANS

Sheet

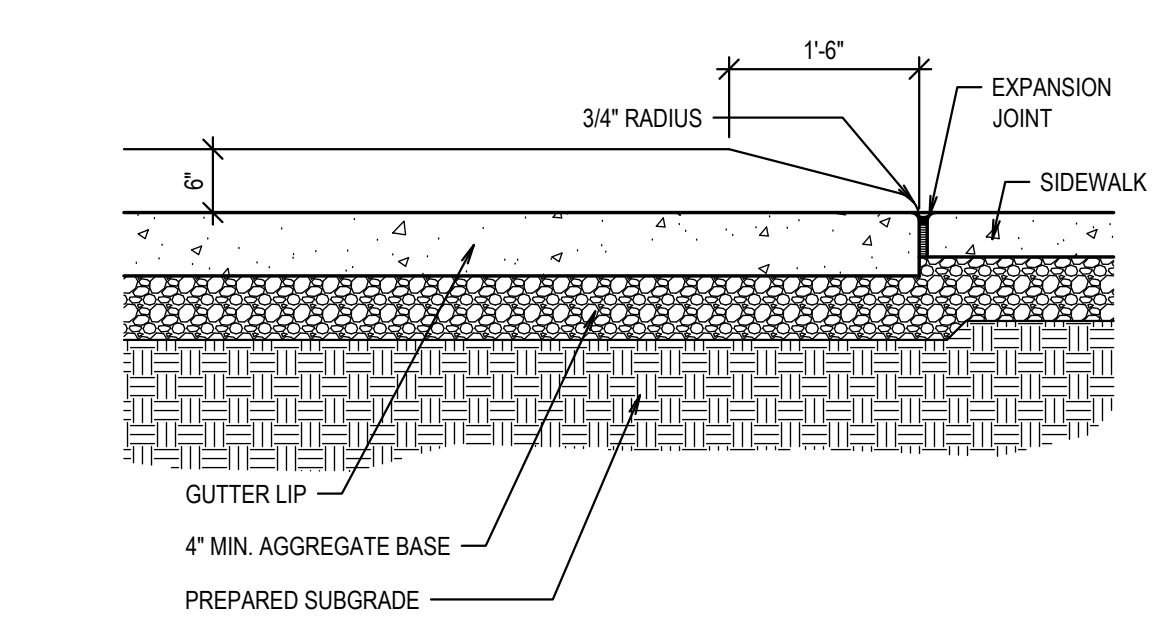
C411



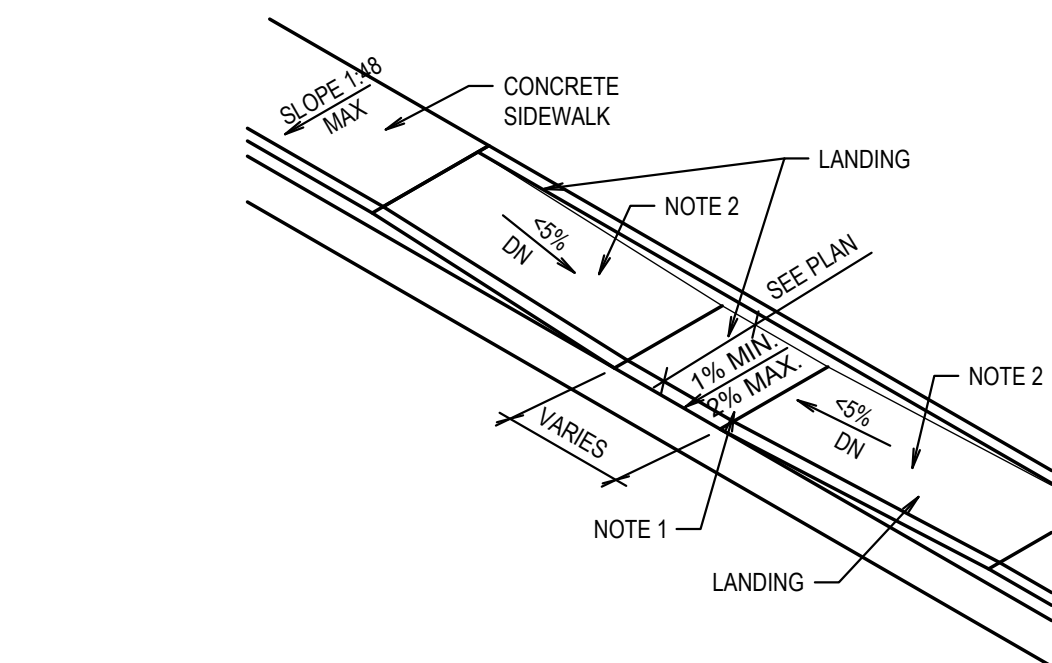
A SIDEWALK DETAIL
SCALE: N.T.S.



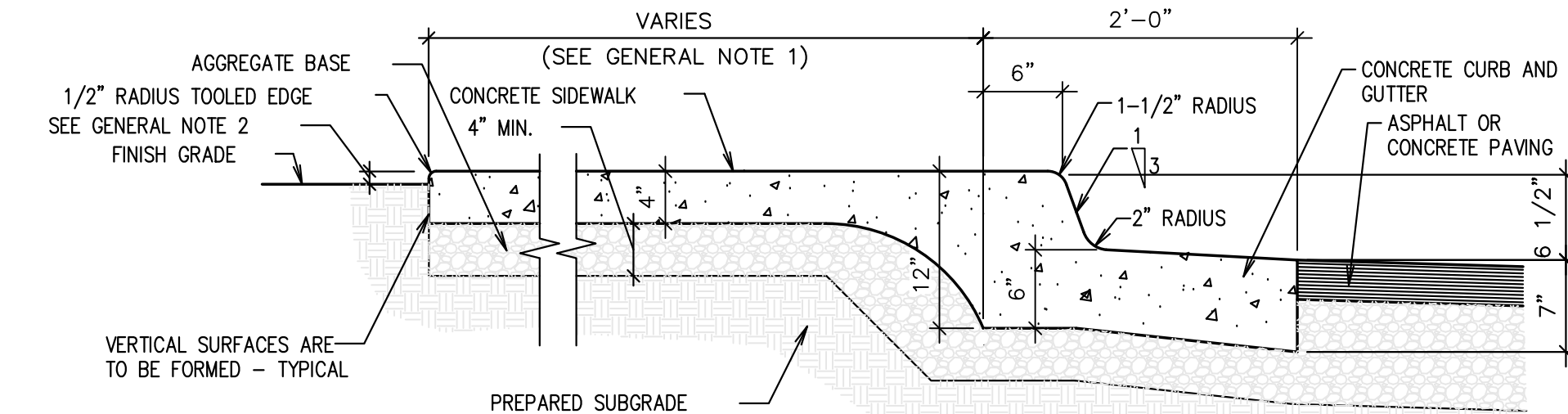
C CURB AND GUTTER - IN FLOW
SCALE: N.T.S.



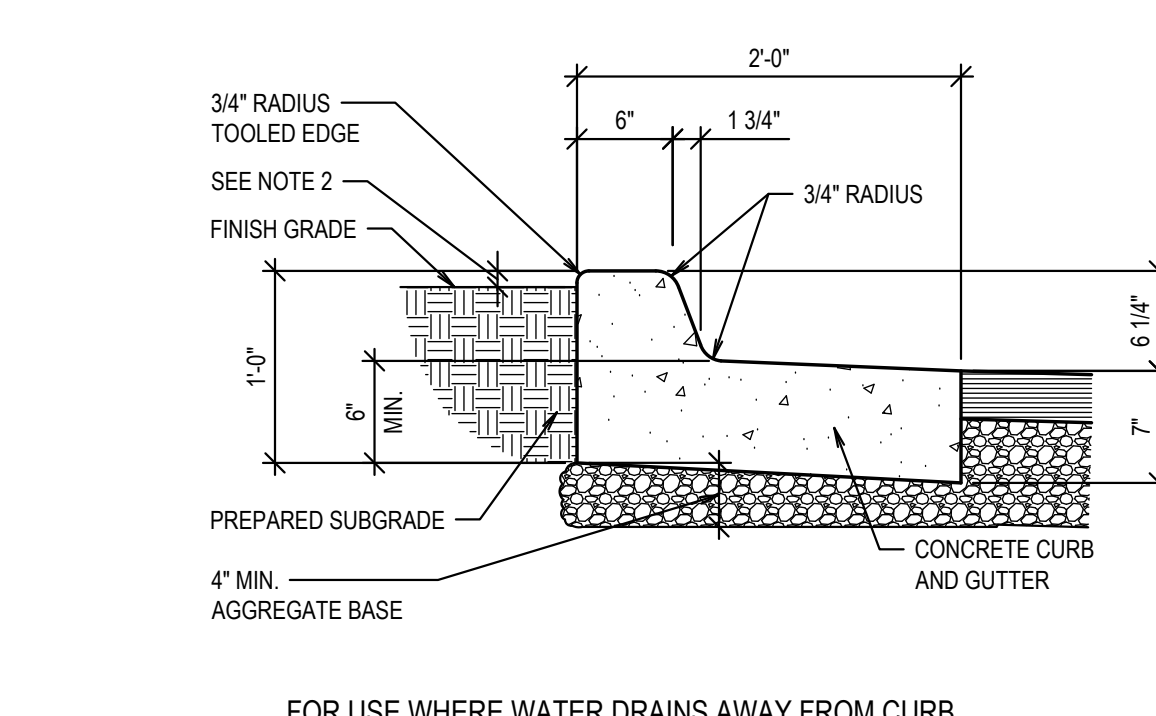
G CURB TRANSITION
SCALE: N.T.S.



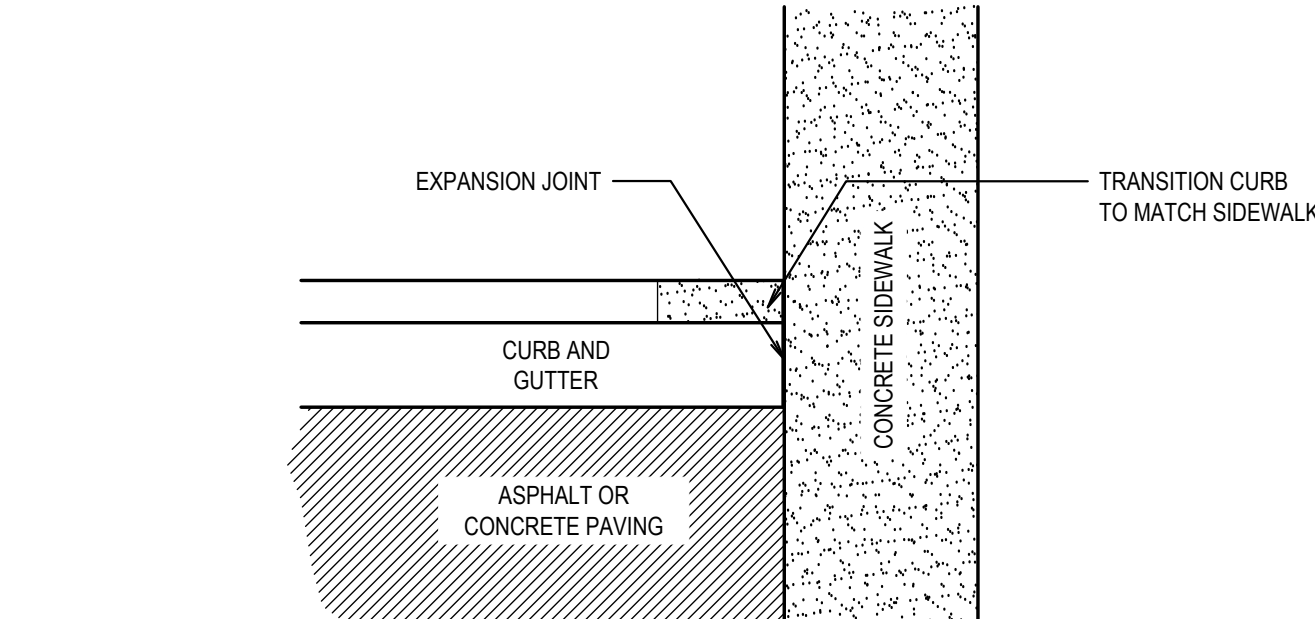
K ACCESSIBLE SLOPED WALK DETAILS
SCALE: N.T.S.



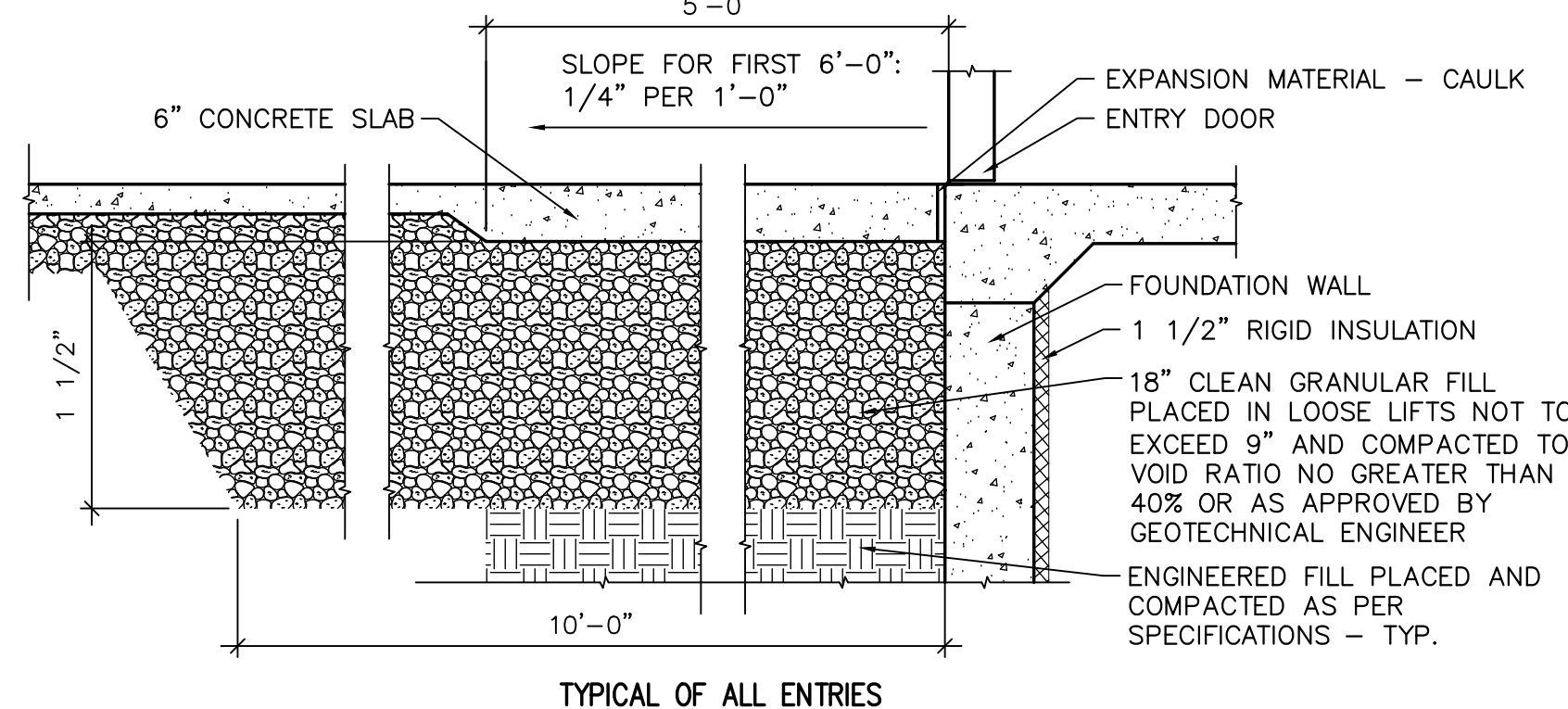
B INTEGRAL SIDEWALK, CURB AND GUTTER
SCALE: N.T.S.



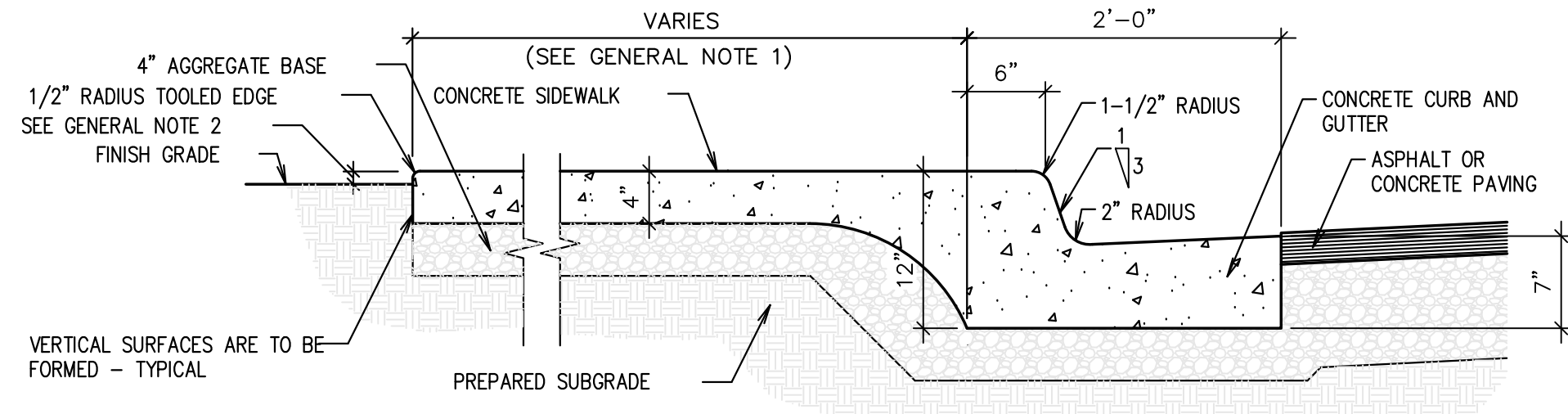
D CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



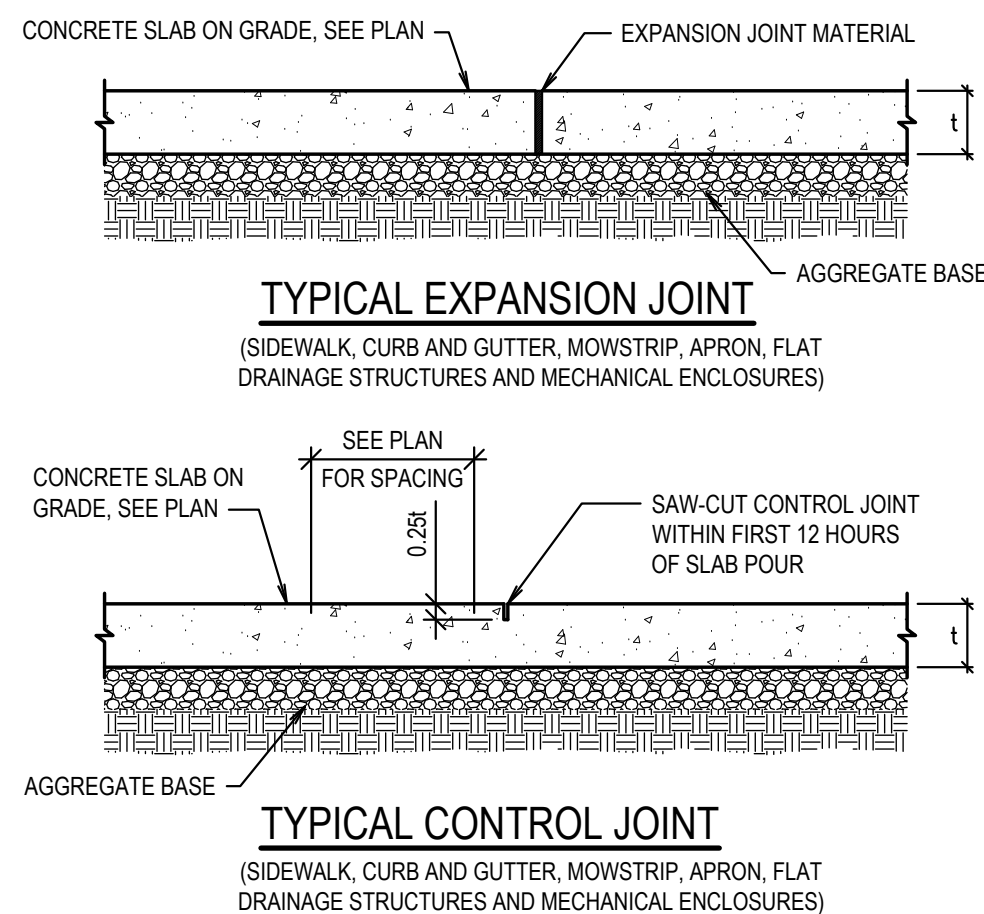
H ENTRY DETAIL
SCALE: N.T.S.



E CONCRETE WATERWAY -
FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.



F EXPANSION AND CONTROL JOINT
SCALE: N.T.S.



J MOW STRIP
SCALE: N.T.S.

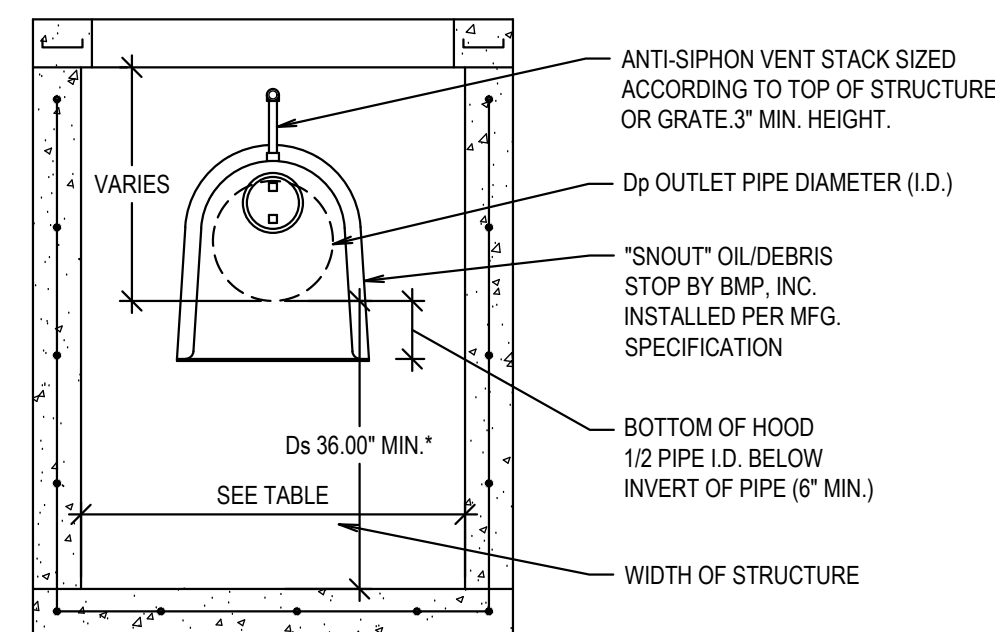
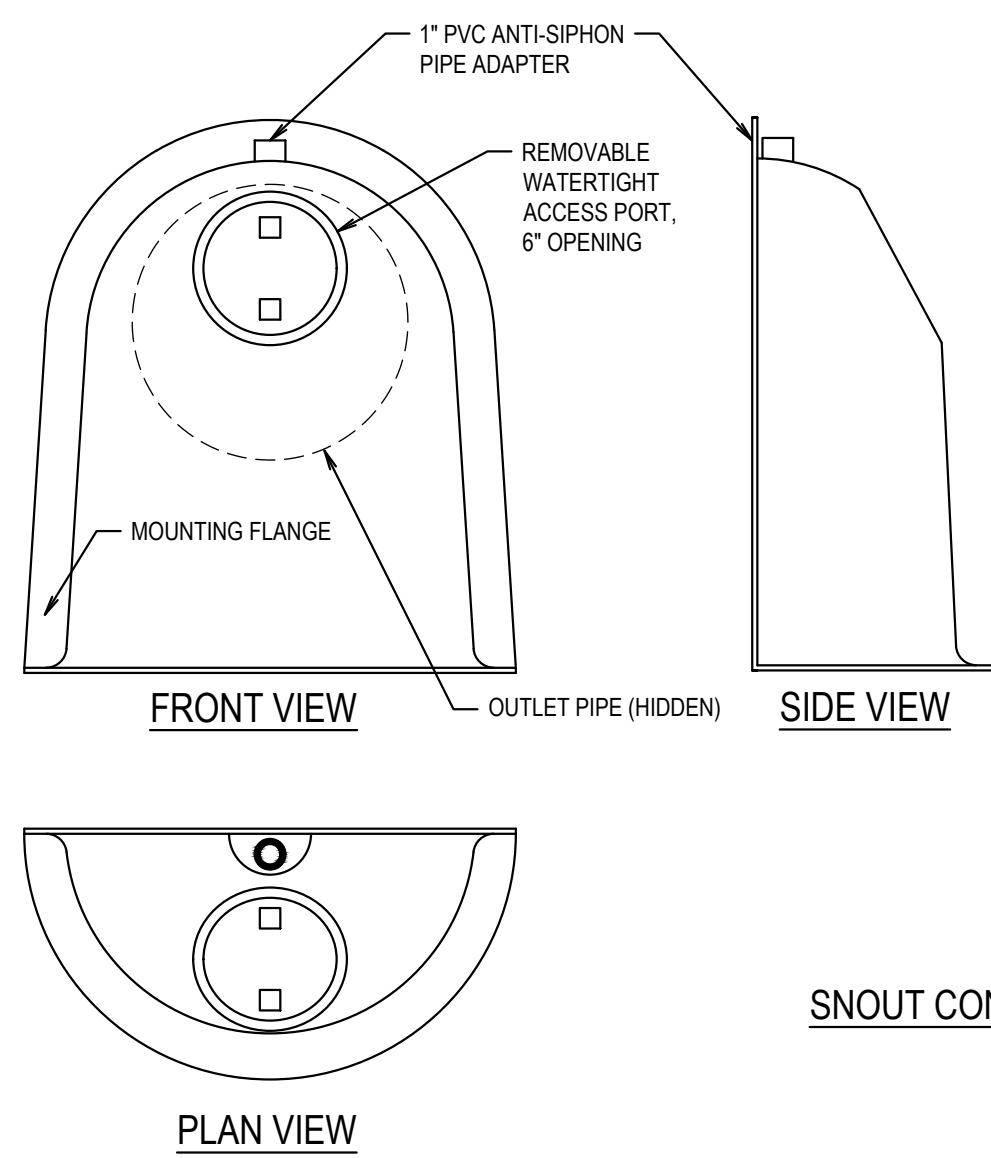
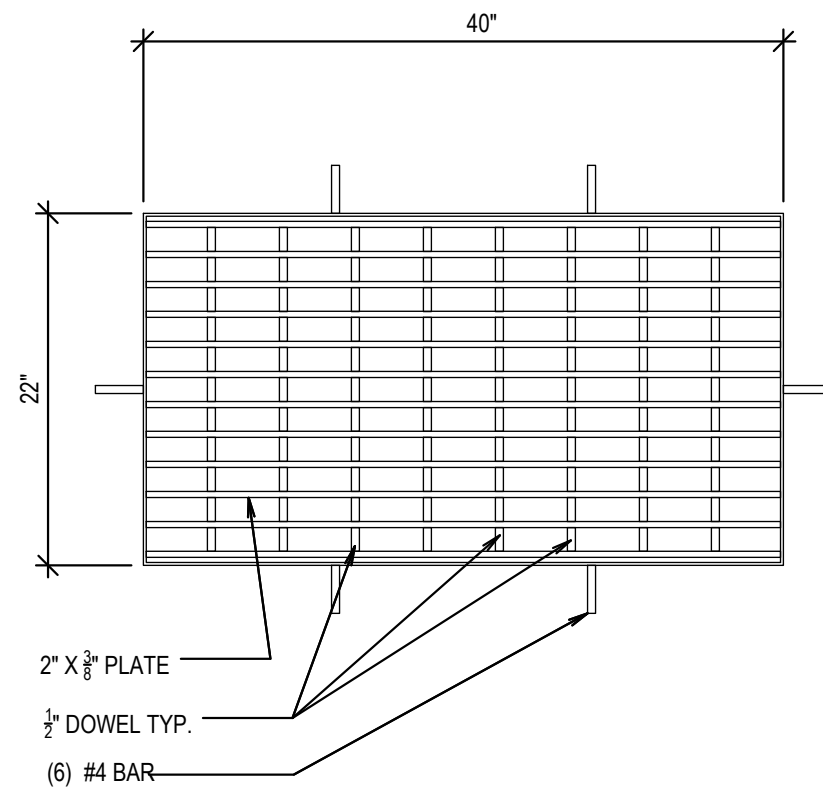
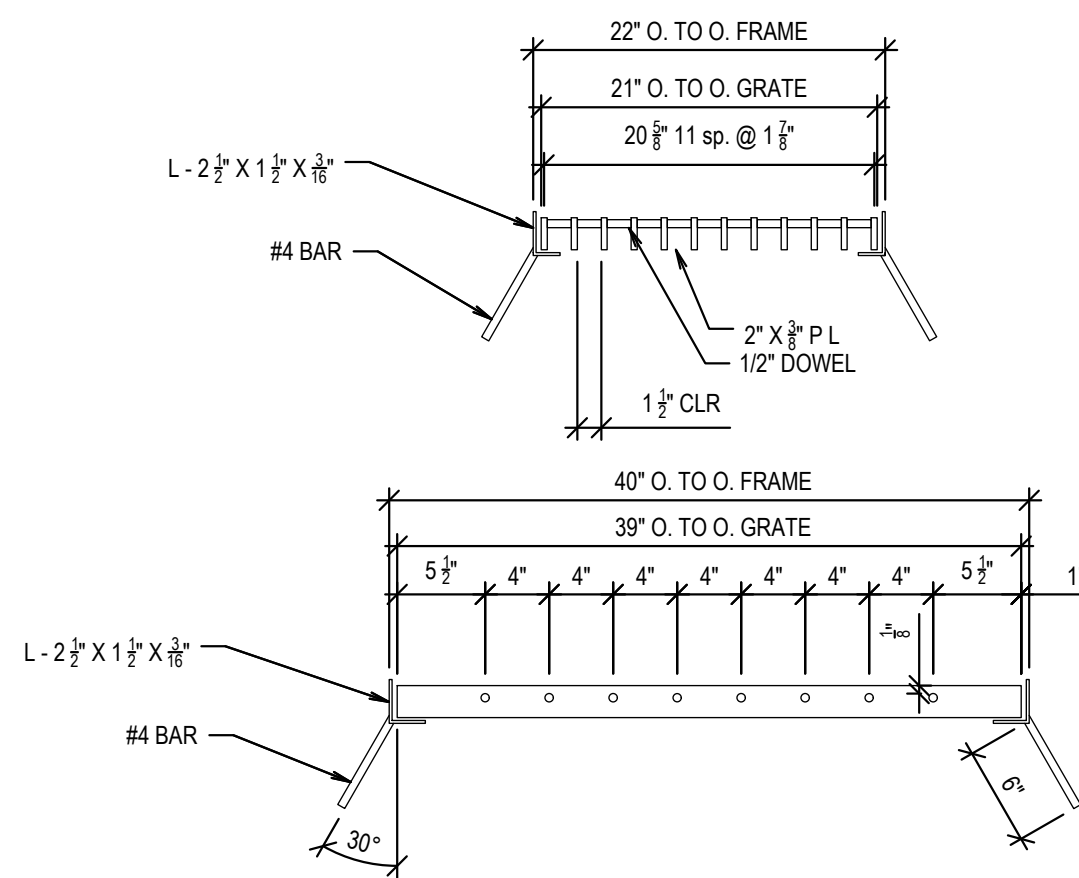
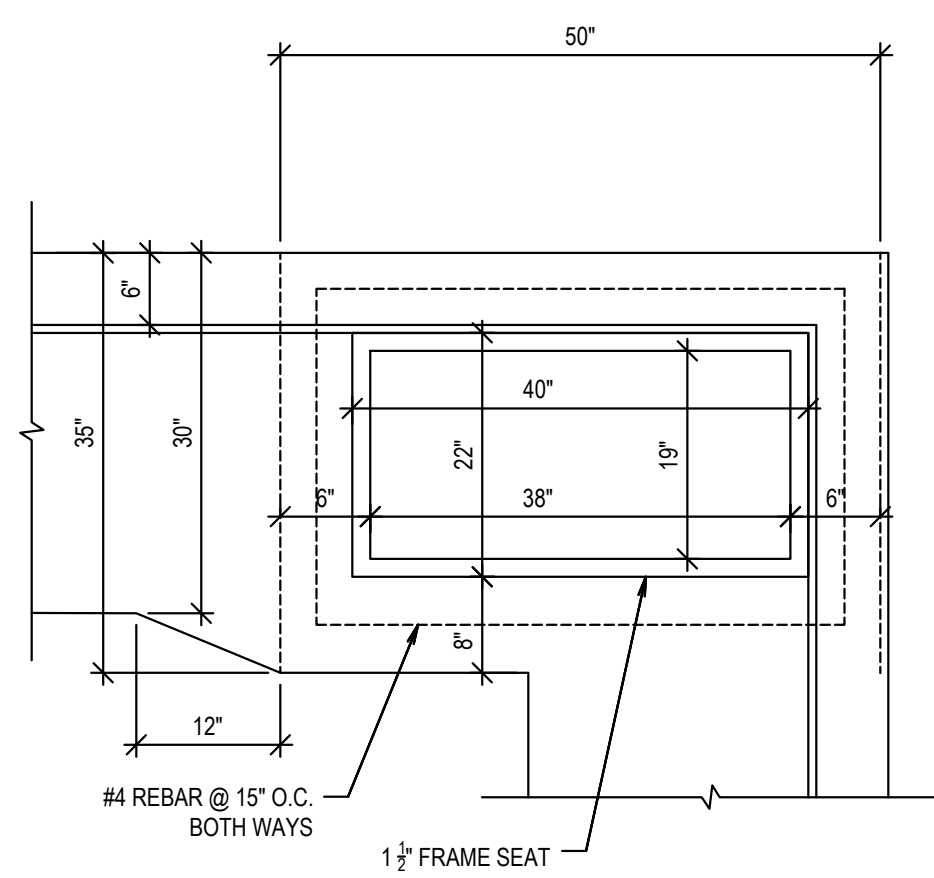
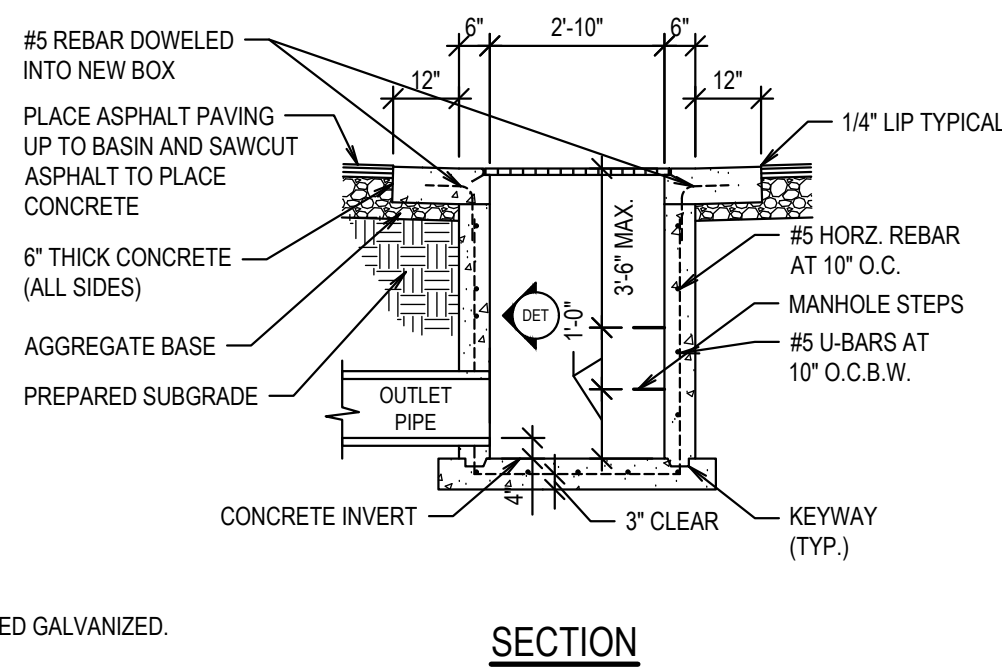
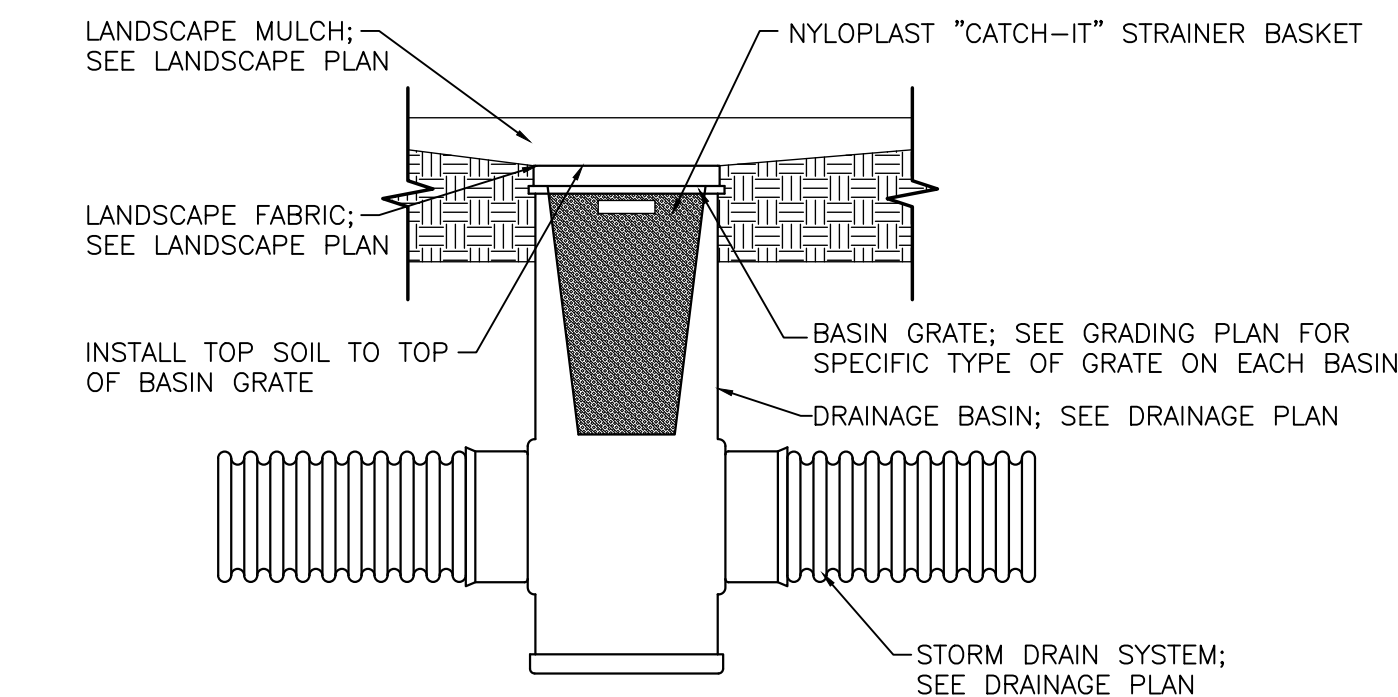
GENERAL NOTES

- SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
- 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
- EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
- EXTERIOR CONCRETE: USE 4,500 PSI MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4,000 PSI AT CONCRETE PAVING.
- CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
- ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
- ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.

Revisions	Description
Mark	Date

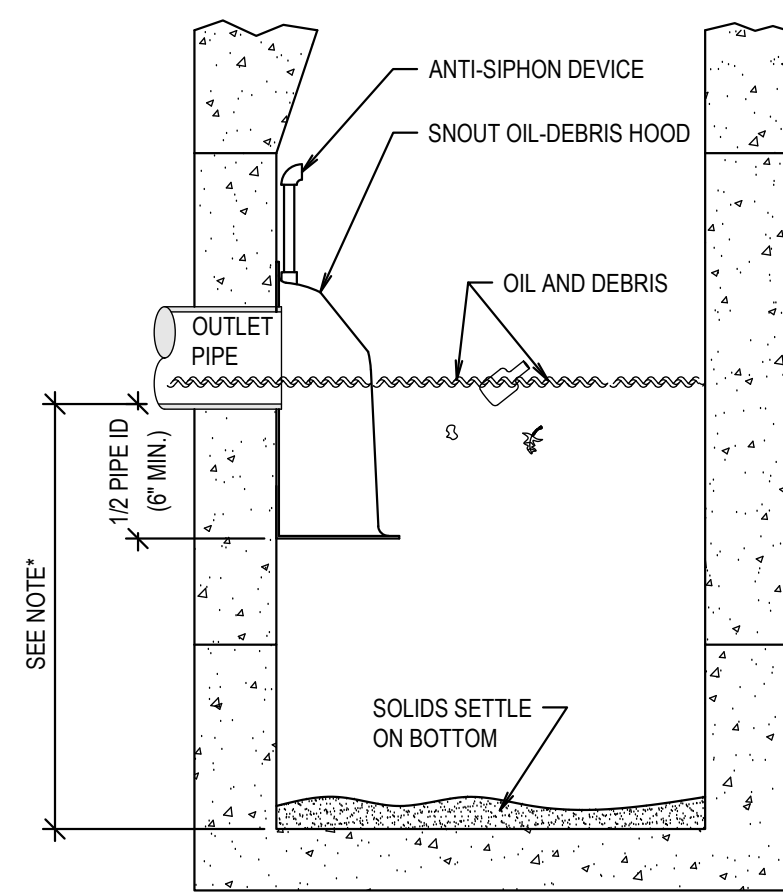
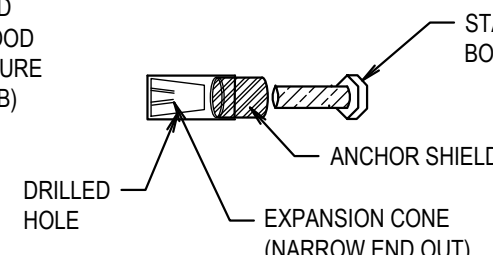
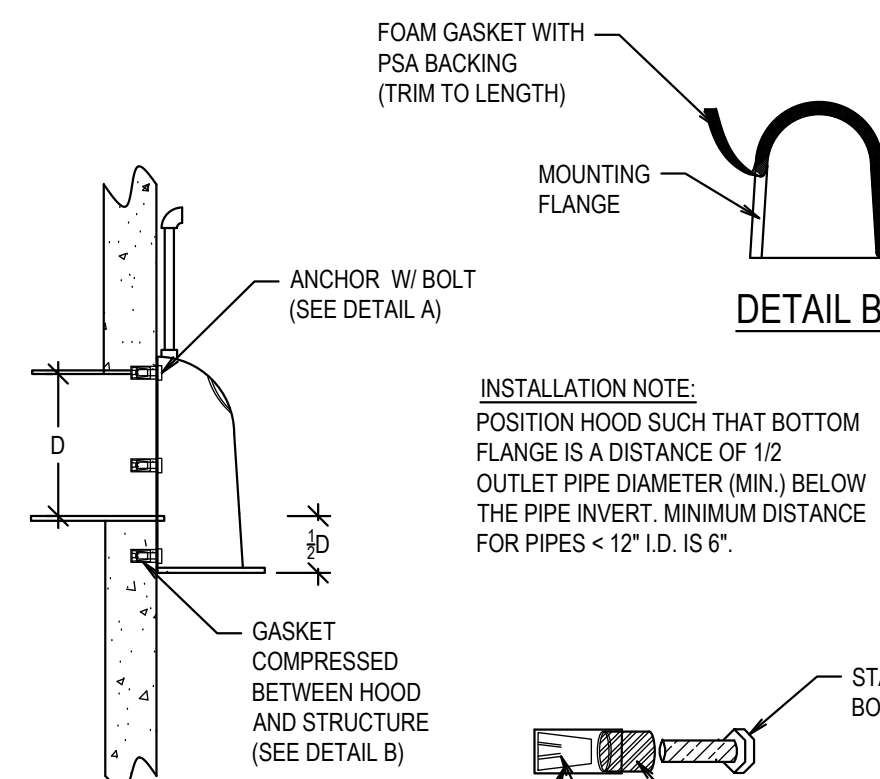
Project Number 22-29
Plan Series Granger 300
Property Number 501269721010101
Date May 2, 2022

Sheet Title SITE DETAILS



SIZING EXAMPLES:		
OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.



NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL - DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
		DRAWING NUMBER SP-SN

NOTE:
PRECAST CURB INLET
BOXES MAY BE USED
INSTEAD OF CAST IN
PLACE

(E) STORM GRATE AND DRAIN DETAILS
SCALE: N.T.S.



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 phone 801-553-8272 fax 801-553-8273

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

4091 North Silver Creek Way
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

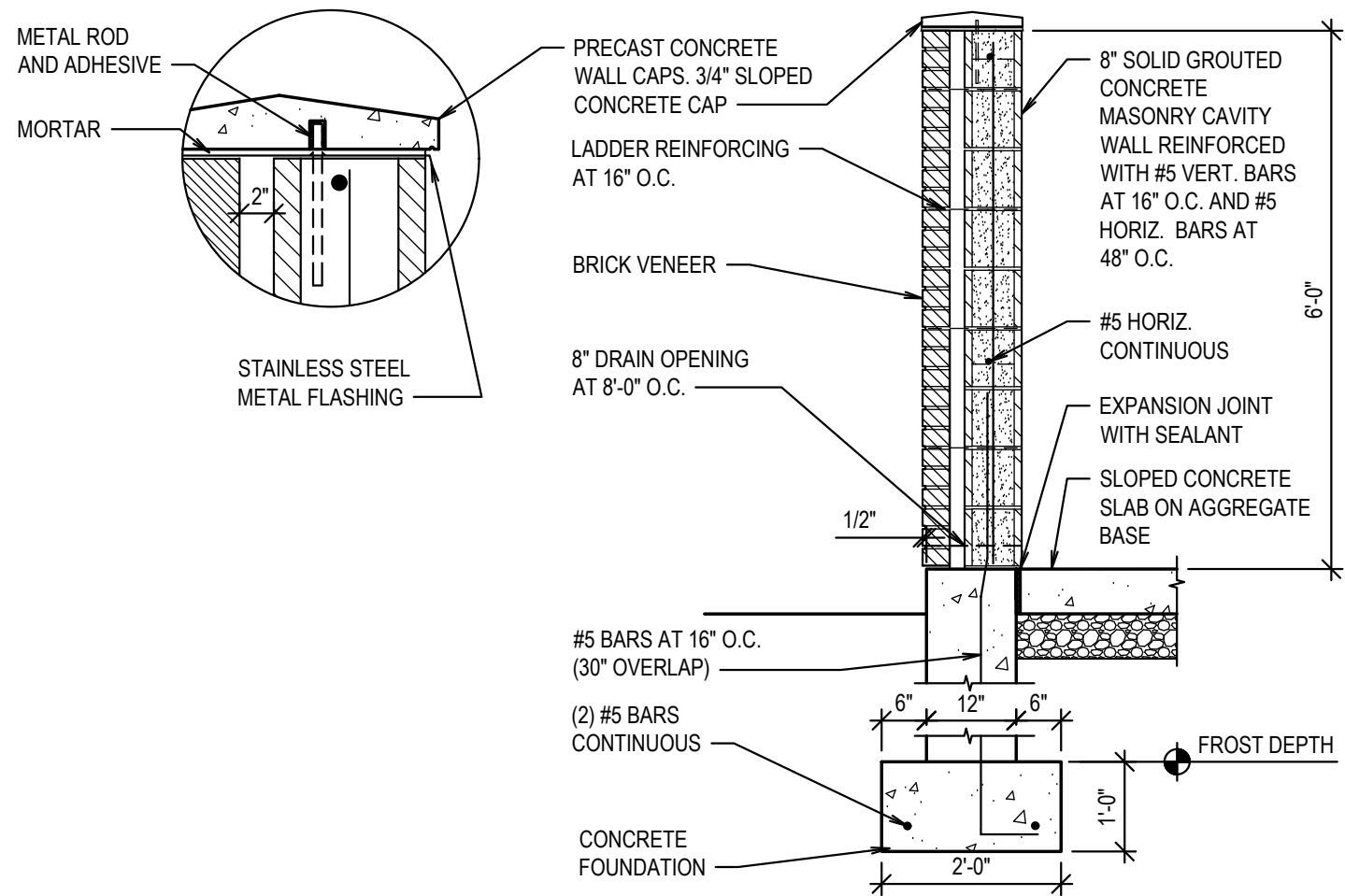
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Sheet Title

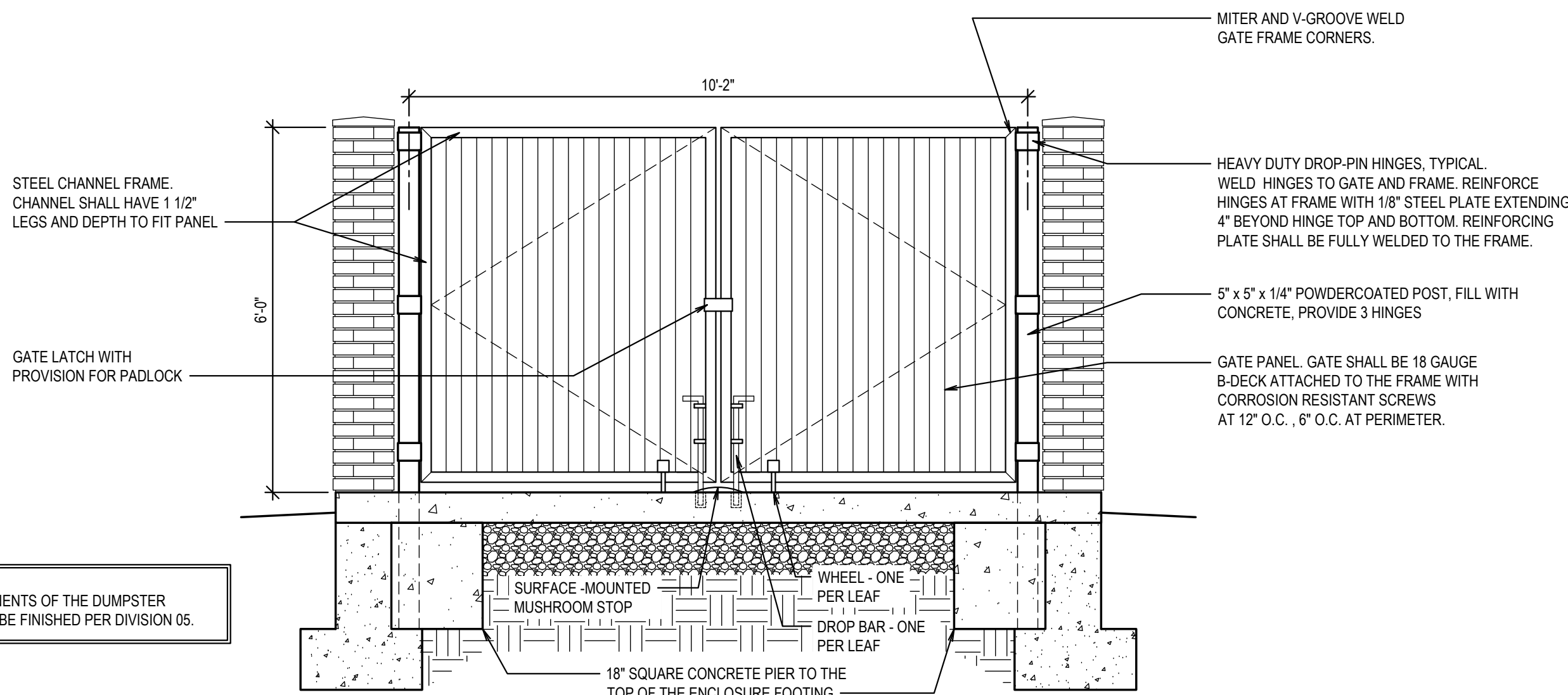
SITE DETAILS

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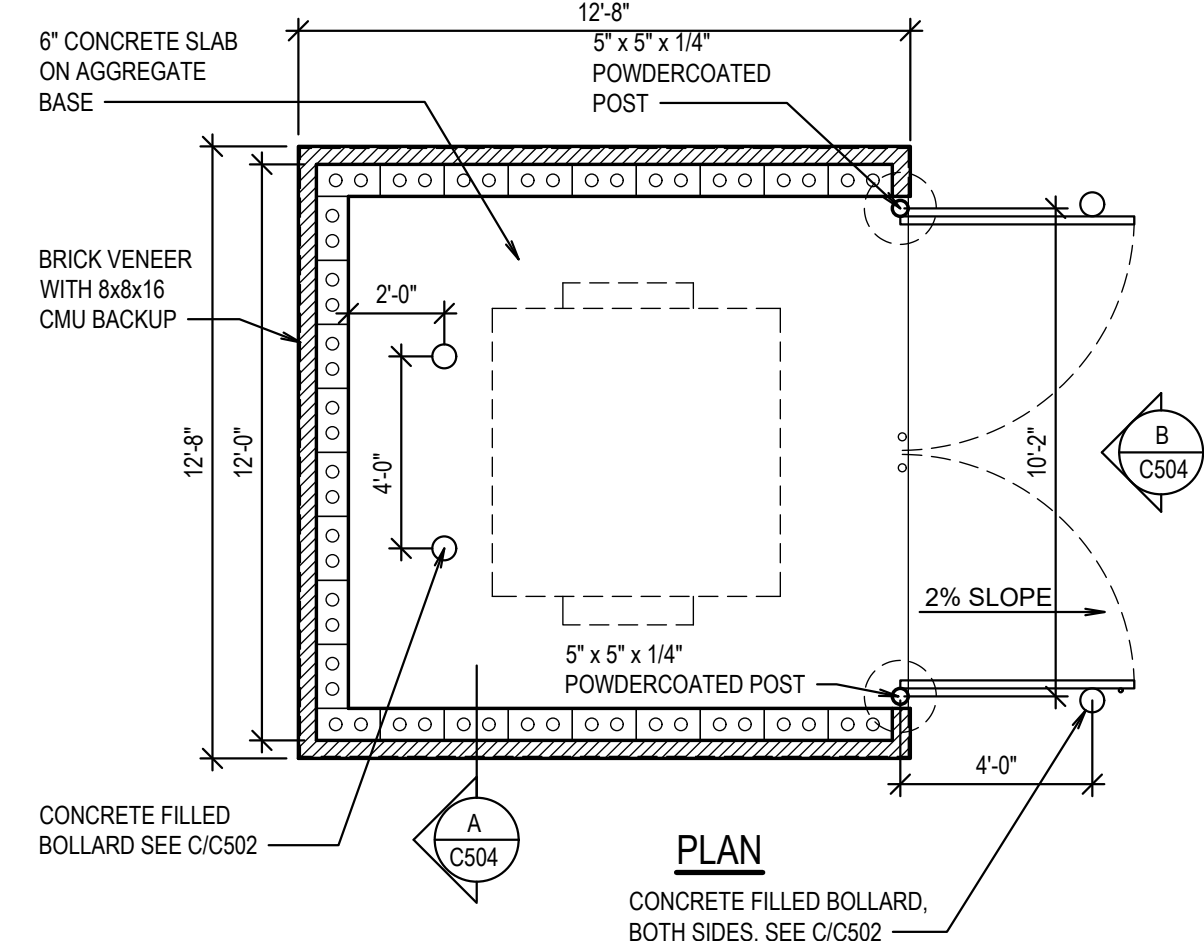
C503



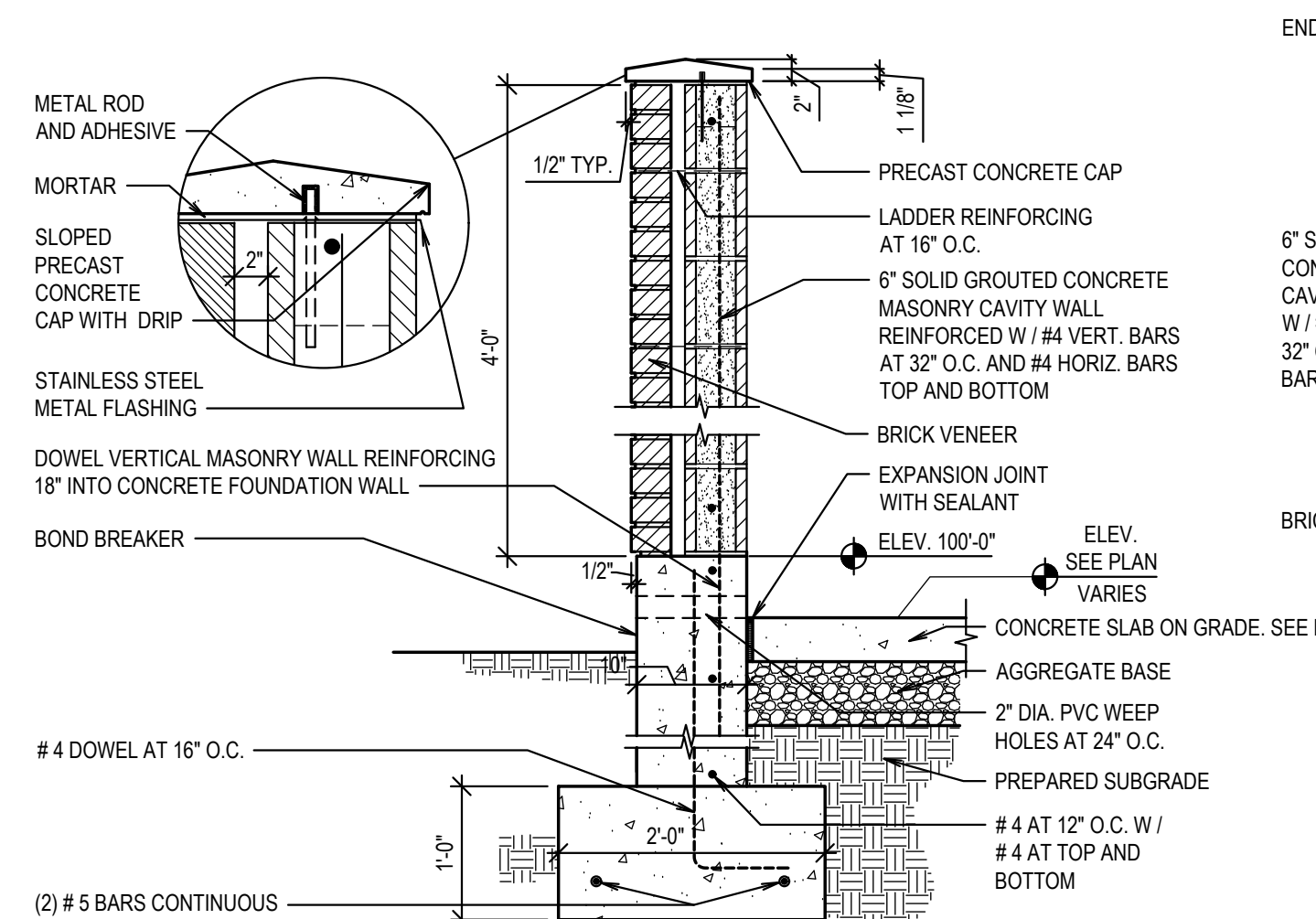
A MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



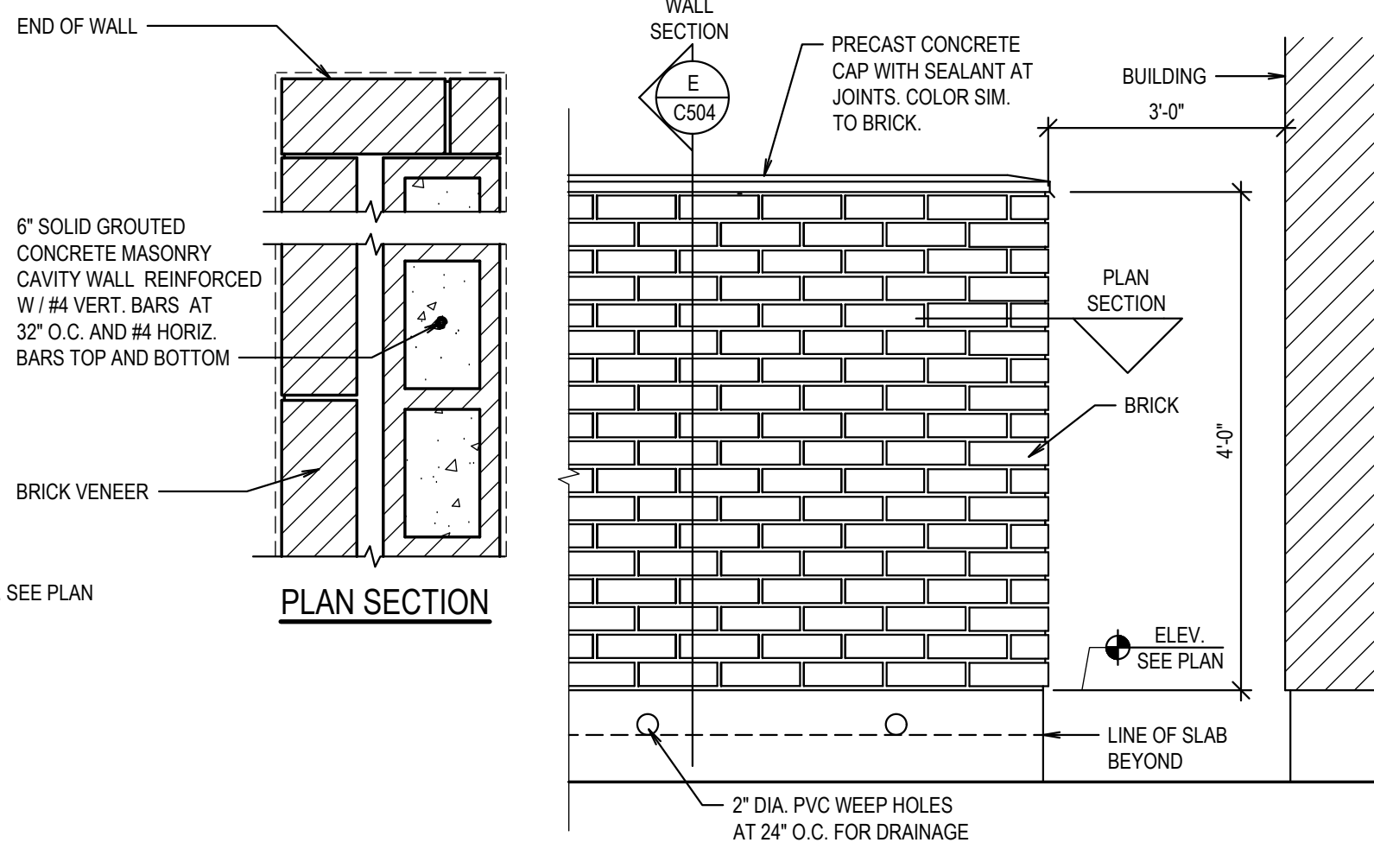
B MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



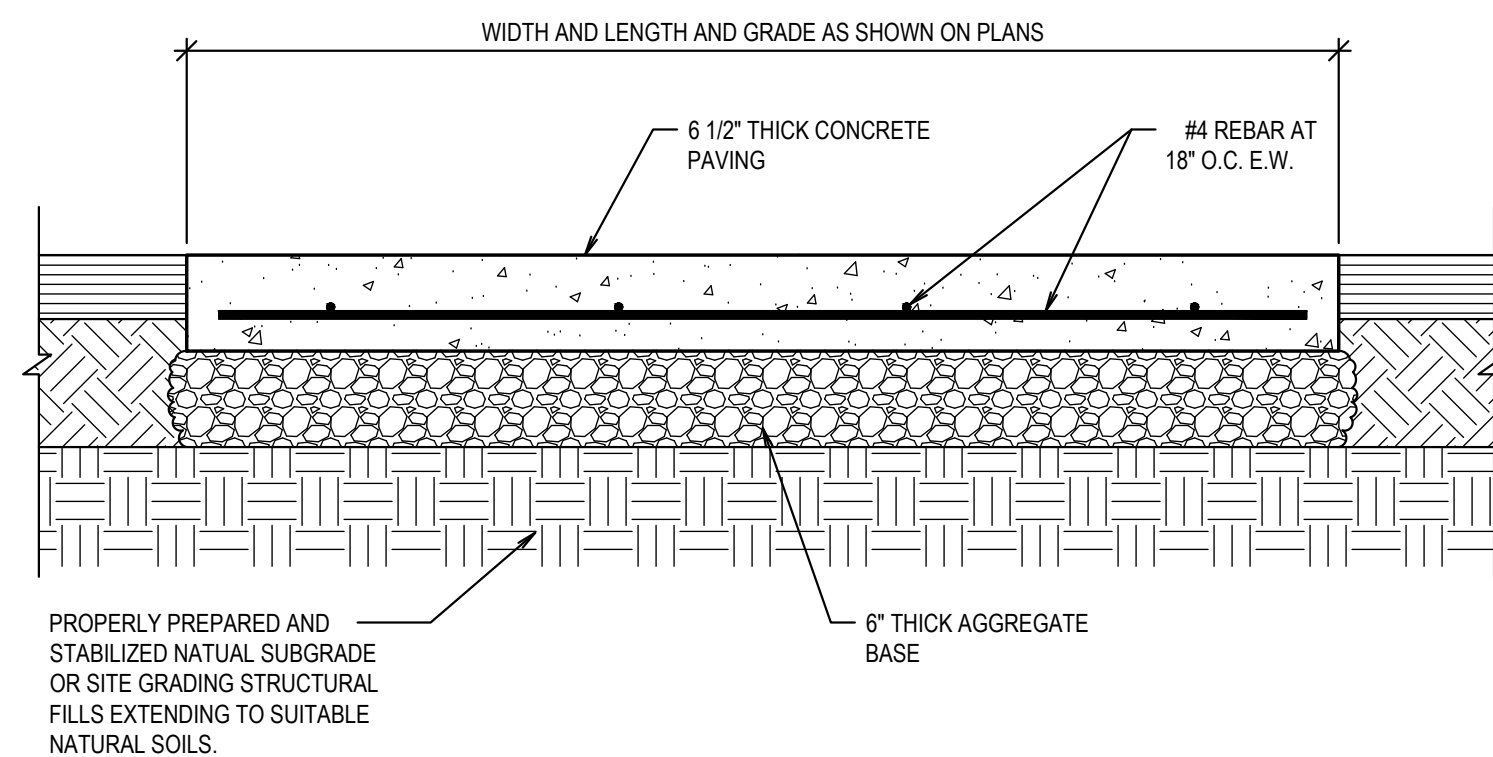
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



E MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S.



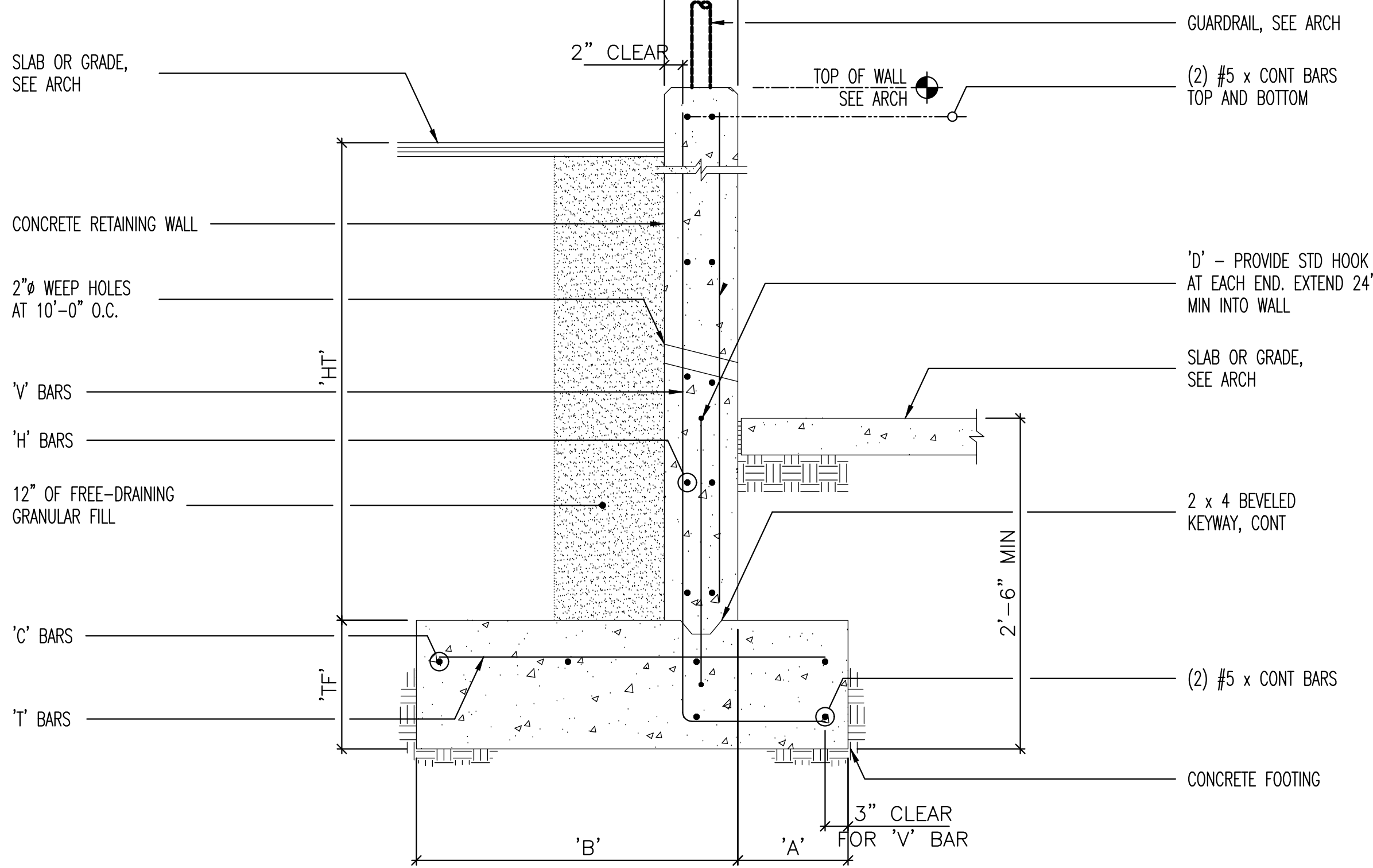
F MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.



G DUMPSTER PAD SECTION
SCALE: N.T.S.

CONCRETE RETAINING WALL SCHEDULE																
MARK	HT	A	B	TW	TF	V		H		T		C		D		COMMENTS
						SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	
CRW-x	3'-0"	0'-8"	1'-4"	8"	12"	#5	18"	#5	16"	.	.	.	.	.	.	.
	5'-6"	1'-0"	1'-6"	8"	16"	#5	18"	#5	16"	.	.	.	.	.	.	.
	7'-6"	1'-0"	3'-0"	8"	20"	#5	16"	#5	16"	#6	12"	#6	12"	.	.	.
</																

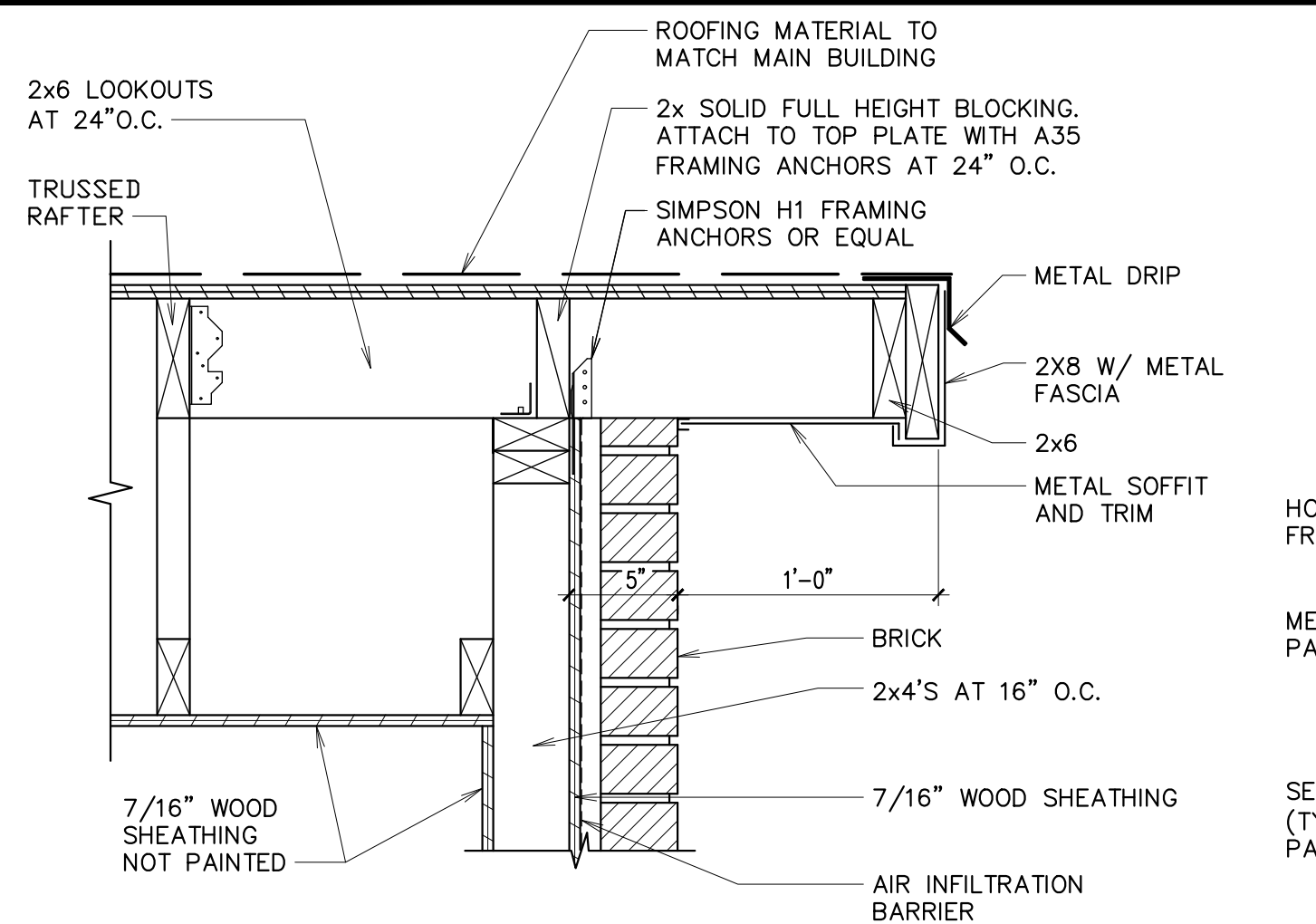
CONCRETE RETAINING WALL NOTES:
1. 'V' BARS SHALL NOT BE SPICED BELOW MID-HEIGHT OF WALL.
2. WHERE 'HT' IS GREATER THAN 9'-0", THEN ONE HALF OF THE 'V' BARS MAY BE DISCONTINUED AT MID-HEIGHT OF WALL.
3. PROVIDE VERTICAL CONTRACTION JOINTS AT 20'-0" O.C. MAXIMUM. SEE ARCHITECTURAL DRAWINGS AND GENERAL STRUCTURAL NOTES.
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



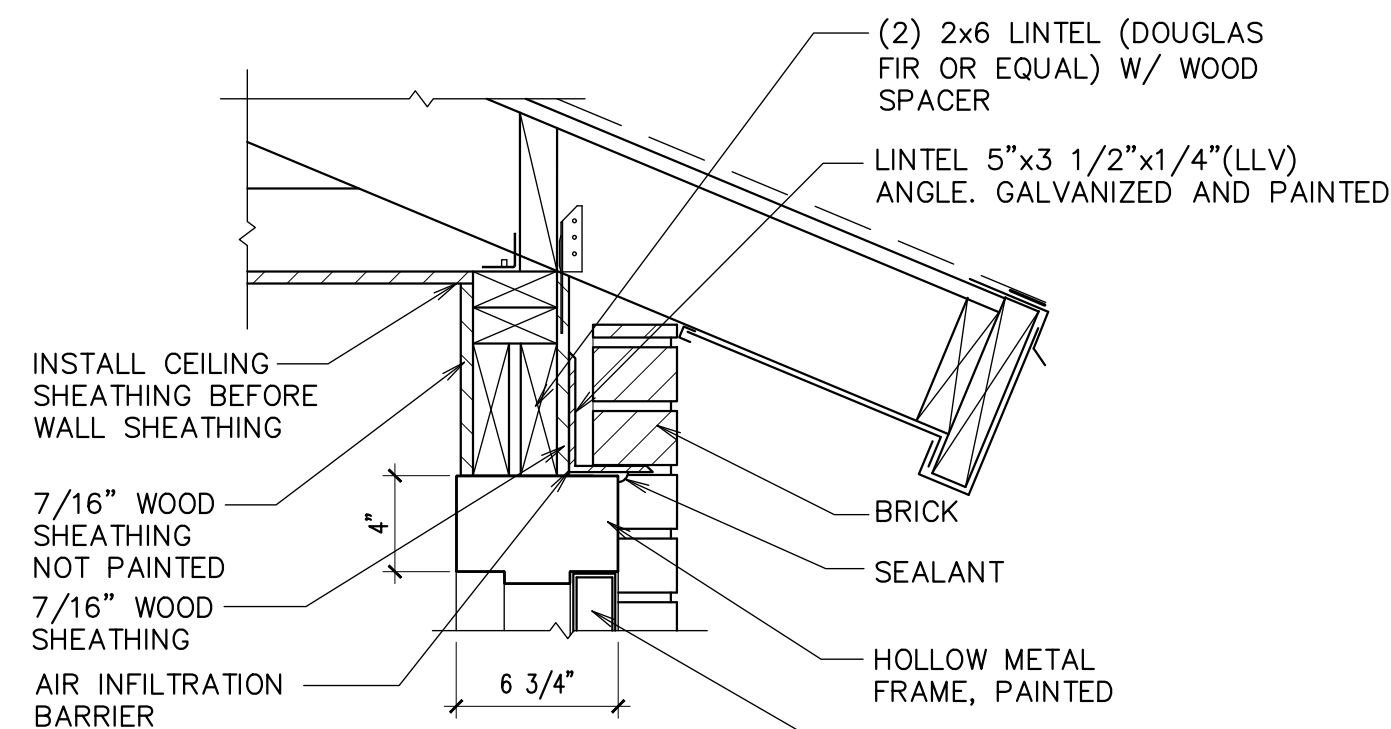
H CONCRETE RETAINING WALL SCHEDULE (q = 1,5000 psf)
SCALE: N.T.S.

Revisions	Description	Date	Mark

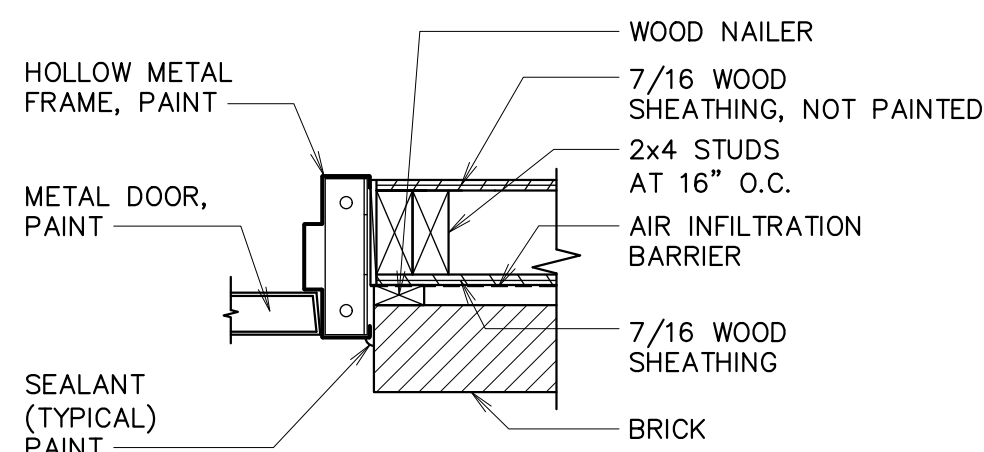
Project Number 22-29
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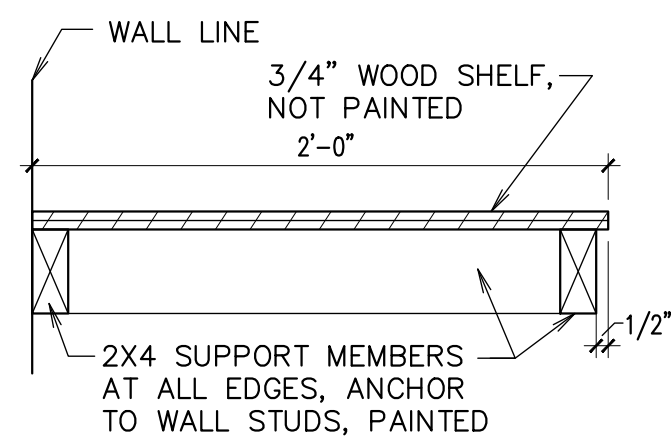
A EAVE
1 1/2" = 1'-0"



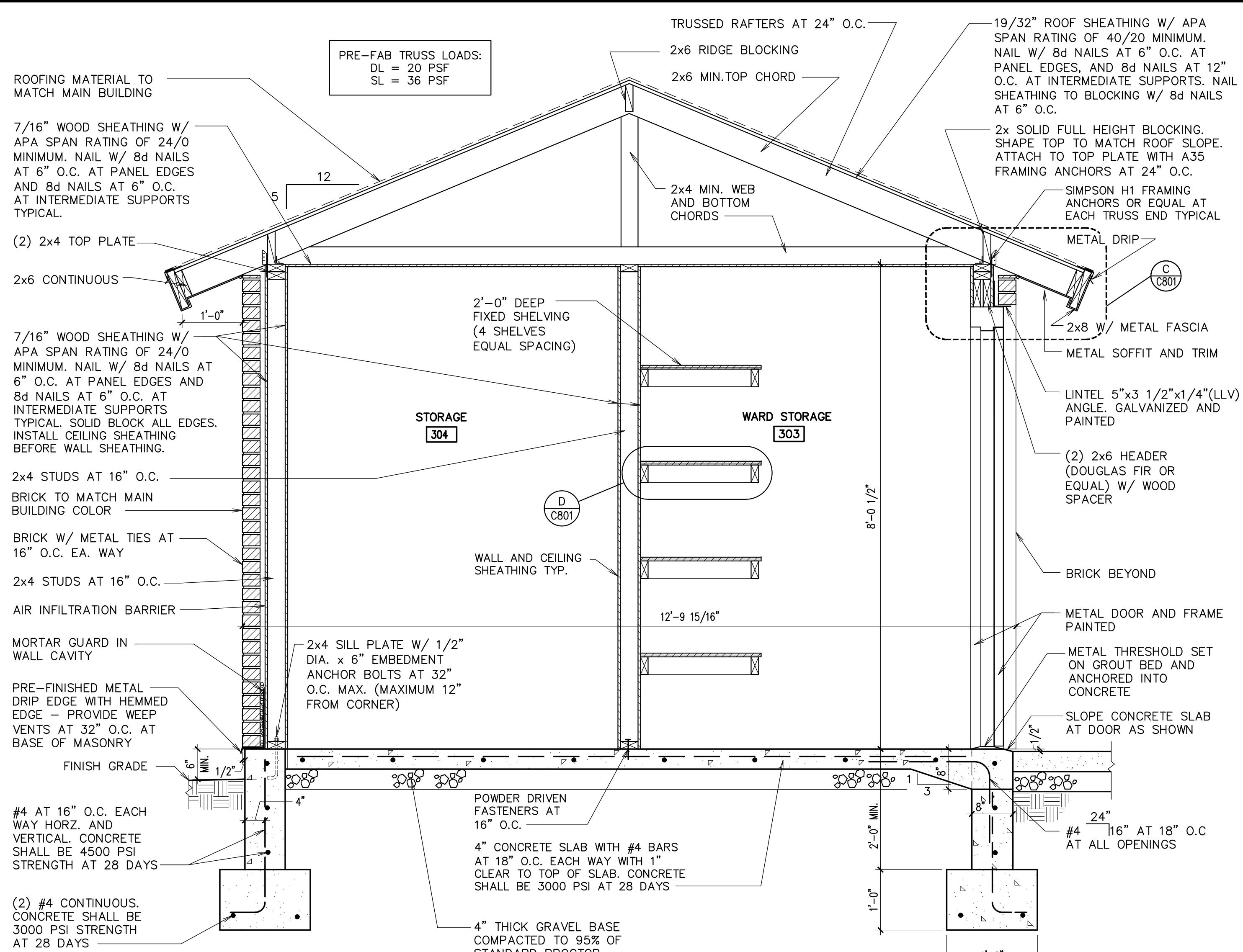
C HEAD
1 1/2" = 1'-0"



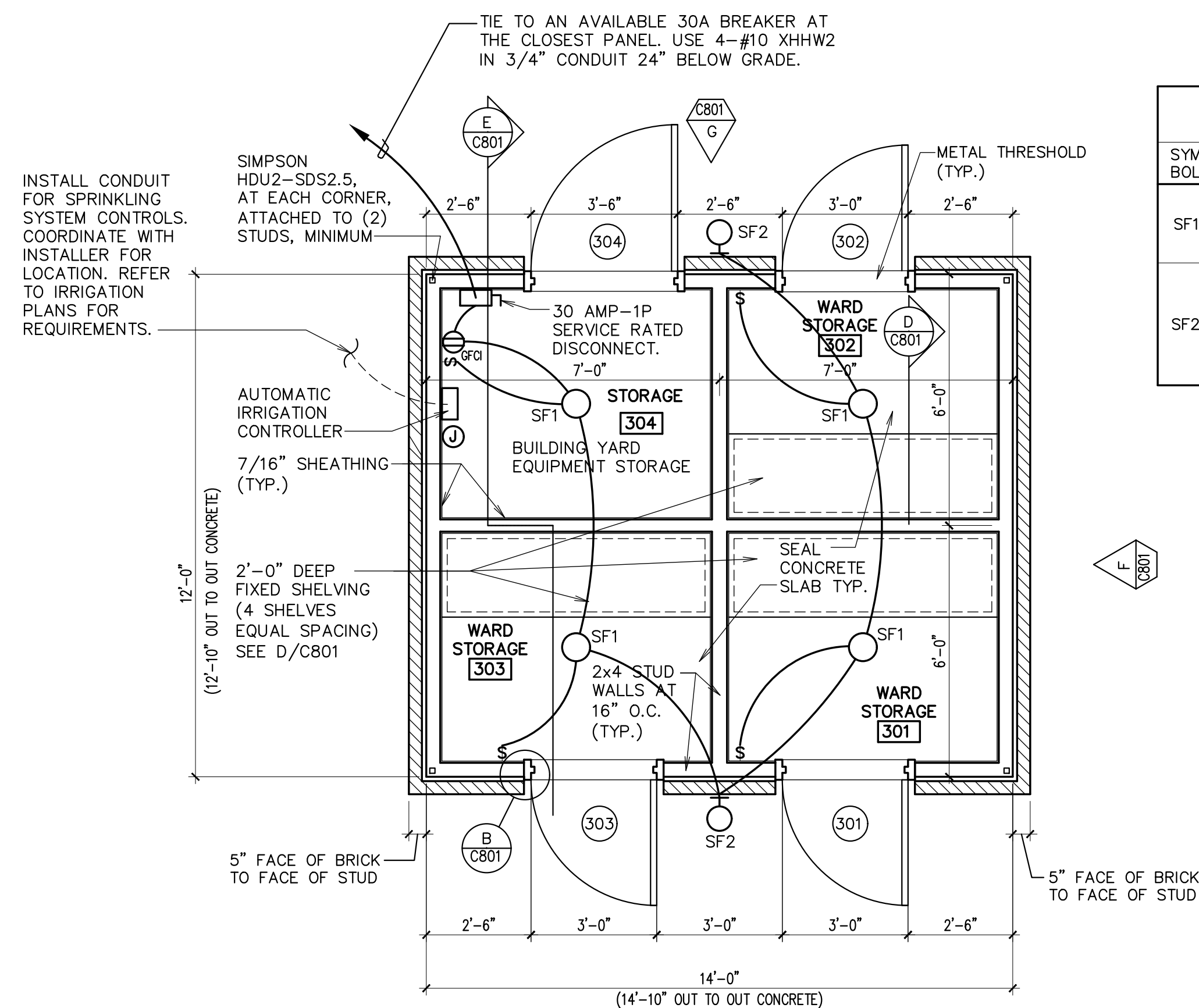
B JAMB
1 1/2" = 1'-0"



D SHELF SECTION
1 1/2" = 1'-0"



E CROSS SECTION
3/4" = 1'-0"

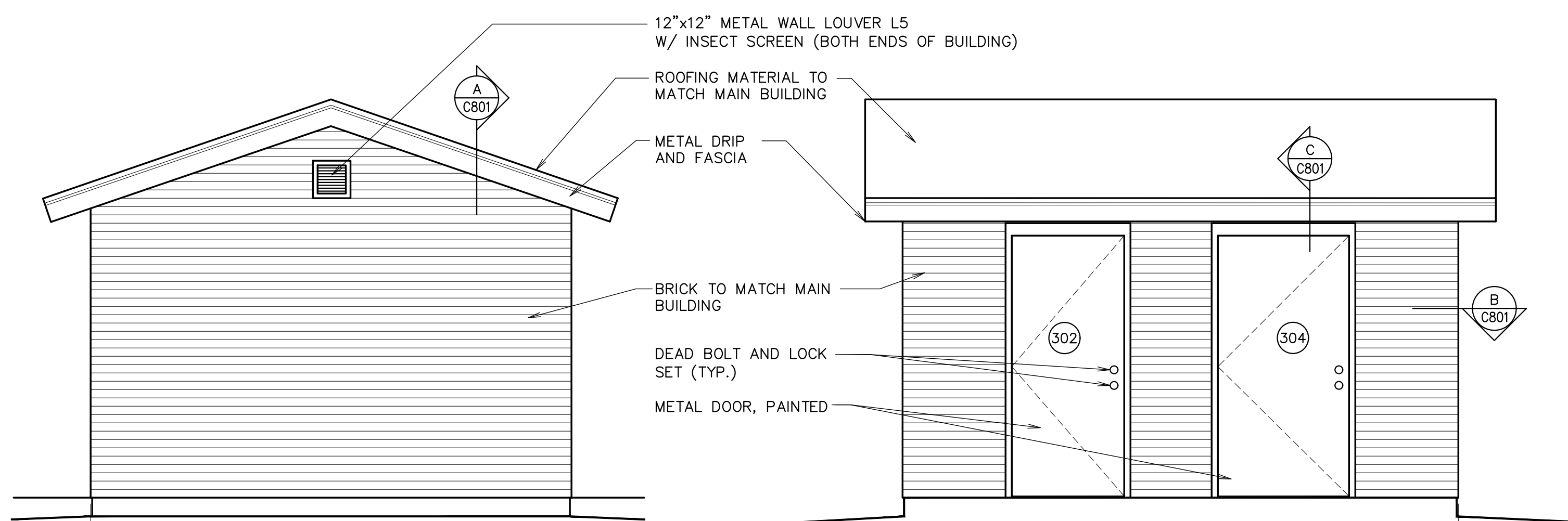


1 FLOOR PLAN
3/8" = 1'-0"



LIGHT FIXTURE SCHEDULE						
SYM BOL	NAME	MANUFACTURER CATALOG NUMBER	FIXT. VA	LAMP TYPE	MOUNTING	REMARKS
SF1	LEVITON PASS & SEYMOUR ARROW-HART BRYANT	49875 274 604 5228	14	1-A19 MEDIUM BASE LED	SURFACE	PROVIDE METAL WIRE GUARD PROVIDE LED REPLACEMENT LAMP
SF2	PHILLIPS MCCRRAW-EDISON TRACELITE LITHONIA HUBBELL ACCULITE	LP-32-W ISS-602LED-E1-BL3-CBA-P TLED112-45-DT-S2277 WSO LED 2 10A700/40K SR3 MVOLT DOBXXD LNC2-12LU-4K-TYPE III-4 D5-AQ17-4KWN-CPA	50	LED 4000 LM 4000K	LED 4000 LM 4000K	WET LOCATION FINISH TO MATCH PARKING LOT FIXTURES. SEE A/C801 FOR MOUNTING. PROVIDE REMOTE 90 MIN. EMERGENCY BATTERY PACK AND INTEGRAL PHOTOCELL

NOTE: SINGLE DOORS SHALL BE 3'-0"x7'-0"x1 3/4" AND 3'-6"x7'-0"x1 3/4" HOLLOW METAL PAINTED W/ DOOR AND DOOR HARDWARE GROUP 1



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

(OPPOSITE END SIMILAR)

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

(OPPOSITE SIDE SIMILAR)

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
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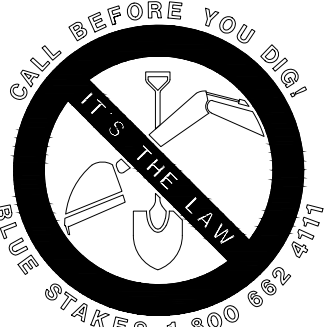
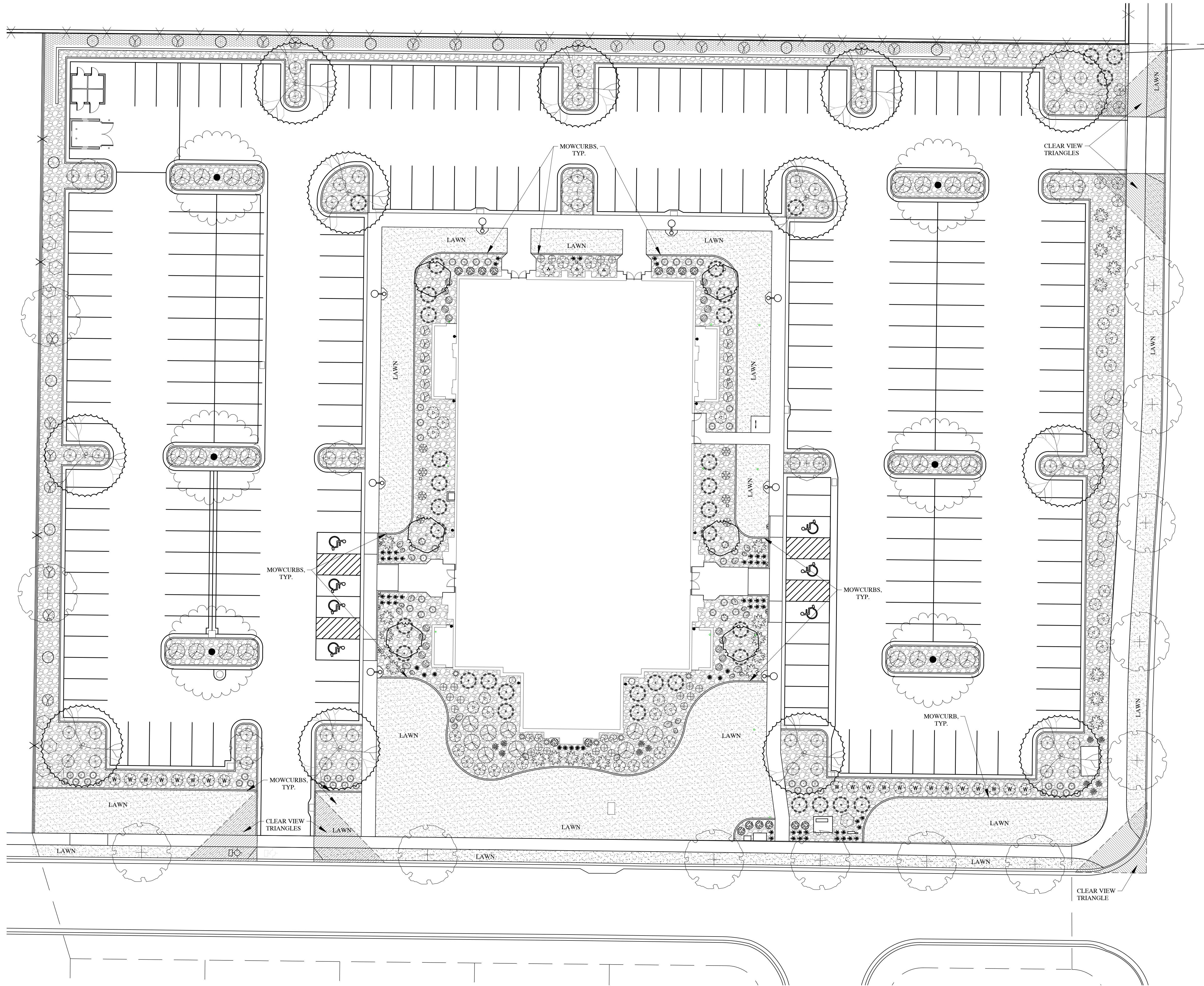
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22-29
Plan Series
Granger 300
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501269721010101
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May 2, 2022

Sheet Title

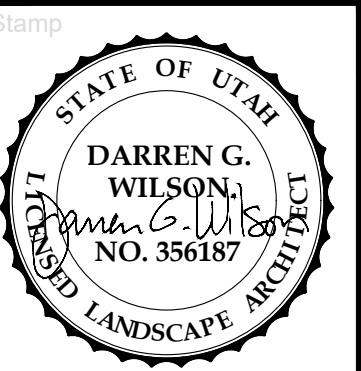
STORAGE BUILDING

Sheet

C801



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A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Project for:
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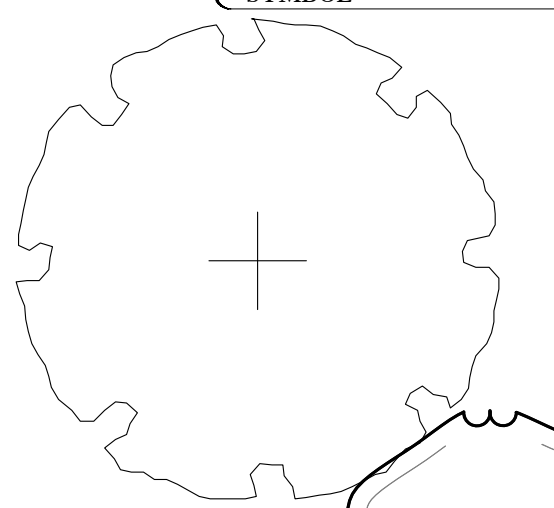
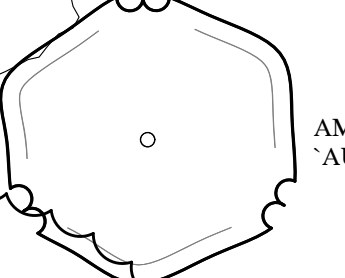
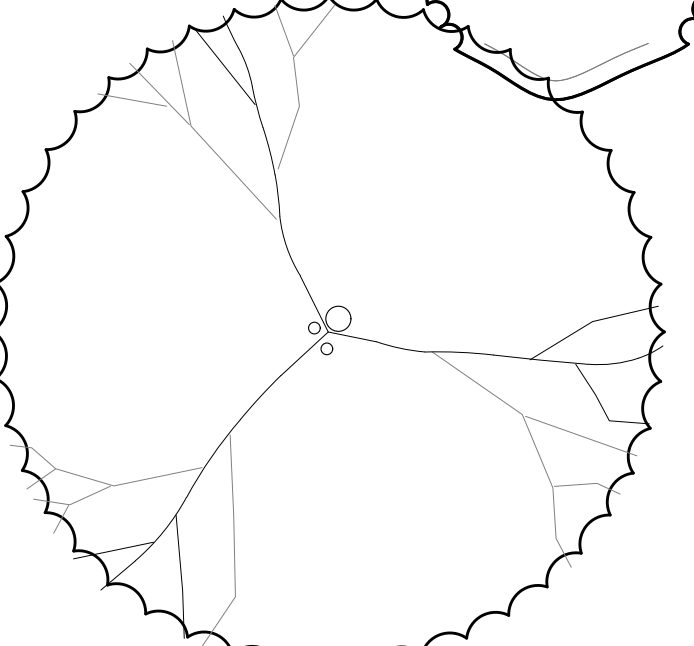
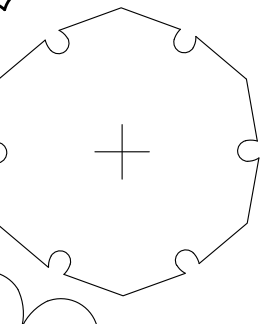
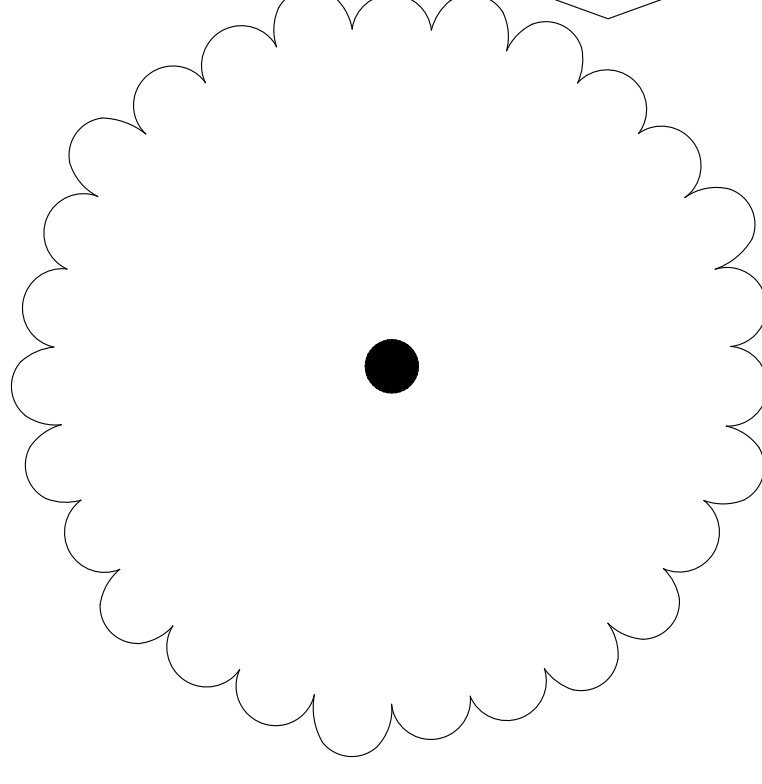
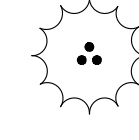
Revisions	
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Project Number
22-09
Plan Series
Granger 200
Property Number
501259721010101
Date
May 27, 2022

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Sheet

LS101

BROADLEAF DECIDUOUS LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER TRUNCATUM 'CRIMSON SUNSET' CRIMSON SUNSET TATARIAN MAPLE	13	2" CAL.
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	6	2" CAL.
	GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	12	2" CAL.
	PRUNUS 'JFS-KW14' FIRST BLUSH FLW. CHERRY	6	2" CAL.
	ZELKOVA SERRATA 'BURGUNDY VASE' BURGUNDY VASE ZELKOVA	6	2" CAL.
CONIFER EVERGREEN LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA ABIES 'CUPRESSINA' COLUMNAR NORWAY SPRUCE	3	6" TALL

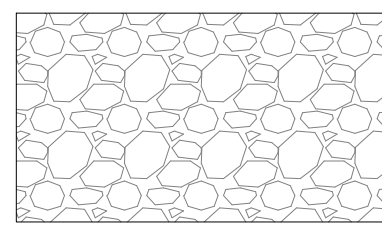
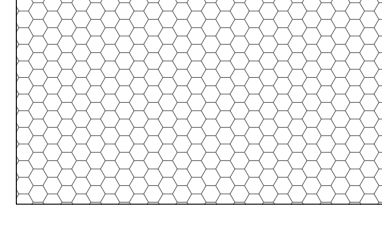
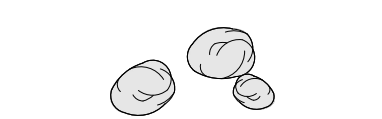
PERENNIAL LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	51	1 GAL
GRASS LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	6	1 GAL.
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	56	1 GAL.
SHRUB LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA DAVIDII 'TOBUDI212' TM BUZZ HOT RASPBERRY BUTTERFLY BUSH	8	2 GAL.
	BUDDLEIA X 'BLUE KNIGHT' BLUE KNIGHT BUTTERFLY BUSH	20	2 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY	11	5 GAL.
	CORNUS ALBA 'JEFFREY' LITTLE REBEL TATARIAN DOGWOOD	12	5 GAL.
	HESPERALOE PARVIFLORA 'MSWNPERRMA' DESERT DUSK RED YUCCA	11	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	4	5 GAL.
	HYDRANGEA PANICULATA 'KOLMAVESU' LAVALAMP FLARE PANICLE HYDRANGEA	4	5 GAL.
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER	23	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'HOOG1016' LITTLE ANGEL NINEBARK	11	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE	16	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	48	5 GAL.
	RHAMNUS FRANGULA 'SMNRFBT' FINE LINE IMPROVED BUCKTHORN	2	5 GAL.
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	43	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	20	5 GAL.
	RIBES AUREUM GOLDEN CURRANT	22	5 GAL.
	ROSA 'MEIDILAND RED' MEIDILAND RED ROSE	20	5 GAL.
	ROSA 'MEIDILAND WHITE' MEIDILAND WHITE ROSE	21	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)	35	5 GAL.
	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	14	5 GAL.

DESIGN CRITERIA	
ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	CULINARY WATER
SOIL TYPE	CLAY LOAM
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	7.7
LAWN AREA	34% OF TOTAL LANDSCAPE (15,766 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM
* PARK STRIP LANDSCAPE OF 4,614 SQ. FT. NOT INCLUDED IN THIS TOTAL	

LANDSCAPE DATA			
TOTAL SITE AREA	154,885 SQ.FT.*		3.56 ACRES
TOTAL LANDSCAPE AREA	46,892 SQ.FT.*		30.3%
SHRUBS/CROUNDCOVER	31,126 SQ.FT.		66%
LAWN AREA	15,766 SQ.FT.		34%
TREES ON SITE	46	TOTAL REQ'D = NA	PROVIDED = 46
		DECIDUOUS REQ'D = NA	PROVIDED = 43
		EVERGREEN REQ'D = NA	PROVIDED = 3
		SHRUBS REQ'D = NA	PROVIDED = 478
		DROUGHT TOLERANT REQ'D = NA	
		DROUGHT TOLERANT PROVIDED = (66%)	
ADDITIONAL INFO	NA		
* PARK STRIP LANDSCAPE OF 4,614 SQ.FT. NOT INCLUDED IN THIS TOTAL			

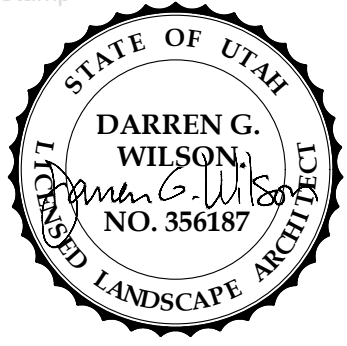
- NOTES:**
- IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 4" IN ALL LAWN AREAS.
 - ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WITH A SMART CONTROLLER AND A RAIN/FREEZE SENSOR.
 - LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD.
 - 6" DEEP x 6" WIDE POURED-IN-PLACE FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
 - ROCK MULCH 'A' TO BE A ¾"-1" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT AT A 3" DEPTH OVER WEED BARRIER FABRIC.
 - ROCK MULCH 'B' TO BE A ¾"-1" SIZE 'SOUTHTOWN' COBBLE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT ON SLOPES WHERE SHOWN AT AN 8" AVERAGE DEPTH OVER WEED BARRIER FABRIC.
 - ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
 - DEWITT 5.0 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH BARK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - TREES IN LAWN AREAS TO HAVE A 36" DIAMETER GRASS FREE RING AROUND THE TRUNK AND A 2" DEPTH OF SHREDDED BARK MULCH IMPLEMENTED.
 - NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3" ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
 - MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

PLANT COVERAGE TABLE				
	SHRUB MATURE COVERAGE GOAL	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	41%	FRAME BUILDING	6
PRIMARY ENTRIES	30-50%	30%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	31%	ACCENT BUILDING	9
PERIMETER SIDES	5-15%	15%	SCREEN LOT	13
PERIMETER REAR	5-15%	12%	SCREEN LOT	4

INERT MATERIAL	
	ROCK MULCH 'A' - ¾"-1" 'SOUTHTOWN' CRUSHED STONE
	ROCK MULCH 'B' - ¾"-1" 'SOUTHTOWN' COBBLE ROCK
	DECORATIVE BOULDERS - 2'-4" 'MCGUIRE" BOULDERS



evans + associates architecture
11576 south state street, suite 100, eagle, utah 84003
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DARREN G. WILSON
No. 356187
LANDSCAPE ARCHITECT

A New Building for

Eagle Mountain UT Silver Lake

Eagle Mountain UT Silver Lake Stake

4691 North Silver Creek Way
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Drawn	Checked

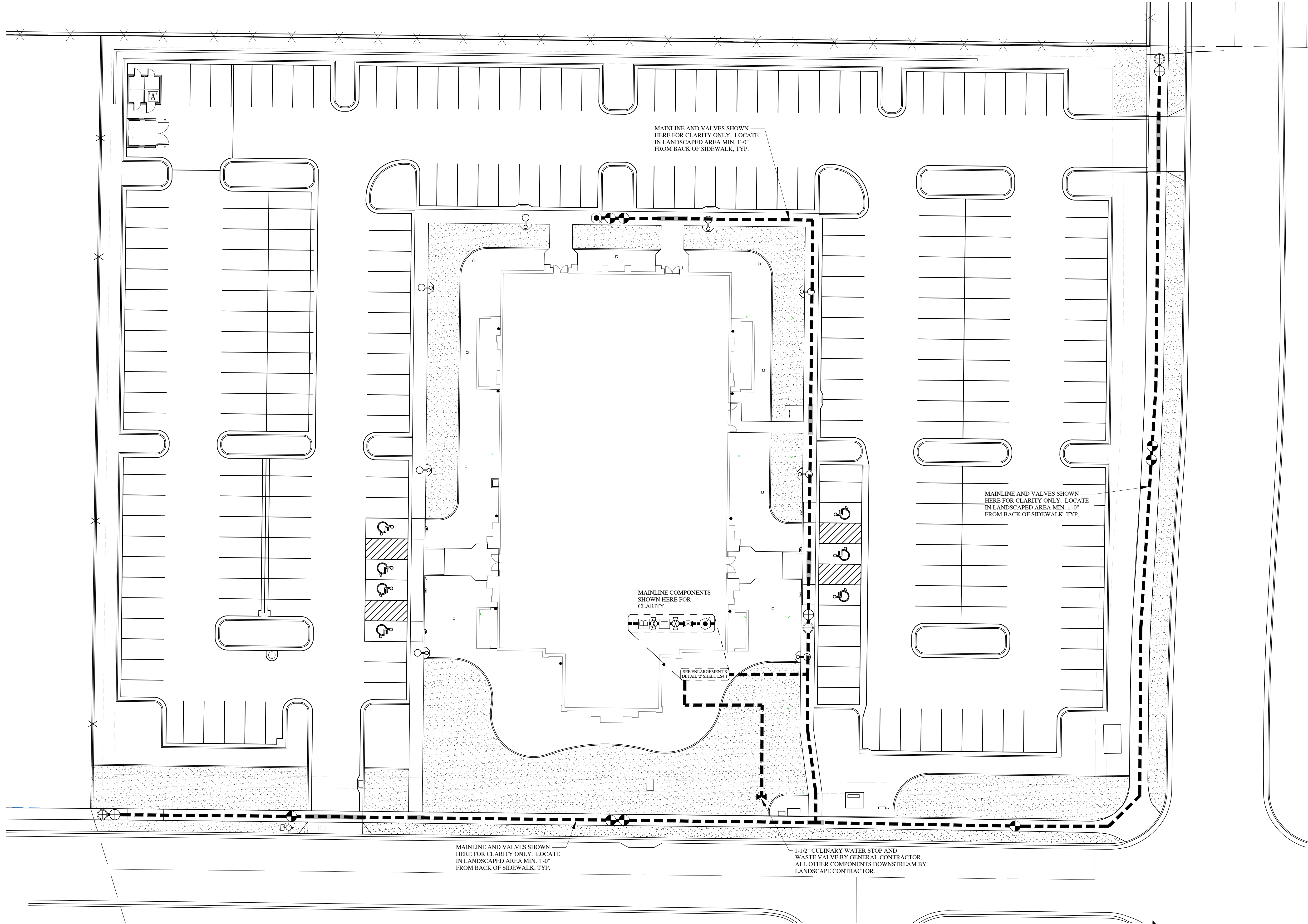
Project Number	22-29
Plan Series	Granger 300
Property Number	501269721010101
Date	May 9, 2022

Sheet Title

LANDSCAPE
LEGENDS
AND NOTES

Sheet

LS102



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Stamp
STATE OF UTAH
DARREN G. WILSON
Professional Engineer
No. 356187
LANDSCAPE ARCHITECT

A New Building for
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Eagle Mountain UT Silver Lake Stake
4881 North Silver Creek Way
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Drawn by	Checked by

Project Number
22-29
Plan Series
Granger 300
Property Number
201269721010101
Date
May 2, 2022

Sheet Title
PRELIMINARY IRRIGATION PLAN

Sheet
LS201

IRRIGATION LEGEND												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							REMARKS
					Q	T	H	TT	TQ	F	DRIP GPH	
	RAINBIRD XB-20PC	FULL	--	30	--	--	--	--	--	--	2.0	SEE DRIP EMITTER LEGEND BELOW FOR ADDITIONAL INFORMATION.
	RAINBIRD NETAFIM TL CV-09-12	FULL	--	30	--	--	--	--	--	--	.9/12"	
	RAINBIRD 1804-8 SERIES POP-UP	Q.H.F.	8"	30	.26	--	.52	--	--	1.05	--	
	RAINBIRD 1804-10 SERIES POP-UP	Q.H.F.	10"	30	.39	--	.79	--	--	1.58	--	
	RAINBIRD 1804-12 SERIES POP-UP	Q.H.F.	12"	30	.65	--	1.3	--	--	2.6	--	ADJUST ARC AS NEEDED VAN OR HE-VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, ASPHALT AND BUILDING.
	RAINBIRD 1804-15 SERIES POP-UP	F	15"	30	.92	1.23	1.85	--	--	3.7	--	
	RAINBIRD 1804-ADJ (HE-VAN)	V	8,10,12,15"	30	--	--	--	--	--	--	--	
	RAINBIRD 1804-ADJ (VAN)	V	18"	30	--	--	--	--	--	--	--	
	RAINBIRD RD-1804-R17-24	Q.H.	18"	45	.91	--	1.83	--	--	--	--	COORDINATE LOCATION WITH OWNER
	RAIN BIRD 5004-PC-FC-MPR ROTOR	Q.T.H.F.	25"	45	1.00	1.38	1.98	--	--	3.82	--	
	RAIN BIRD 5004-PC-FC-MPR ROTOR	Q.T.H.F.	30"	45	1.40	1.85	2.96	--	--	5.78	--	
	RAIN BIRD 5004-PC-FC-MPR ROTOR	Q.T.H.F.	35"	45	1.92	2.46	3.81	--	--	7.58	--	
	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)											
	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											IN 10" RND. VALVE BOX
	1-1/2" WILKINS 375B RPZ BACKFLOW PREVENTER (IN GUARDSHACK ENCLOSURE)											CONNECT TO POWER & DRAIN
	REMOTE CONTROL VALVE: RAINBIRD PEB AUTOMATIC CONTROL VALVE: SIZE PER PLAN											JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-075-PRF OR XCZ-100-PRB-COM PER PLANS											JUMBO VALVE BOX
	1-1/2" STOP AND WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.											BY GENERAL CONTRACTOR
	ISOLATION VALVE.											REFERENCE DETAILS
	HYDROMETER: NETAFIM LHM2TG1-MEL (WITH PE-393 FLOW SENSOR CABLE)											REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP											REFERENCE DETAILS
	MAINLINE: 1-1/2" SCH 40 PVC OR OTHERWISE NOTED.											REFERENCE DETAILS
	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											REFERENCE DETAILS
	DRIP LATERAL LINE FOR TREES (SIZE AS REQUIRED)											REFERENCE DETAILS
	DRIP LATERAL LINE FOR SHRUBS (SIZE AS REQUIRED)											REFERENCE DETAILS
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											REFERENCE DETAILS
	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											REFERENCE DETAILS
	18 GAUGE MULTI-STRAND WIRE.											REFERENCE DETAILS

NOTE:
PLACEMENT OF ALL PIPE, SPRINKLER HEADS AND DRIP EMITTERS ON PLAN WILL BE COMPLETED ONCE FINAL SITE PLAN HAS BEEN APPROVED. IRRIGATION PLAN WILL MEET ALL CITY CODES AND STANDARDS.

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-10 (1 GPH)
SHRUBS	1	XB-20 (2 GPH)
TREES (PLUS NETAFIM AS REQ)	1	XB-10 (1 GPH)

- NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.

VALVE ID TAG

ID SIZE GPM PSI	CONTROLLER NUMBER, VALVE NUMBER
	VALVE SIZE
	GALLONS PER MINUTE
	PSI AT LAST HEAD IN ZONE

IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH 110% HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1-1/2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 3/4" PIPE MAX. 8 GPM, 1" PIPE MAX. 13 GPM, 1-1/4" PIPE MAX 23 GPM, 1-1/2" PIPE MAX. 30 GPM, 2" PIPE MAX. 50 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
- LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE RAINBIRD XBS-BLACK STRIPE TUBING OR XT-700 TUBING FOR SHRUBS. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON-SURFACE DRIP LINE FOR TREES.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- PLACE FLUSH VALVES ON DRIP LINES AT LOW POINTS OR AT THE END OF DRIP LINES WHERE THEY CAN BE BLOWN OUT.
- VALVE CONTROL WIRING SHALL BE 18 GAUGE COPPER SINGLE OR MULTI-STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

4091 North Silver Creek Way
Eagle Mountain, Utah 84005

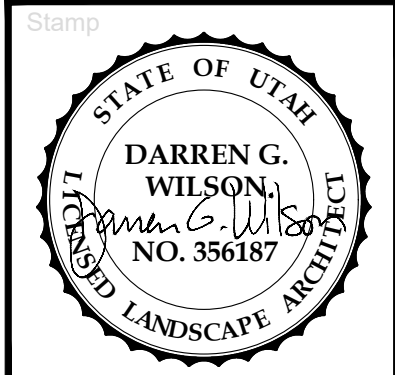
Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		Mark	Date	Description			

Project Number 22-29
Plan Series Granger 300
Property Number 501269721010101
Date May 9, 2025

Sheet Title
**IRRIGATION
LEGENDS
AND NOTES**

Sheet
LS202



evans + associates architecture
evans + associates architecture
phone 801-553-5272 fax 801-553-8273

[illegible]

3 TREE PLANTING AND STAKING



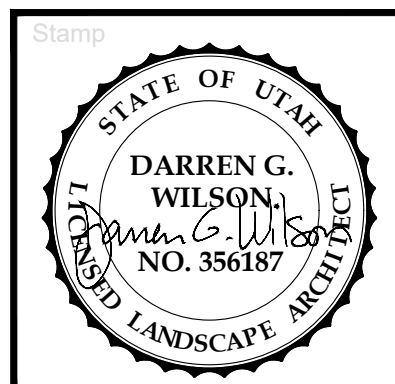
A cross-sectional diagram of a concrete curb and its surrounding layers. The central element is a concrete curb with a sloped top and a flat top surface. To the left of the curb is a layer of soil, and to the right is a layer of bark or stone mulch. Below the curb is a layer of weed barrier fabric (when required). The entire assembly sits on a prepared sub-grade. Labels with arrows point to the following components:

- CONCRETE MOWSTRIP SEE CIVIL DRAWINGS
- SOD
- TIGHT BEVELED JOINTS
- AMENDED SOIL
- BARK OR STONE MULCH
- WEED BARRIER FABRIC (WHEN REQUIRED)
- PREPARED SUB-GRADE

8 CONCRETE MOWSTRIP SCALE: N.T.



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 11276 south state street, suite 100b, draper, utah 84020
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Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Project for:

**THE CHURCH OF
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Revisions		
Mark	Date	Description

Project Number	22-29
Plan Series	Granger 300
Property Number	501269721010101
Date	May 2, 2022

Sheet Title

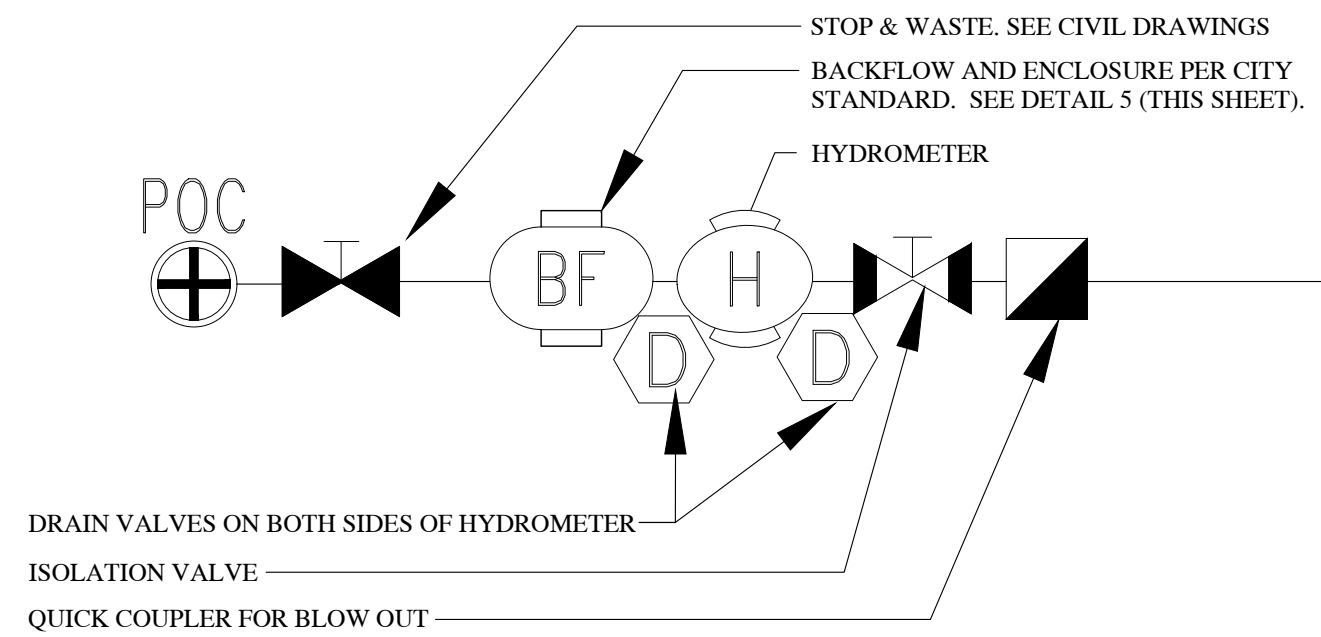
LANDSCAPE
DETAILS

Sheet

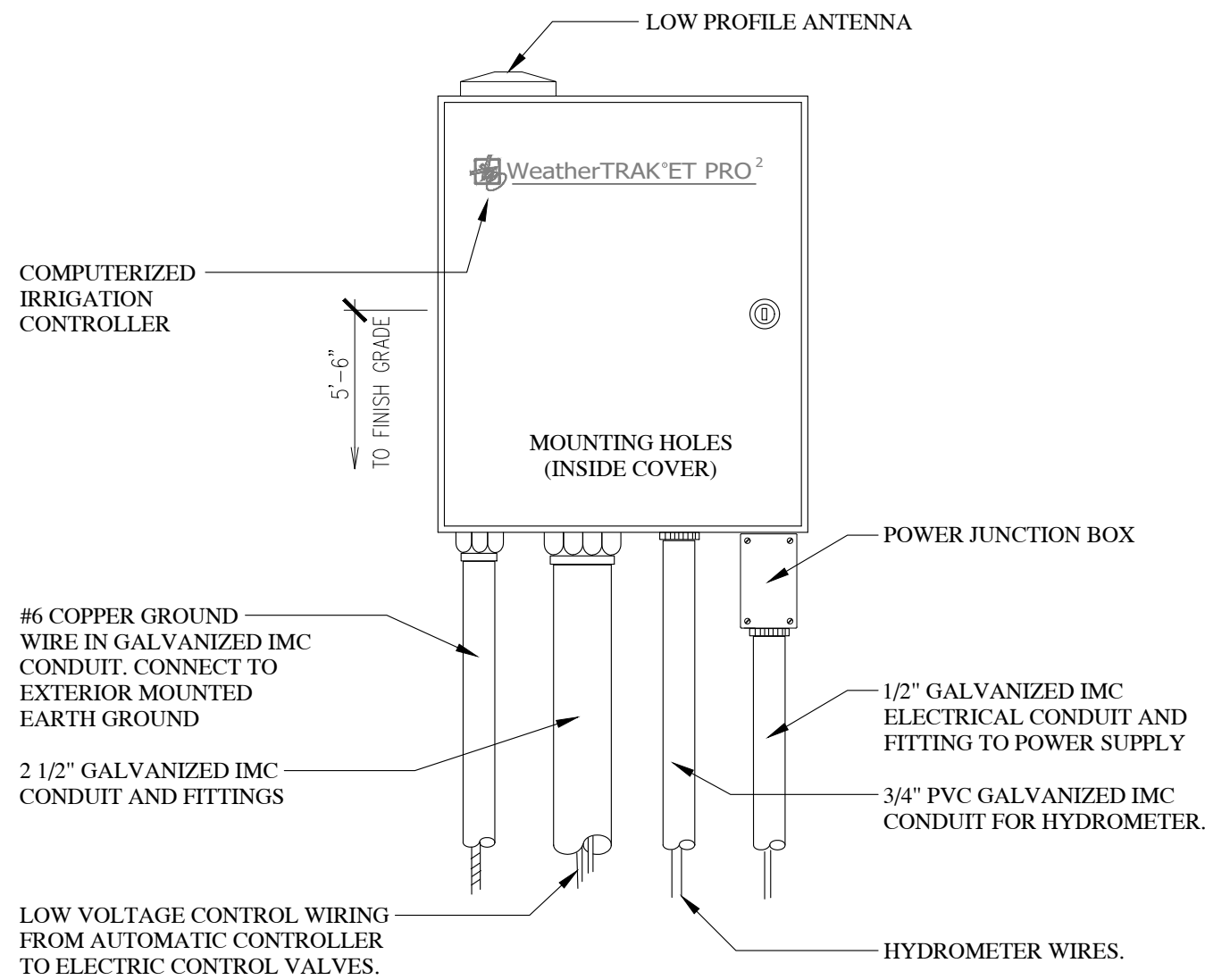
LS301



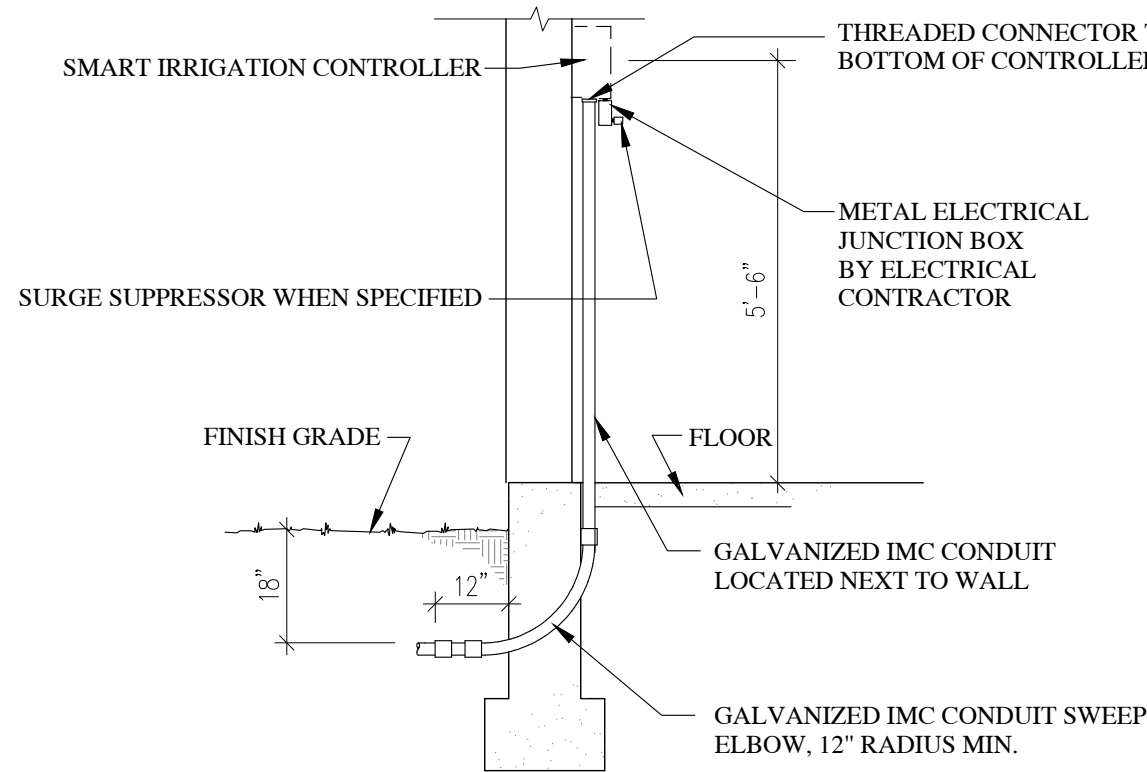
NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE
QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.



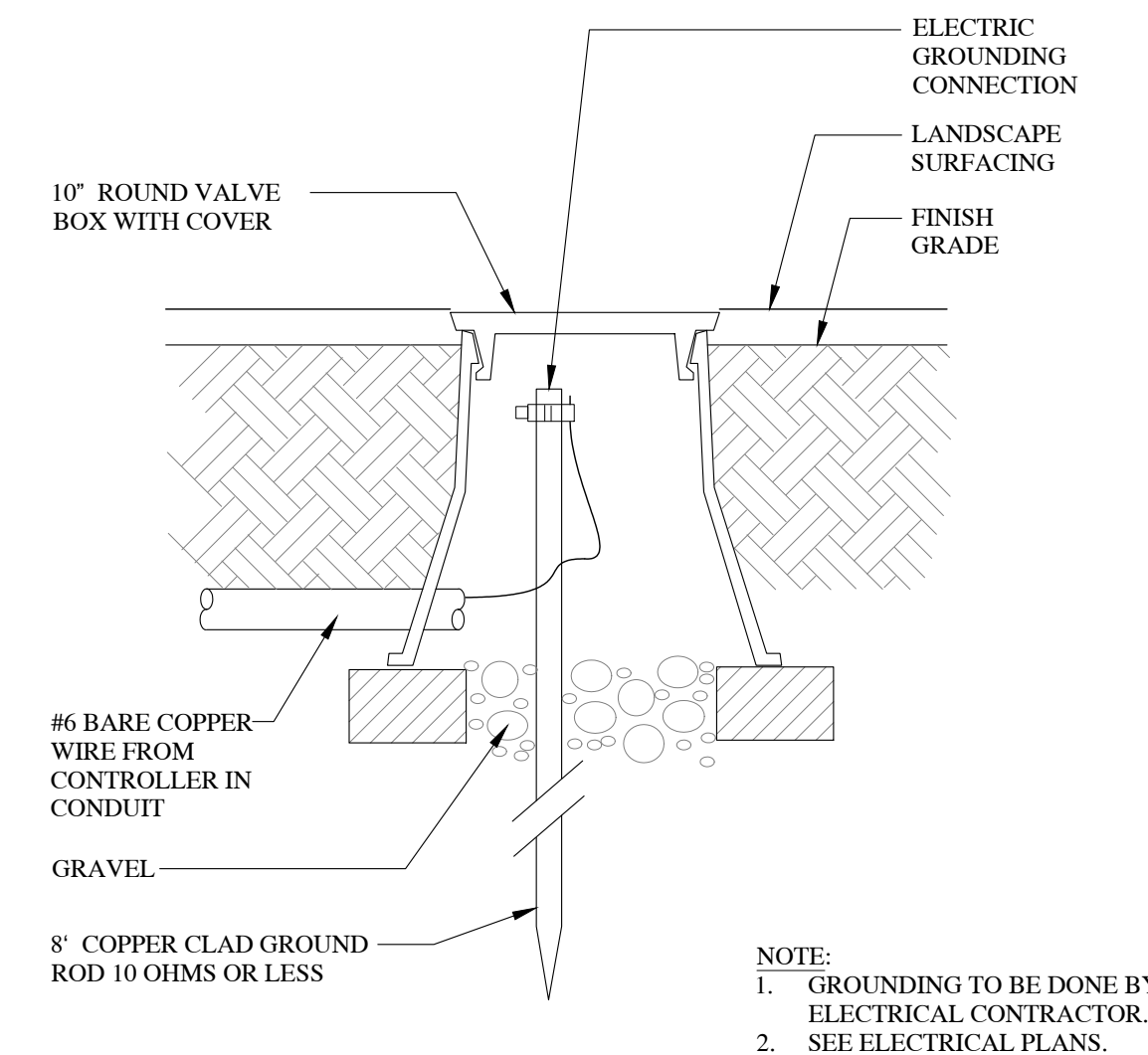
POC W/ BACKFLOW PREV. SCHEMATIC LAYOUT



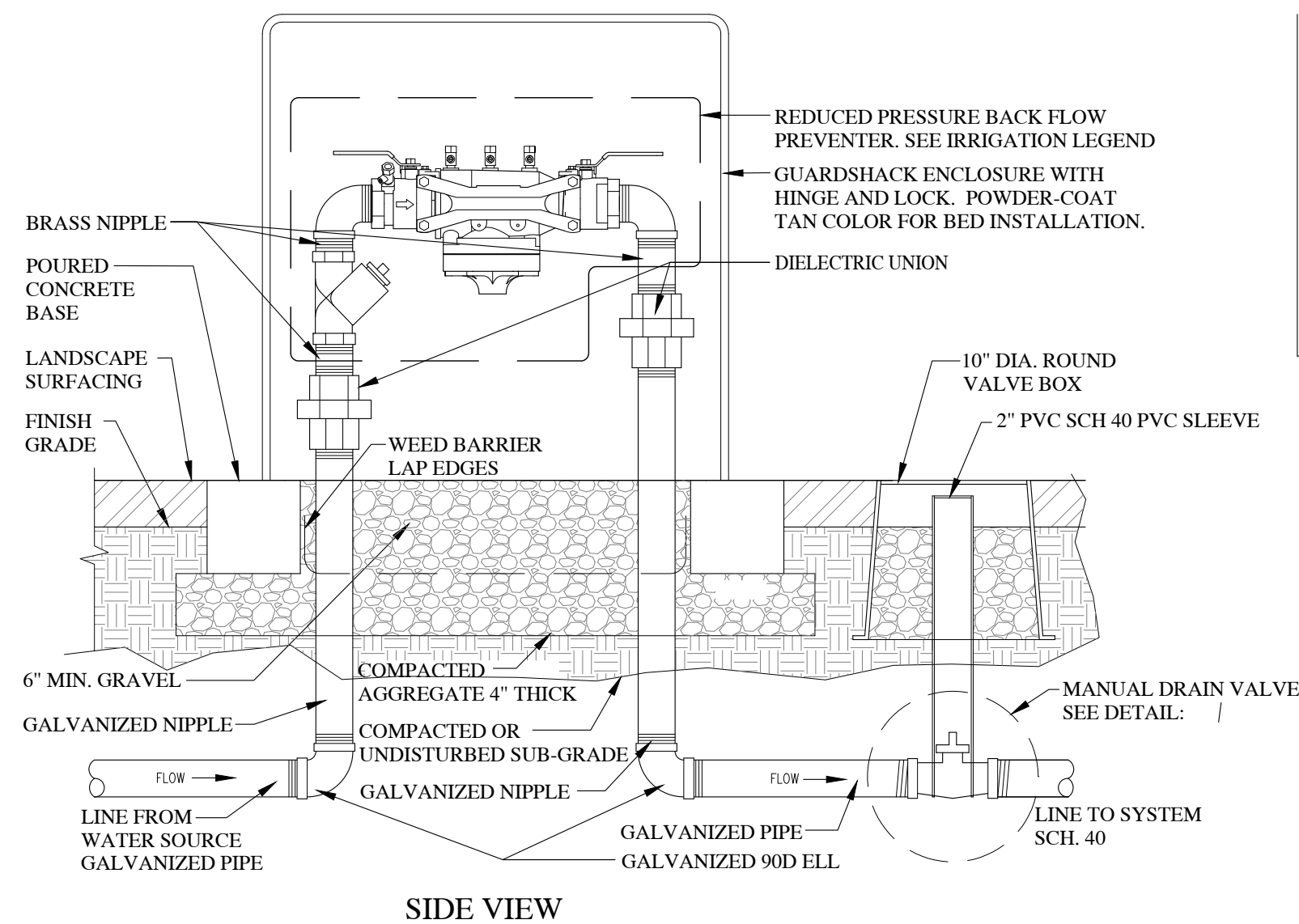
SMART CONTROLLER - WEATHER TRAK



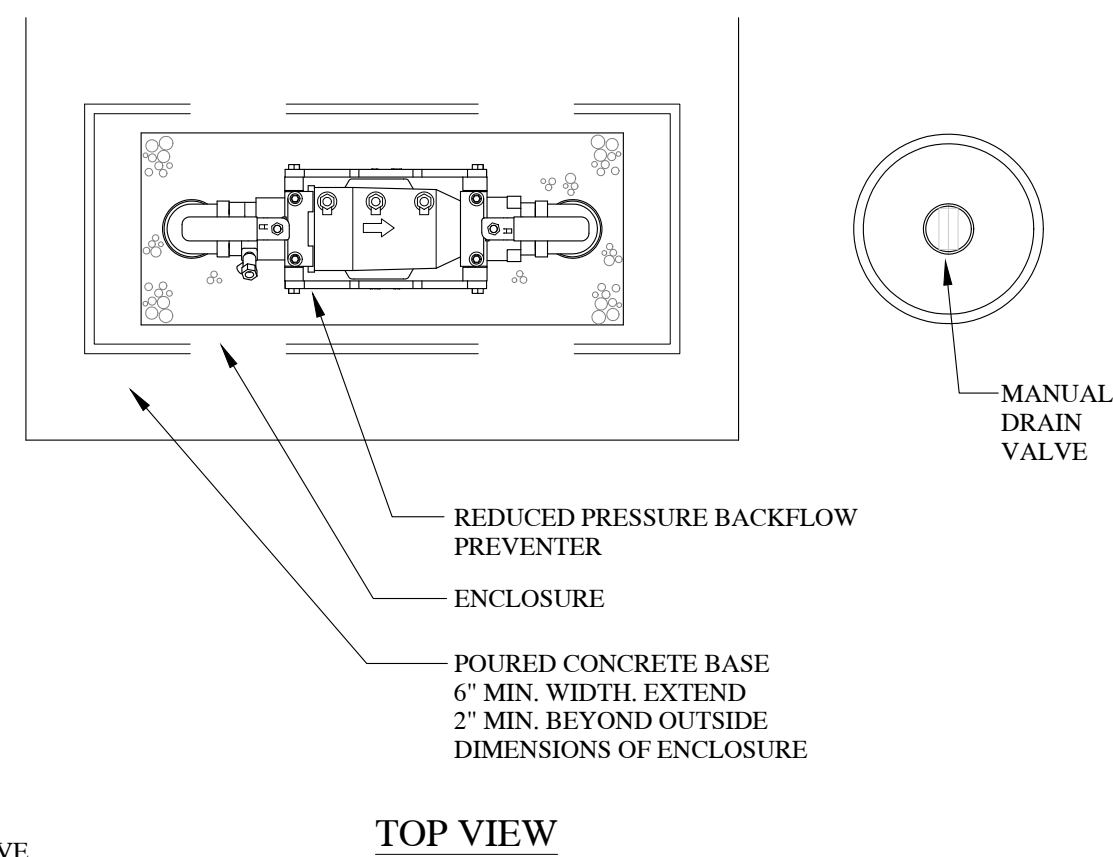
IRRIGATION CONTROLLER - INTERIOR MOUNT



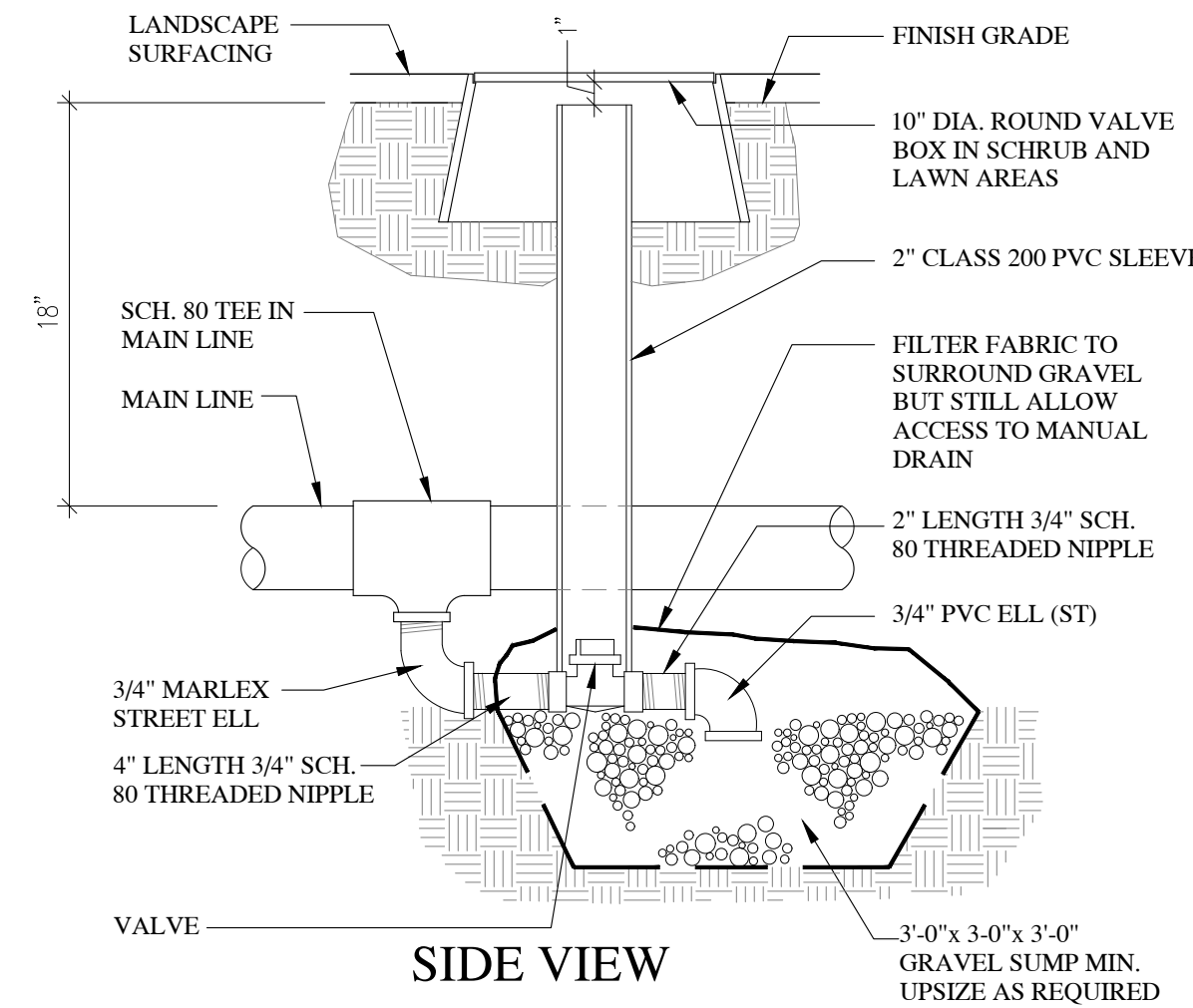
LIGHTNING GROUNDING ROD



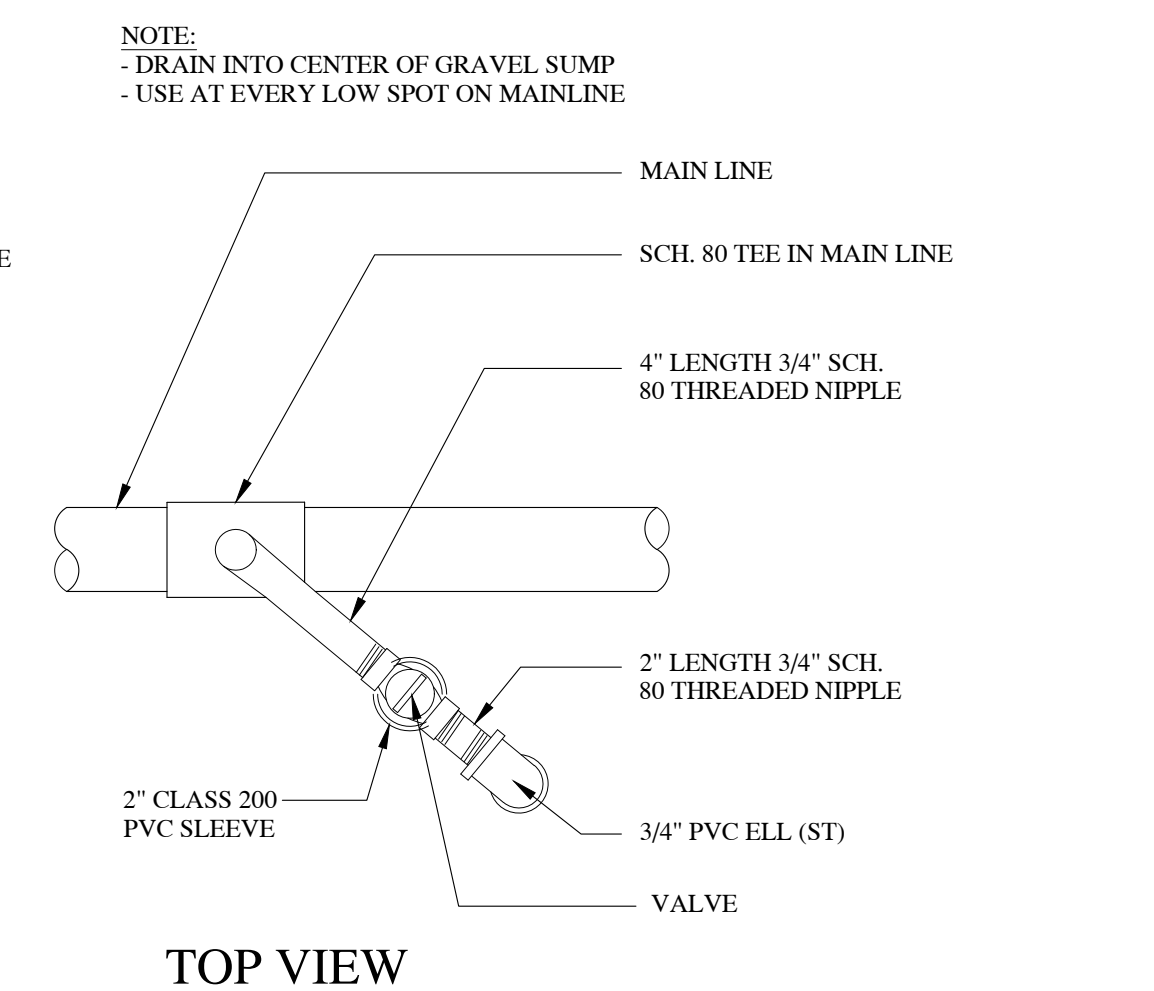
REDUCED PRESSURE BACKFLOW PREVENTER



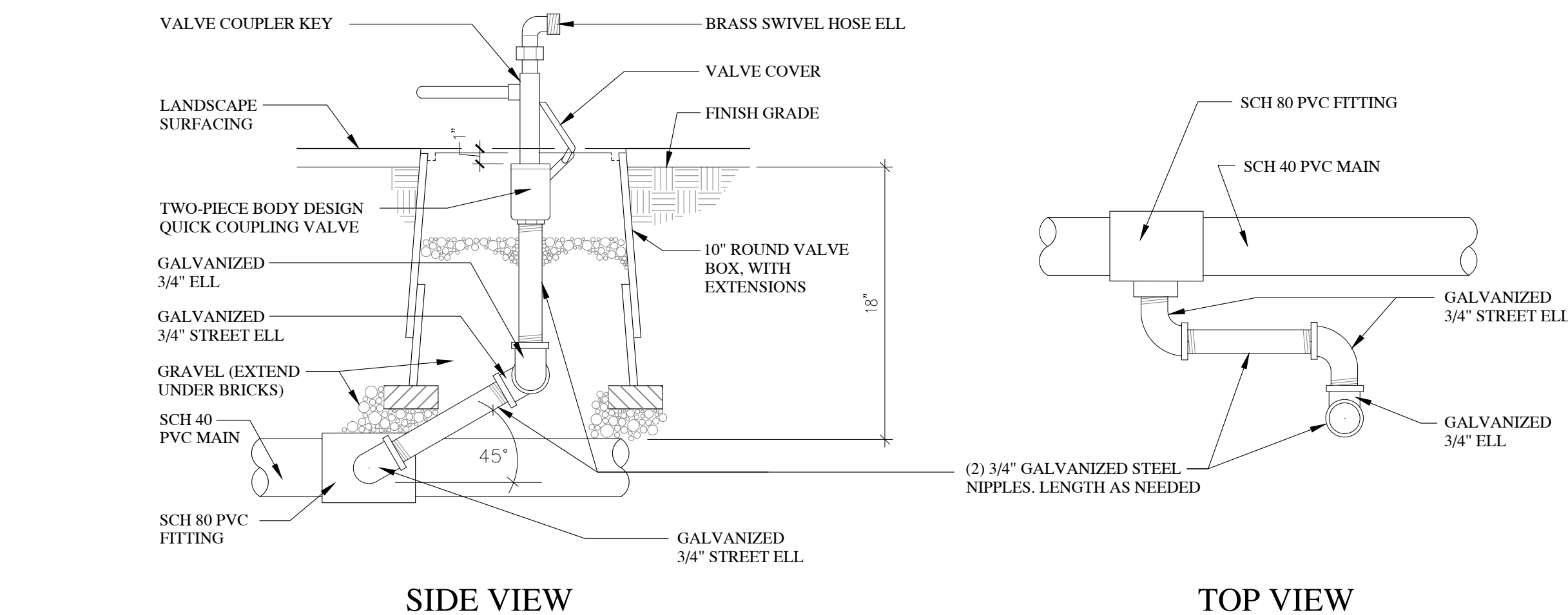
MAINLINE MANUAL DRAIN VALVE



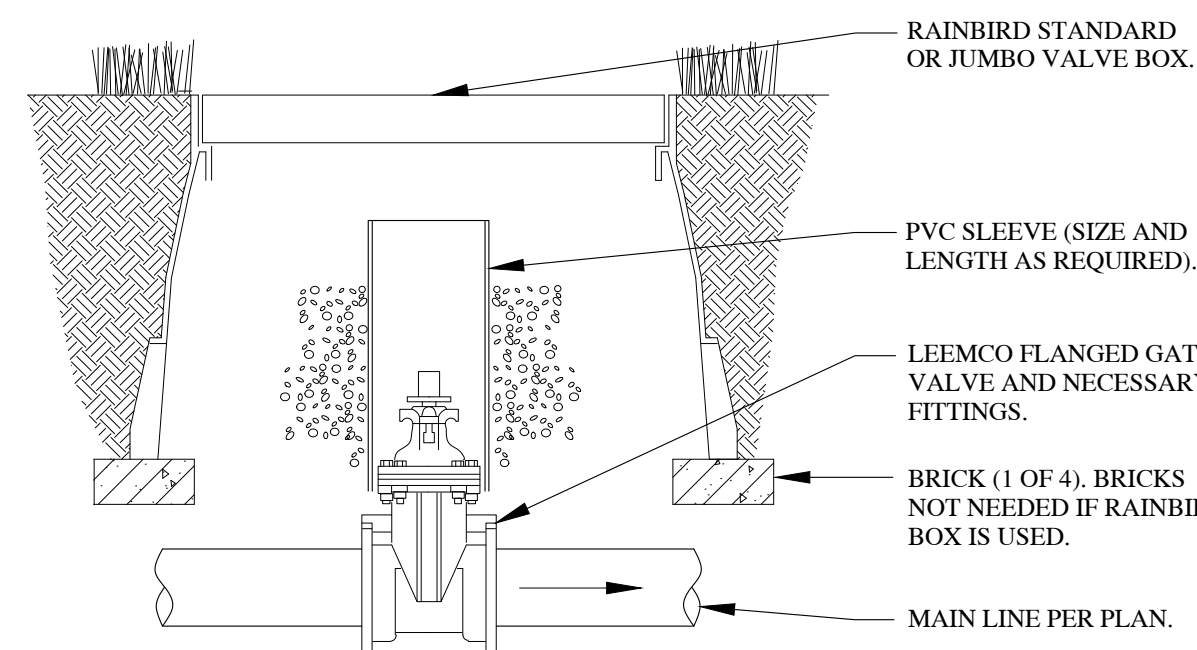
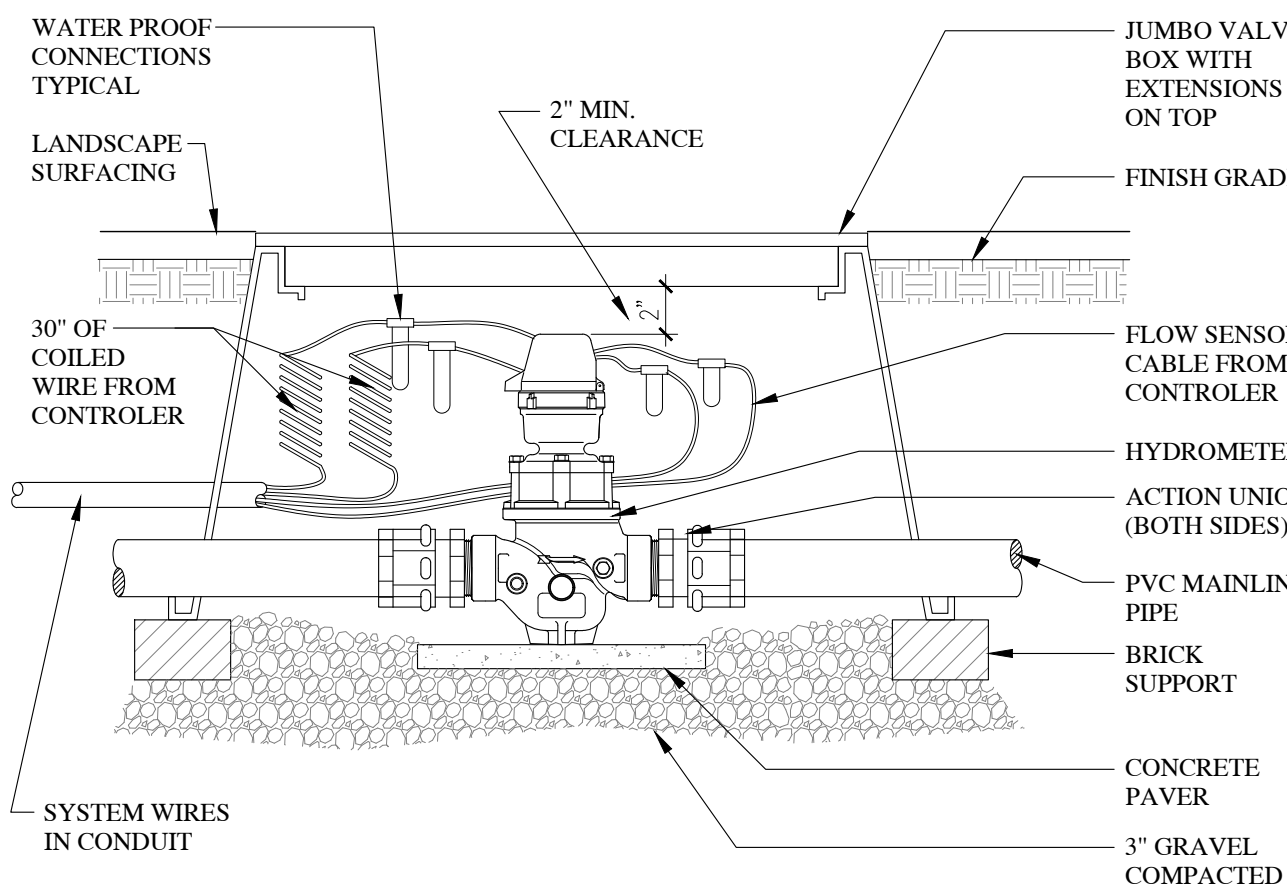
HYDROMETER



MAINLINE GATE VALVE



QUICK COUPLING VALVE



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Project for:
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Revisions	Description	Date	By

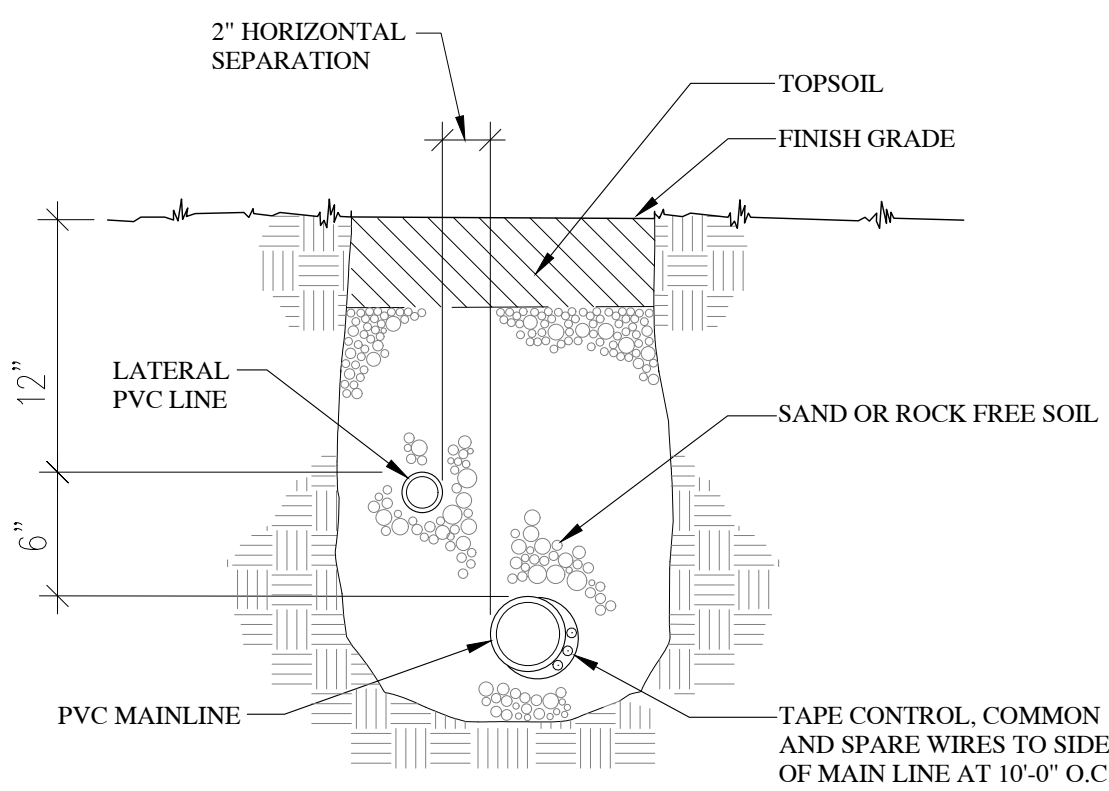
Project Number
22-28
Plan Series
Granger 300
Property Number
501289721010101
Date
May 2, 2022

Sheet Title

IRRIGATION DETAILS

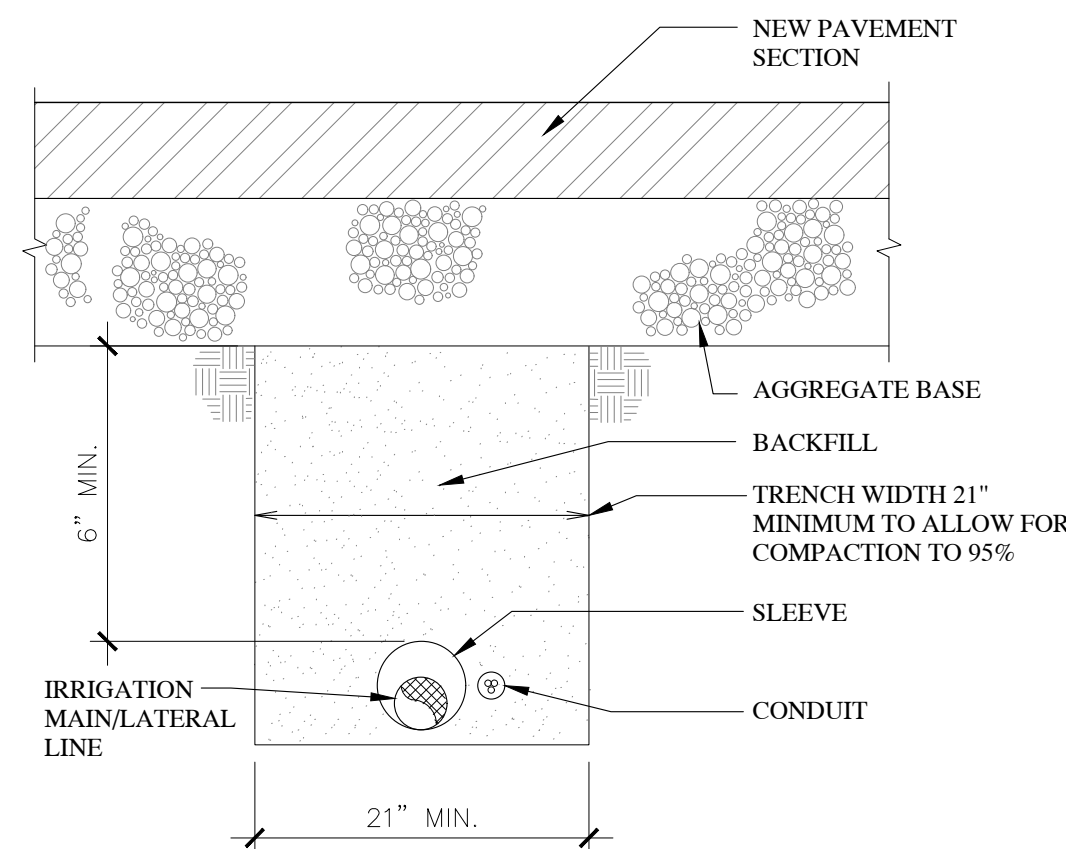
Sheet

LS401



1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

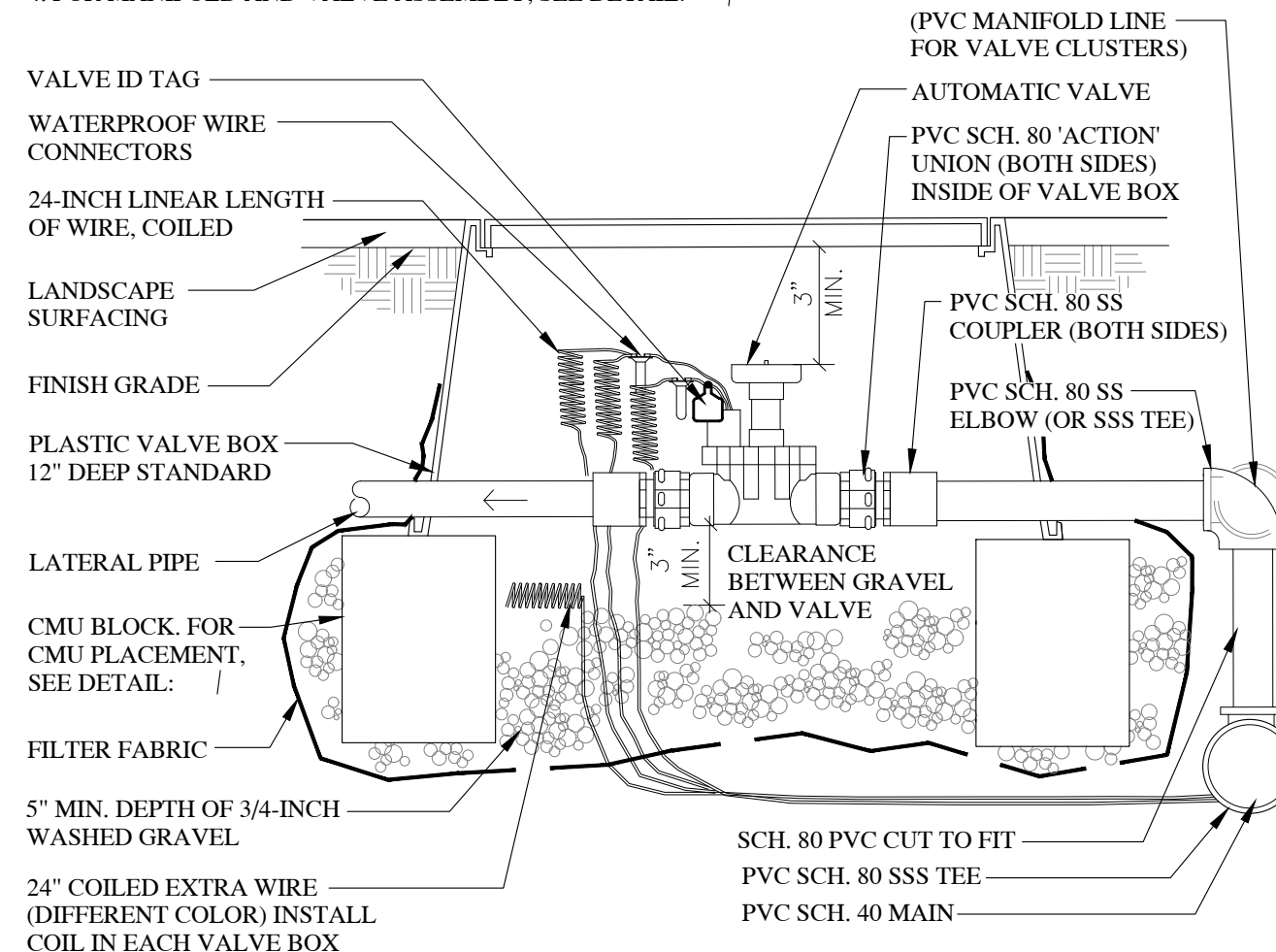
SCALE: NTS



2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS

SCALE: NTS

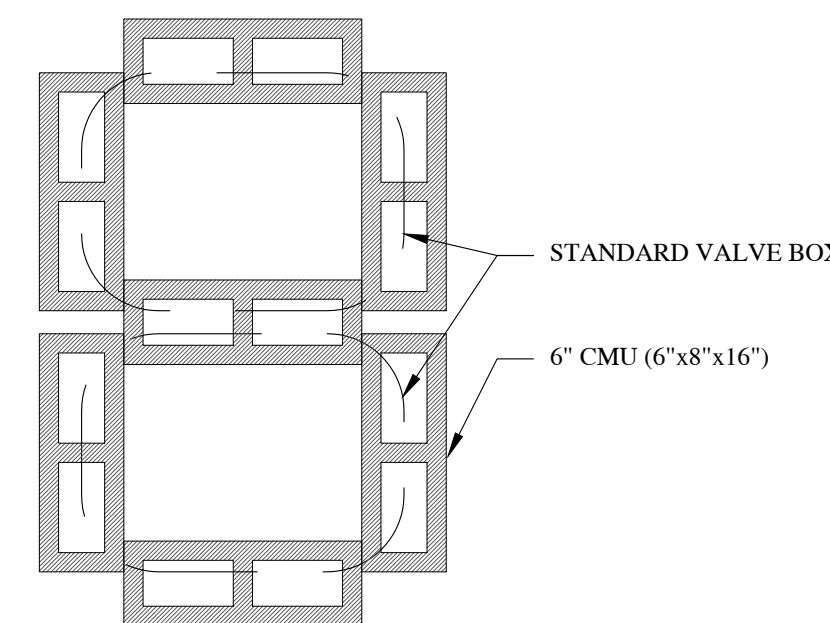
- NOTES:
1. LIMIT 1 VALVE PER BOX.
 2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
 3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.
 4. FOR MANIFOLD AND VALVE ASSEMBLY, SEE DETAIL.



5 AUTOMATIC VALVE - CONVENTIONAL WIRE

SCALE: NTS

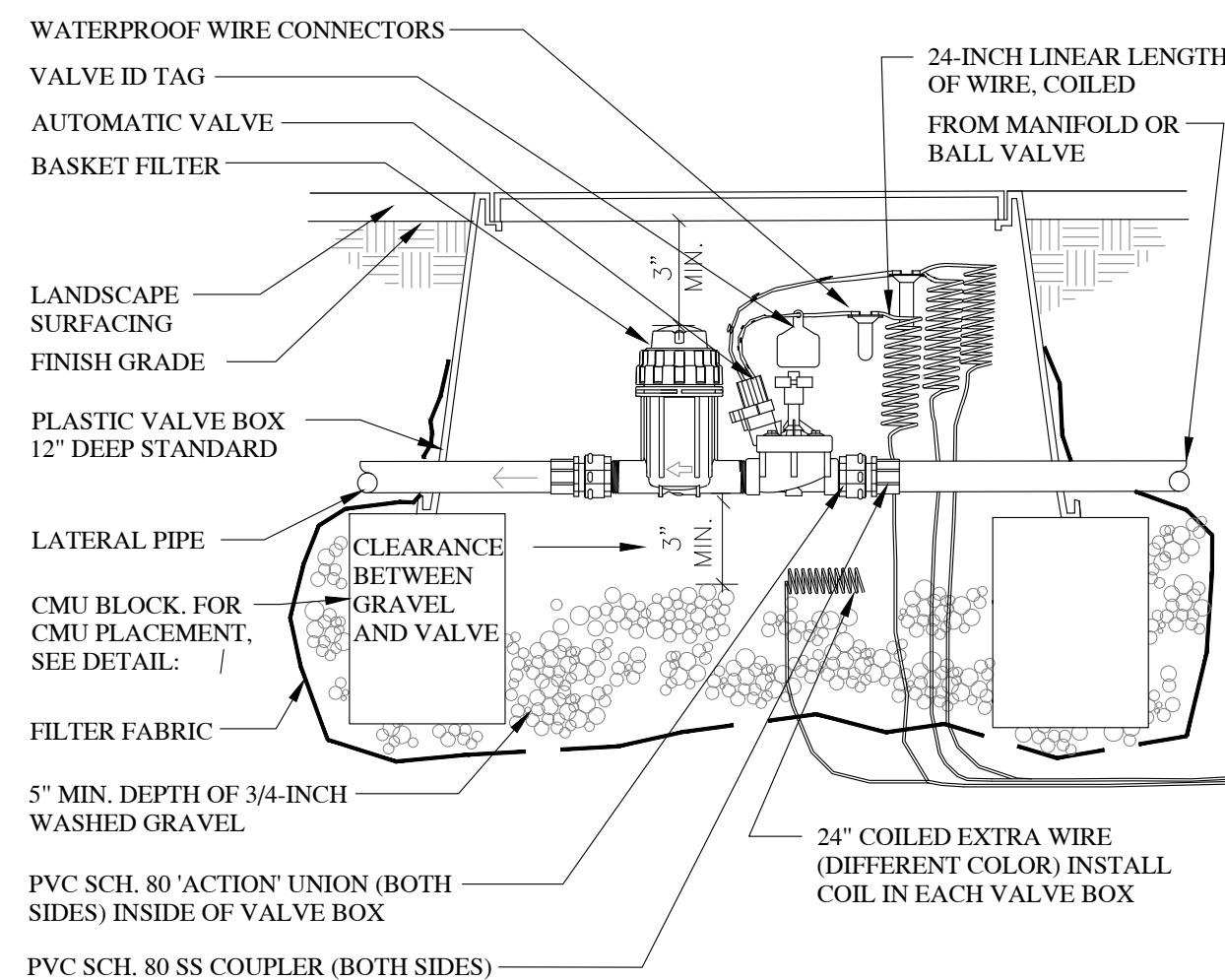
- NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
 2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



6 CMU PLACEMENT

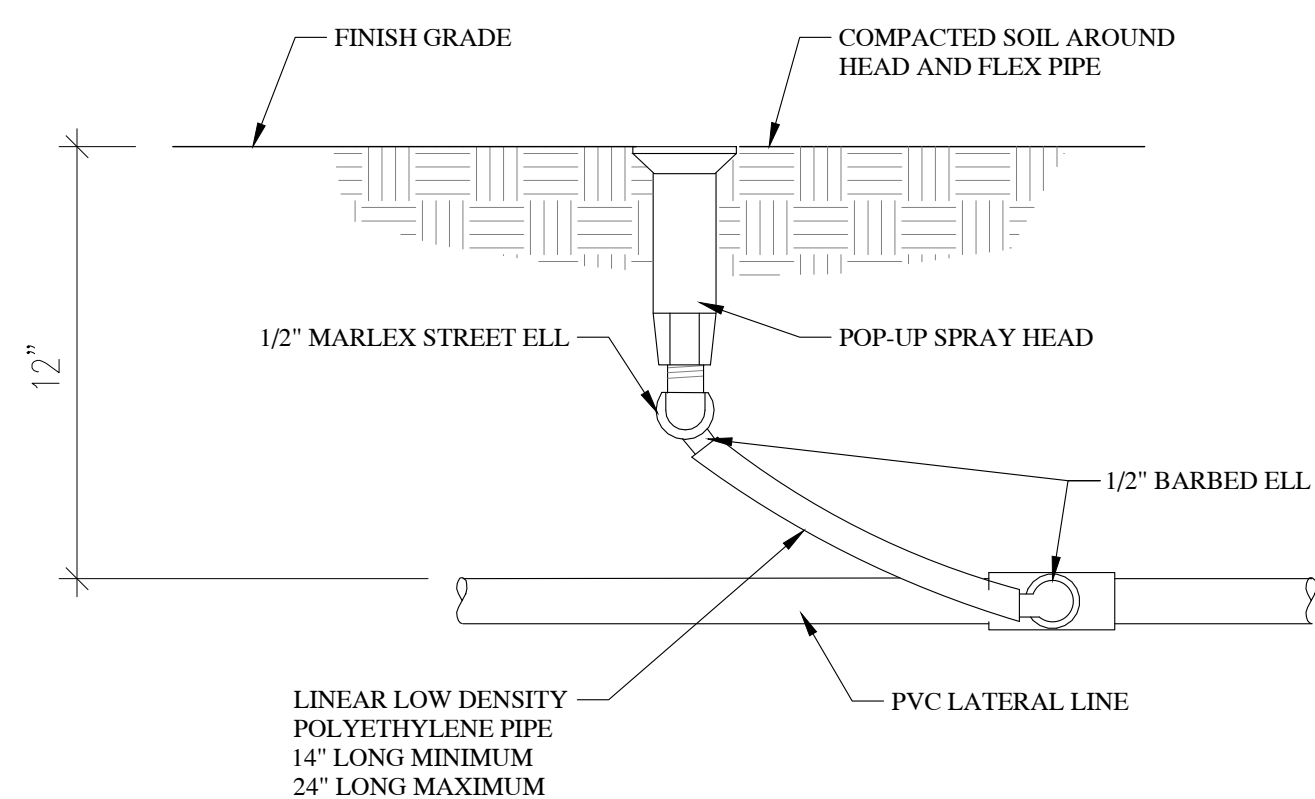
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- NOTES:
1. LIMIT 1 VALVE PER BOX.
 2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
 3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



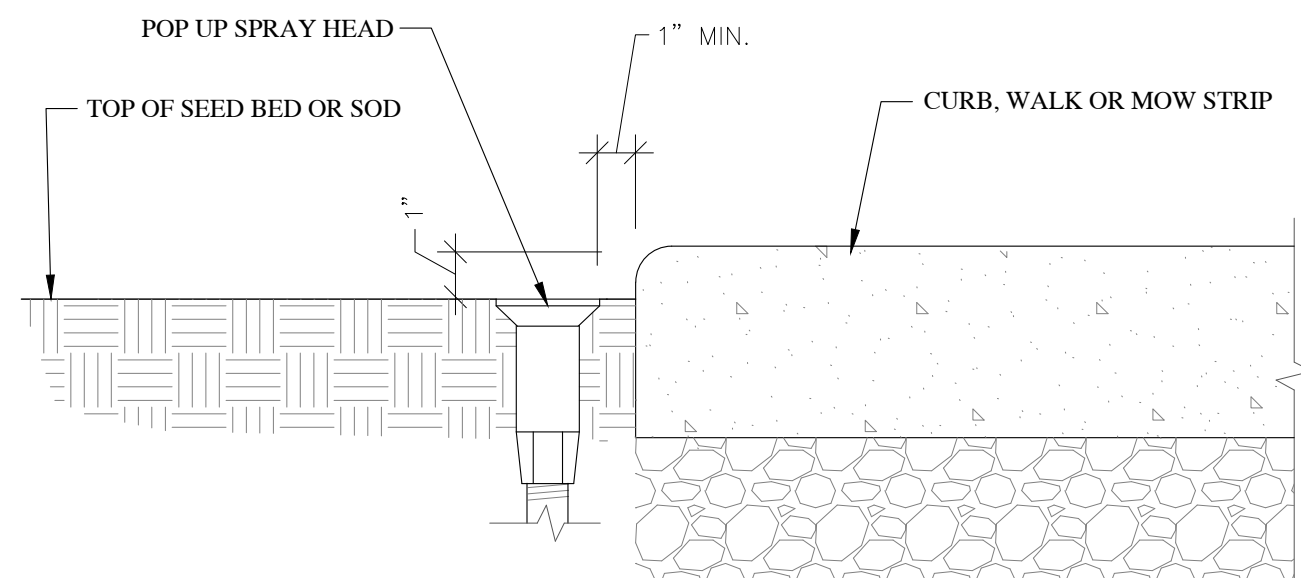
17 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS



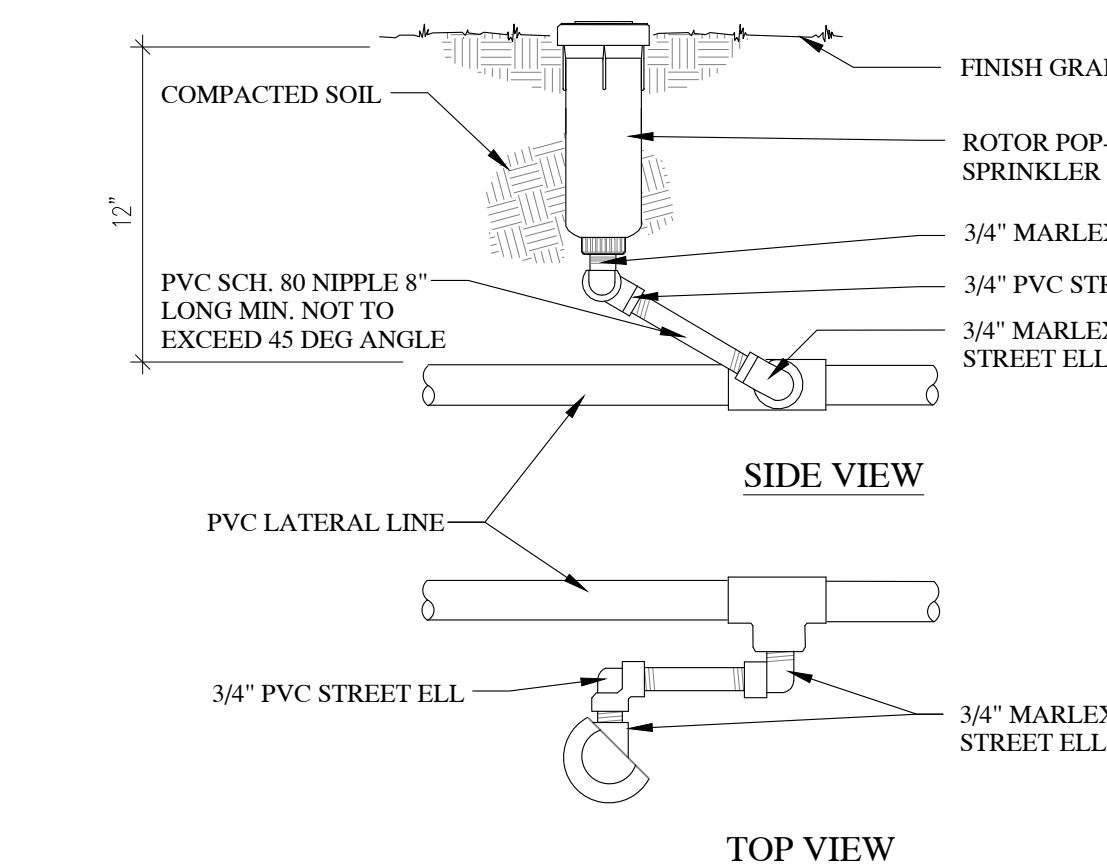
18 SPRAY AND ROTARY HEAD ASSEMBLY

SCALE: NTS



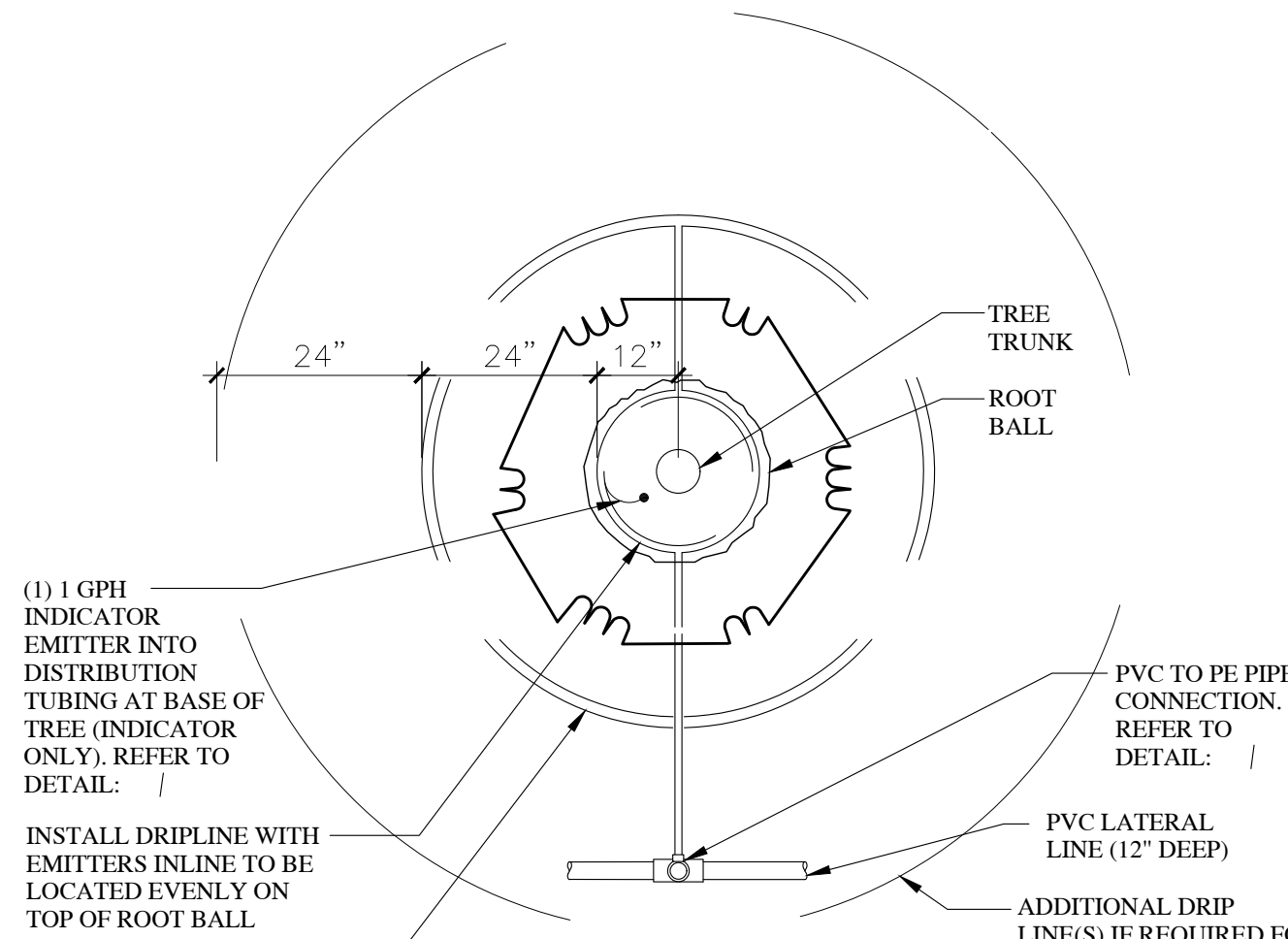
19 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK

SCALE: NTS



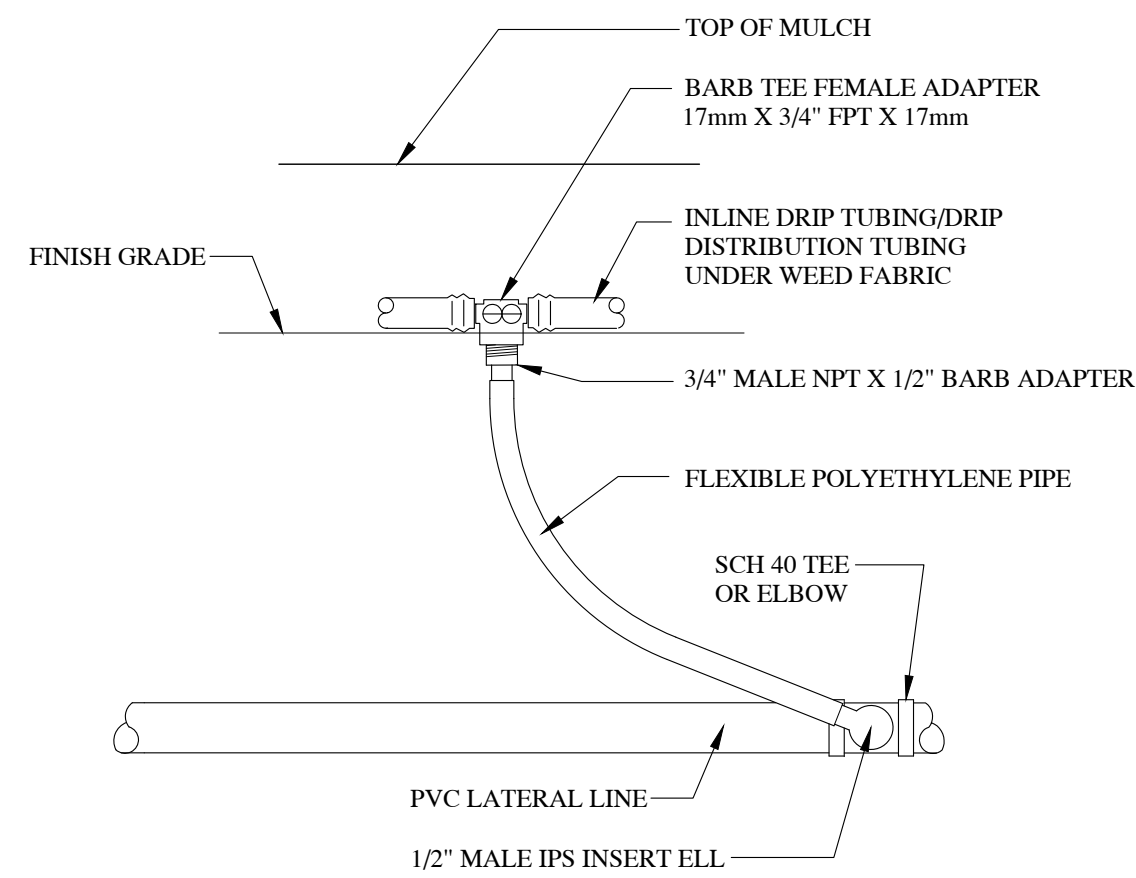
23 ROTOR POP-UP HEAD

SCALE: NTS



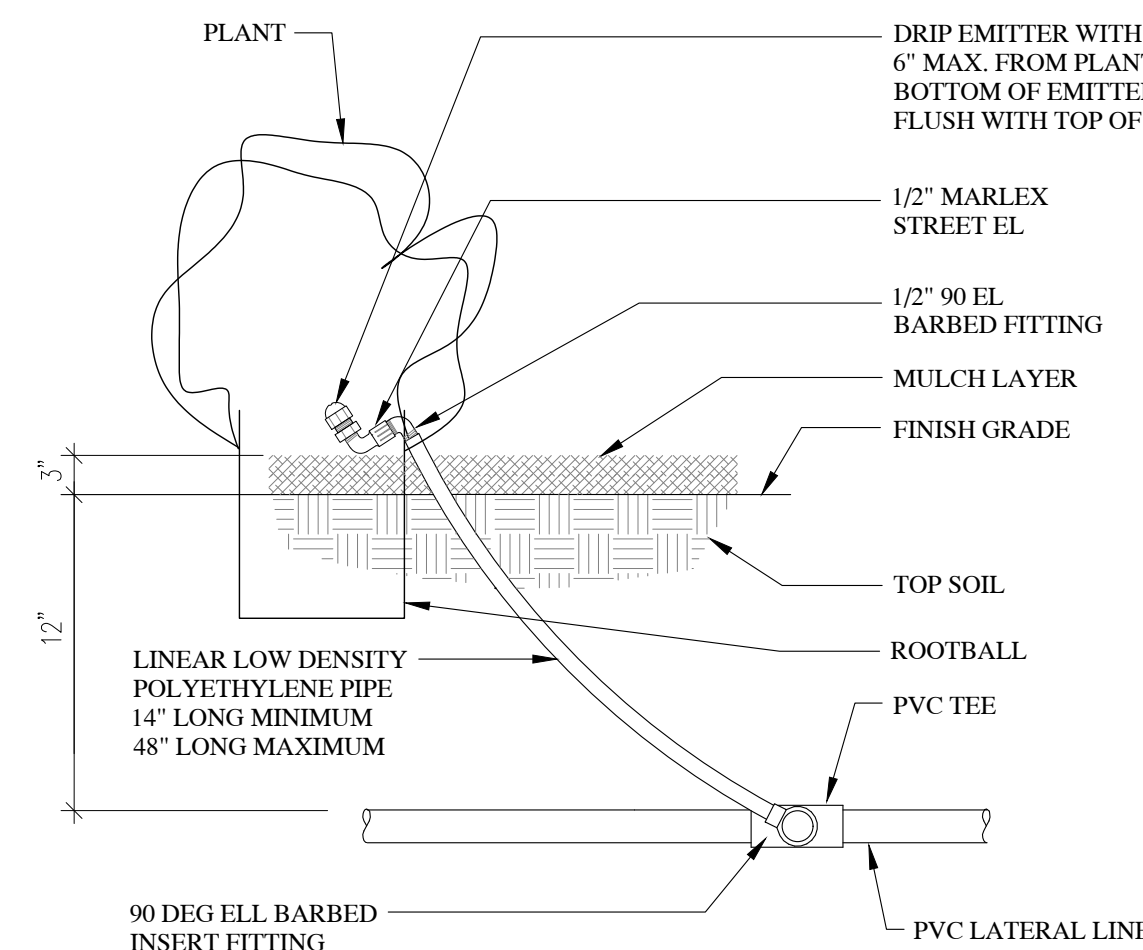
11 TREE DRIP - PLAN VIEW (PLANTER AREAS)

SCALE: NTS



13 PVC TO BE PIPE CONNECTION

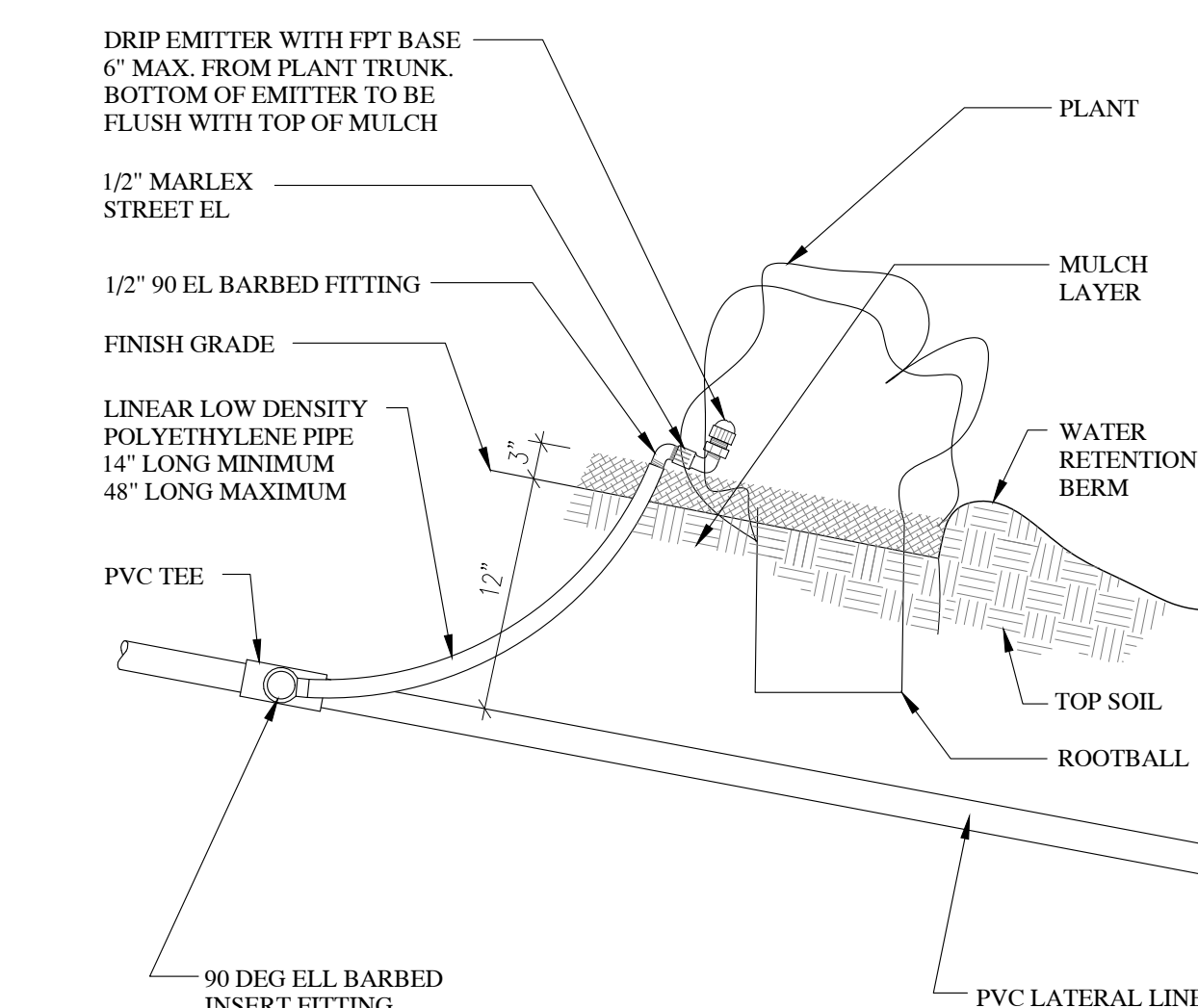
SCALE: NTS



14 DRIP EMITTER INSTALLATION

SCALE: NTS

NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.



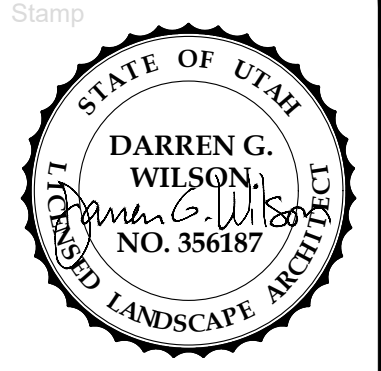
15 DRIP EMITTER - INSTALLATION ON SLOPE

SCALE: NTS

NOTE: ON SLOPES, LOCATE EMITTER ON THE UPHILL SIDE OF PLANT OR TREE.



evans + associates architecture
11376 South State Street, Suite 103B, Draper, Utah 84020
phone 801-553-5272 fax 801-553-5273



A New Building for
Eagle Mountain UT Silver Lake Stake
Eagle Mountain UT Silver Lake Stake

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Drawings

Project Number
22-29
Plan Series
Granger 300
Property Number
501269721010101
Date
May 9, 2025

Sheet Title
IRRIGATION DETAILS

Sheet
LS402

Architect / Engineer:

Stamp:

PROJECT NAME

PROJECT ADDRESS

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Description

Date
(D-M-Y)

Mark

Project Number:

Plan Series:

G300-MH-09

Property Number:

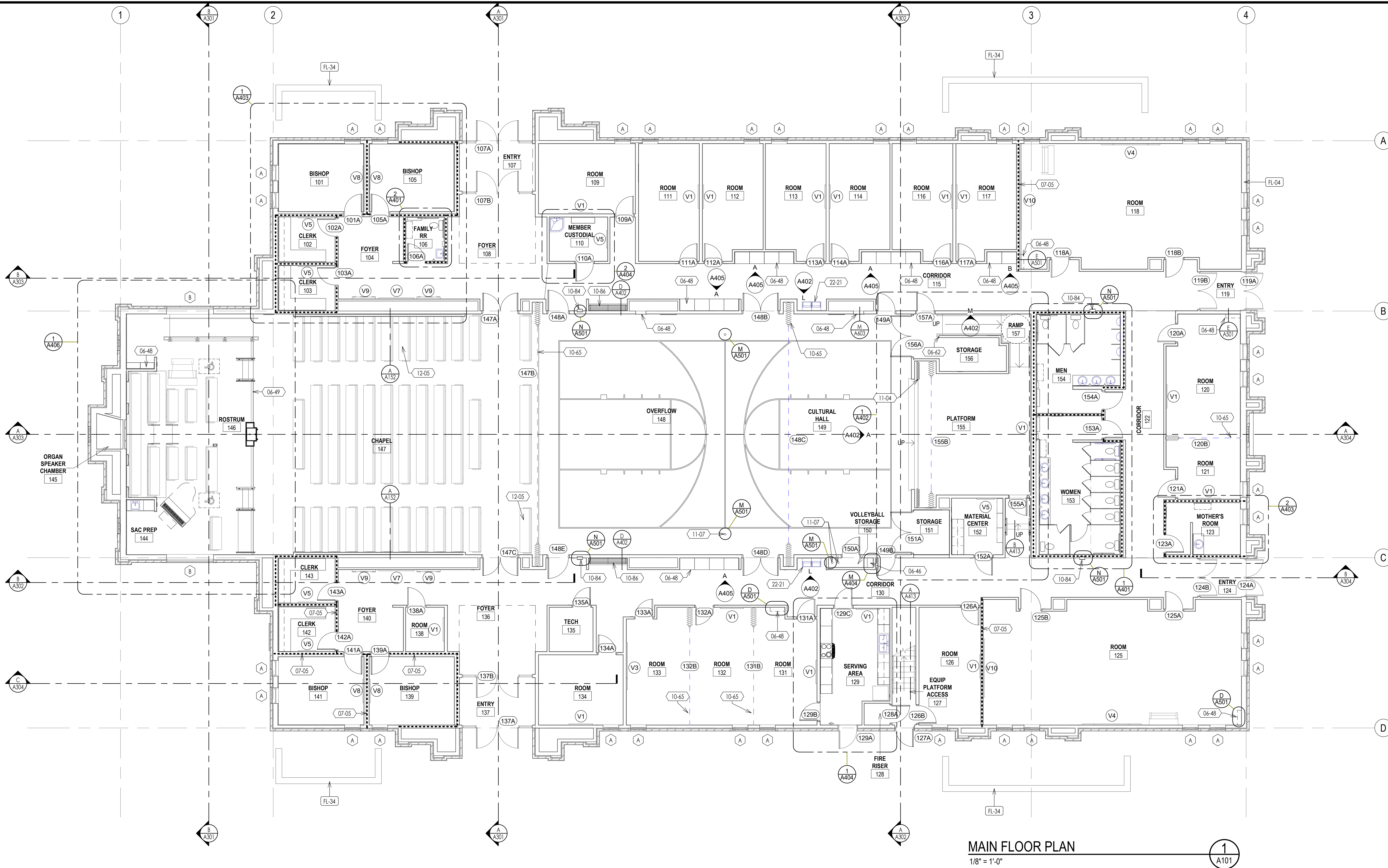
Sheet Title:

**MAIN FLOOR
PLAN**

Sheet:

A101

12/21/2021 9:27:46 AM



KEYNOTES

XX-XX KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

06-46	SHELVING, SEE DETAILS
06-48	WOOD VENEER FACED ARCHITECTURAL CABINETS, SEE DETAILS & SPECIFICATION
06-49	ROSTRUM CASEWORK, SEE DETAILS & SPECIFICATION
06-62	SOLID WOOD TRIM BOARD STAINED TO MATCH WOOD TRIM COVERING END FACE OF WALL FROM FLOOR TO CEILING
07-05	BLANKET SOUND INSULATION
10-65	FOLDING ACCORDION DOOR, SEE DETAILS & SPECIFICATION
10-84	FIRE PROTECTION CABINET, SEE SPECIFICATION
10-86	HAT & COAT RACK, SEE SPECIFICATION
11-04	MANUALLY OPERATED STAGE CURTAIN, SEE DETAILS & SPECIFICATION
11-07	VOLLEYBALL POST HOLE, SEE DETAILS & SPECIFICATIONS
12-05	CUSHIONED PEW SEATING, SEE F101
22-21	ELECTRICAL WATER COOLER, SEE PLUMBING DRAWINGS & SPECIFICATION

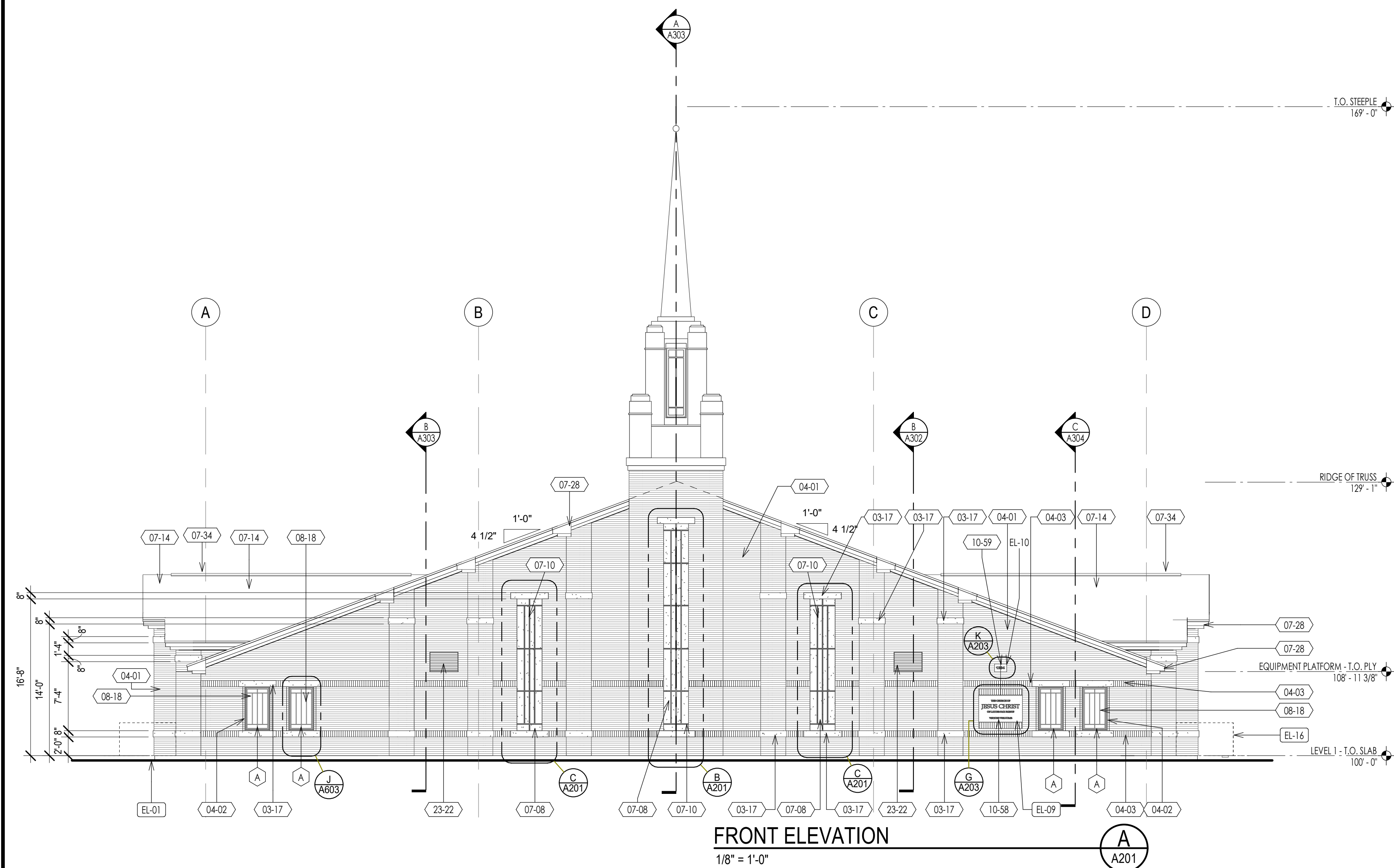
FP-XX KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

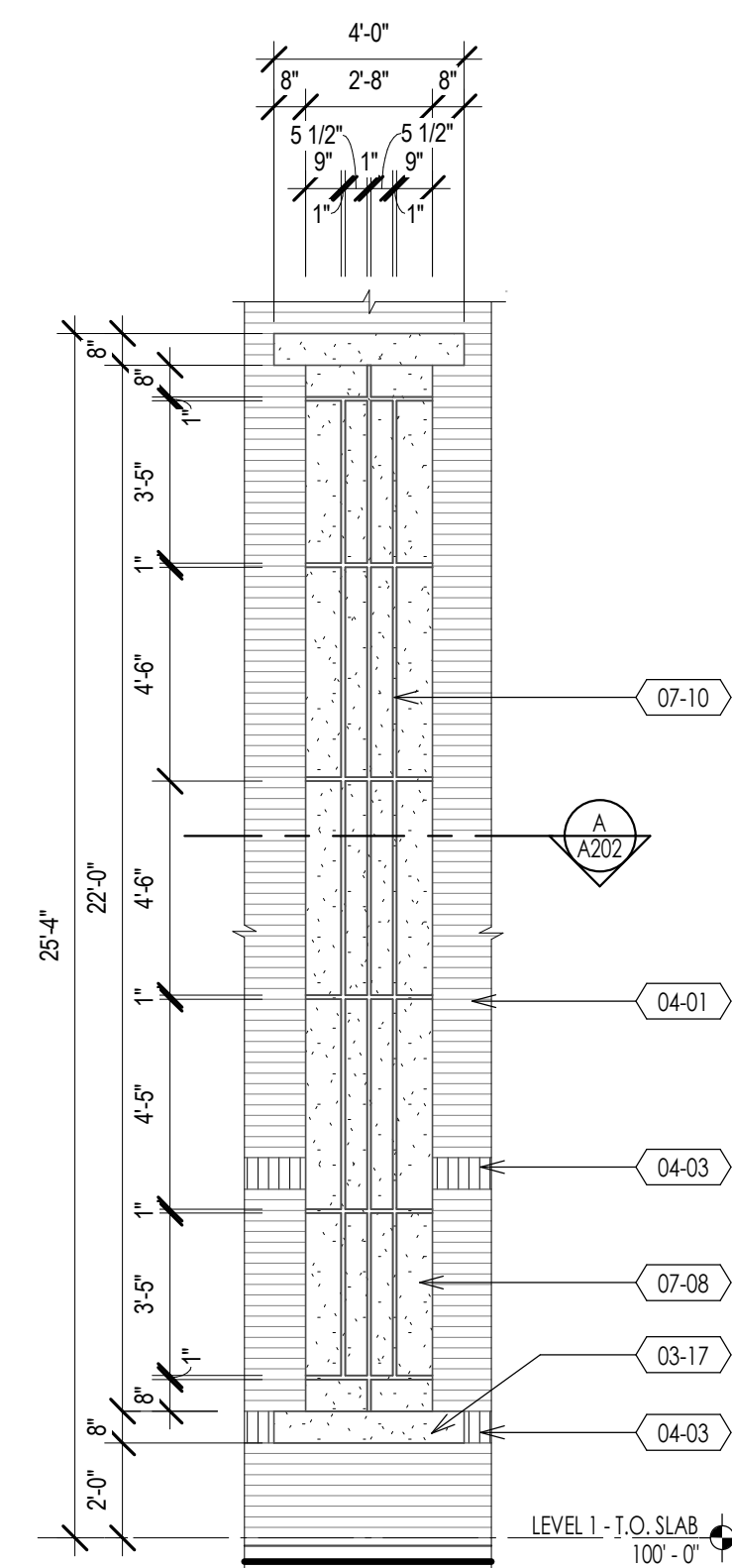
FL-04	SEE ARCHITECTURAL WALL TYPES PLAN FOR ALL WALL TYPES
FL-34	MECHANICAL ENCLOSURE WALL, SEE CIVIL & MECHANICAL DRAWINGS

FLOOR PLAN GENERAL NOTES

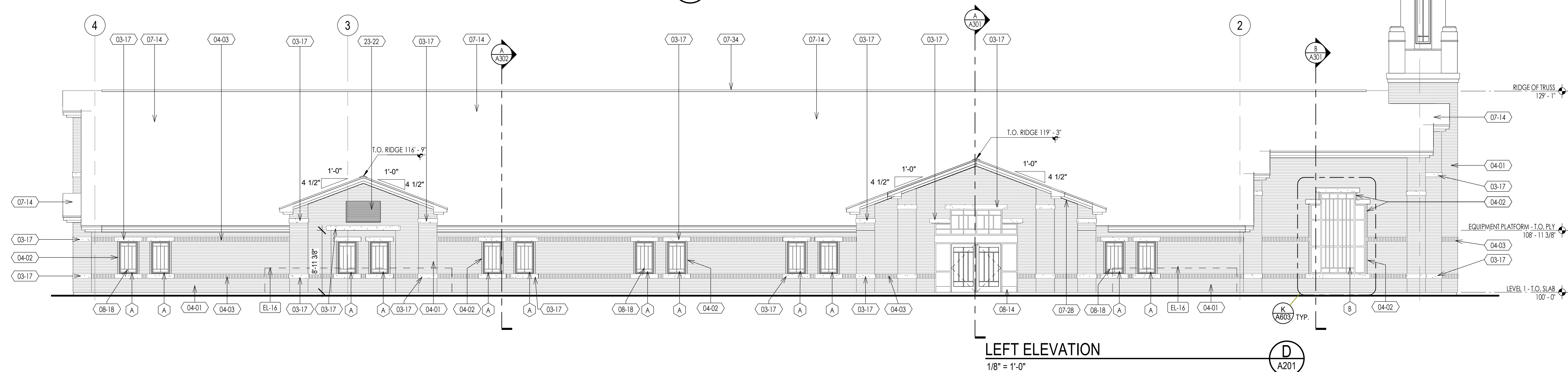
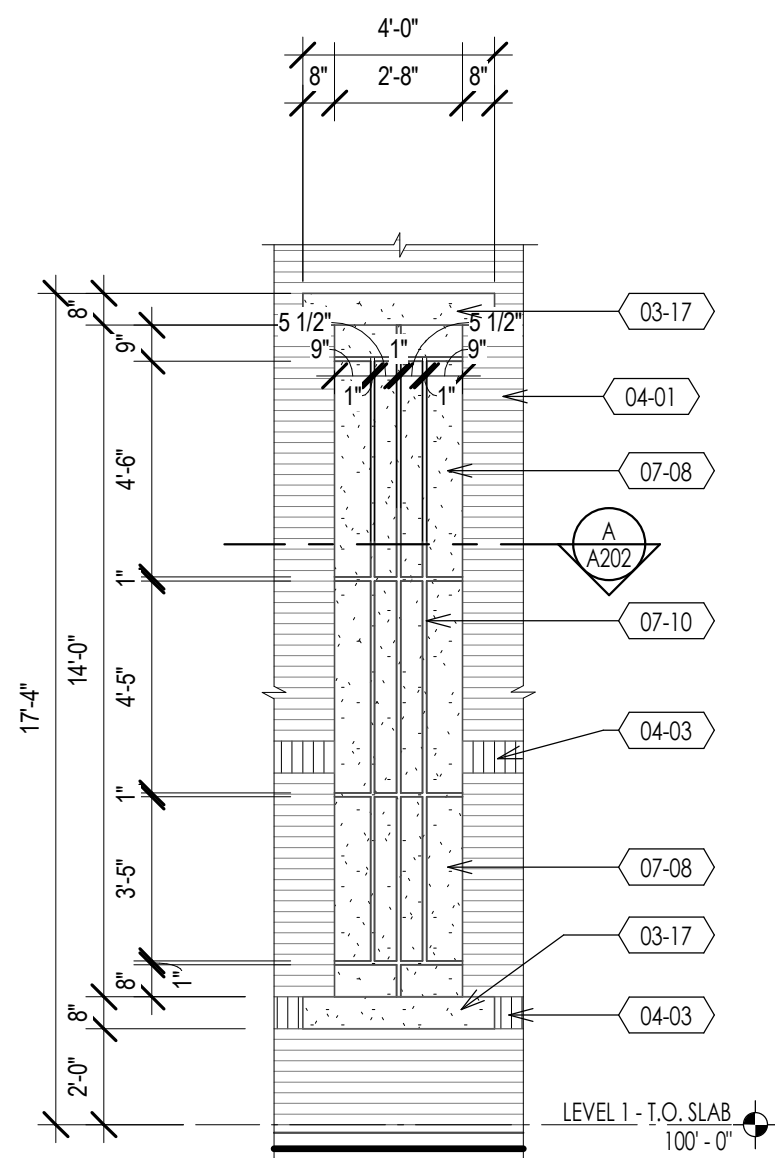
- SEE SHEET A103 FOR DIMENSIONS.
- SEE SHEET A111 & A112 FOR WALL TYPES
- INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND ENTRY 107, 119, 125 AND 138.
- PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, WALL HUNG CABINETS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS.
- FOR ELEVATIONS OF VISUAL DISPLAY BOARDS, SEE SHEET A601.
- VAPOR RETARDER UNDER CONCRETE SLAB - SEE STRUCTURAL.
- FOR LOCATION OF RETURN AIR DUCT IN STUD WALLS, SEE MECHANICAL DRAWINGS.
- PROVIDE A 2x FIRE BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
- ALL WALLS EXCEEDING 10 FEET IN HEIGHT, PROVIDE 2x FIRE BLOCKING NOT TO EXCEED 10'-0" O.C. VERTICALLY.
- FOR DOOR SCHEDULES, SEE SHEET A802.
- SEE CIVIL SHEETS FOR CONTINUATION OF CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
- GRID LINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- IF AHJ REQUIRES A "KNOX BOX, ARCHITECT WILL INDICATE THE LOCATION PER THE AHJ'S REQUIREMENT. IF NOT REQUIRED, REMOVE REFERENCES TO A "KNOX" BOX AND DO NOT PROVIDE ONE.
- LIGHT COVE AND SLOPED WALL, SEE A/A152.



EIFS DETAIL TYPE 1
1/4" = 1'-0"



EIFS DETAIL TYPE 2
1/4" = 1'-0"



KEYNOTES

XX-XX KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
04-01	BRICK VENEER MASONRY, RUNNING BOND, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, STACK BOND, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, SEE DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-10	WATER-MANAGED EIFS ARCHITECTURAL SCORING JOINT, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
10-58	ENGRAVED STONE LDS PANEL SIGN, SEE DETAILS & SPECIFICATION
10-59	ENGRAVED ADDRESS STONE SIGN, SEE DETAILS & SPECIFICATION
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

FP-XX KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

EL-01	VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0"
EL-09	STONE MEETINGHOUSE SIGN MOUNTED ON LEFT OR RIGHT AS SELECTED BY ARCHITECT. SEE DETAILS
EL-10	BUILDING ADDRESS SIGN MOUNT AT LOCATION AS SELECTED BY ARCHITECT AND VISIBLE FROM THE STREET. SEE DETAILS
EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS

Architect / Engineer:

Stamp:

PROJECT NAME

PROJECT ADDRESS

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Description

Date (D-M-Y)

Mark

Project Number:

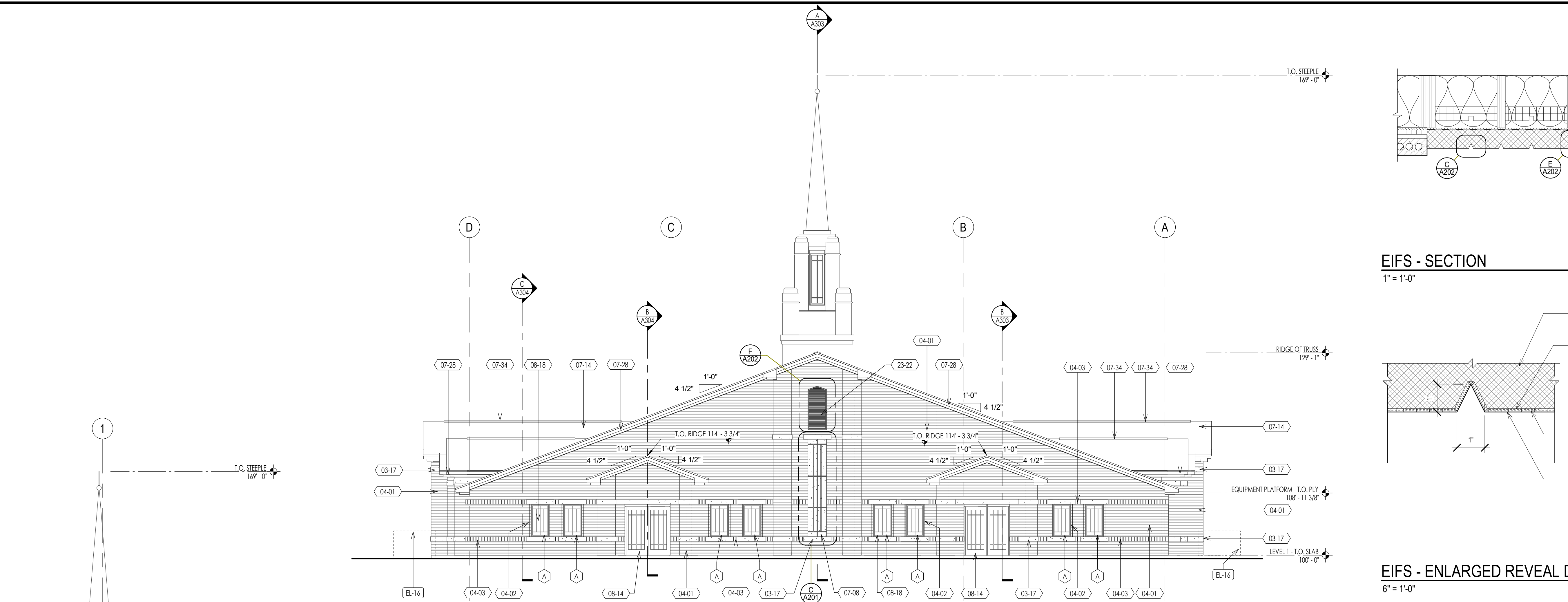
Plan Series:
G300-MH-09

Property Number:

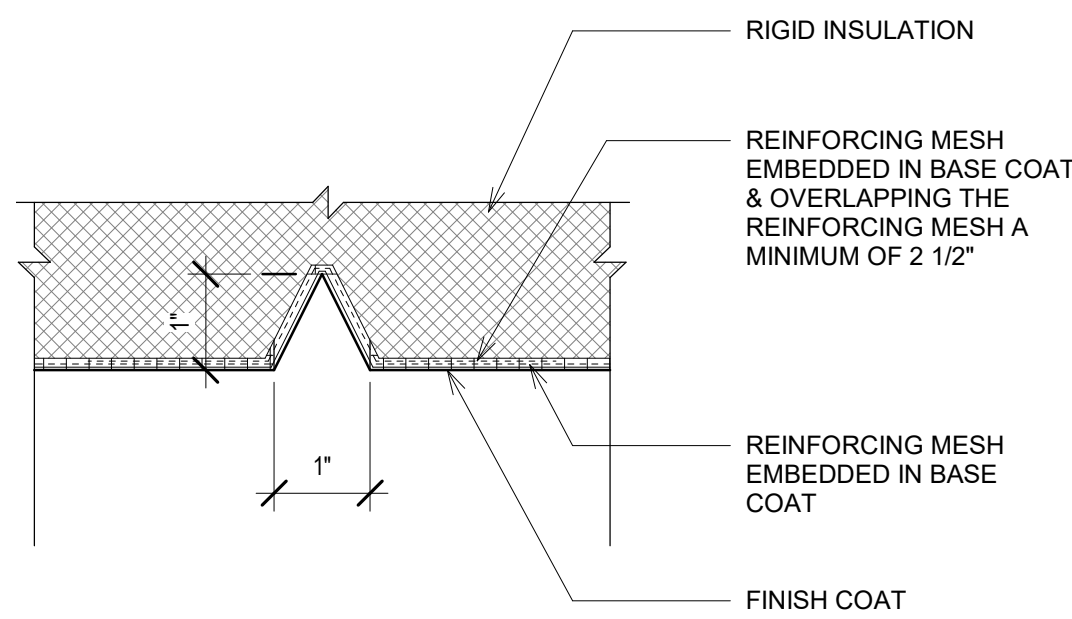
Sheet Title:
**BUILDING
ELEVATIONS**

Sheet:

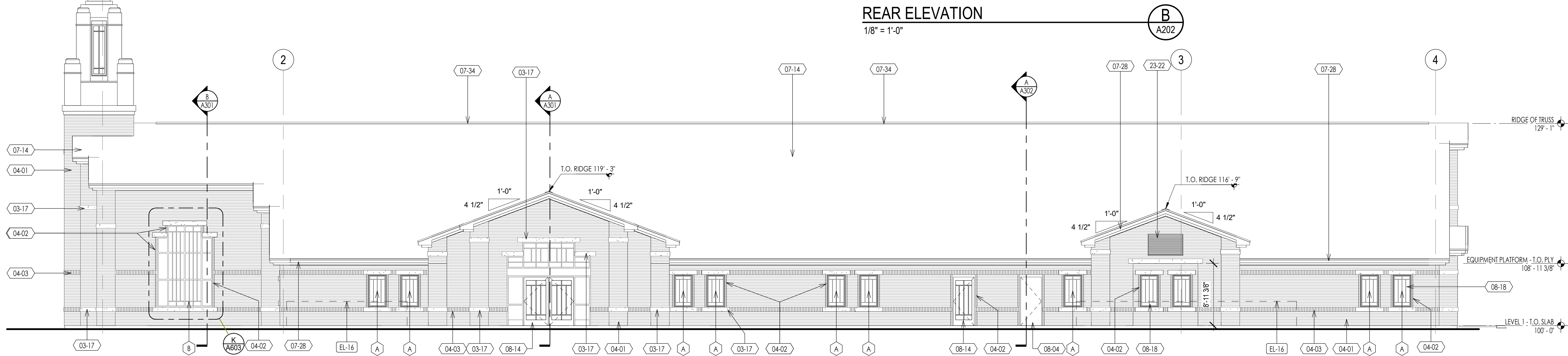
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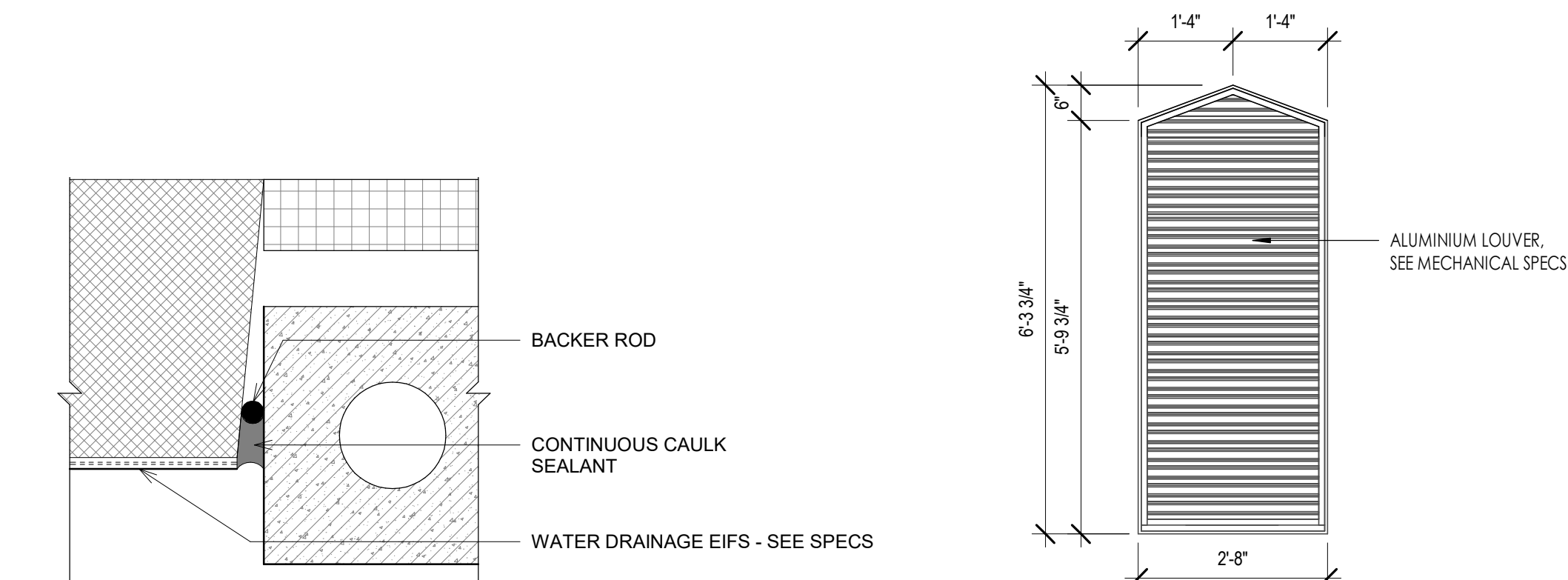
EIFS - SECTION
1" = 1'-0"



EIFS - ENLARGED REVEAL DETAIL
6" = 1'-0"



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



EIFS - ENLARGED EDGE DETAIL
6" = 1'-0"

ALUMINIUM LOUVER DETAIL
1/2" = 1'-0"

KEYNOTES

XX-XX KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
04-01	BRICK VENEER MASONRY, RUNNING BOND, SEE DETAILS & SPECIFICATIONS
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07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
08-04	EXTERIOR HOLLOW METAL INSULATED DOOR FRAME, SEE SCHEDULE & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

FP-XX KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS
-------	---

Architect / Engineer:

Stamp:

PROJECT NAME

PROJECT ADDRESS

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Description

Date (D-M-Y)

Mark

Project Number:

Plan Series:
G300-MH-09

Property Number:

Sheet Title:

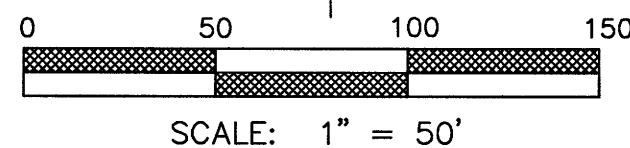
**BUILDING
ELEVATIONS**

Sheet:

A202

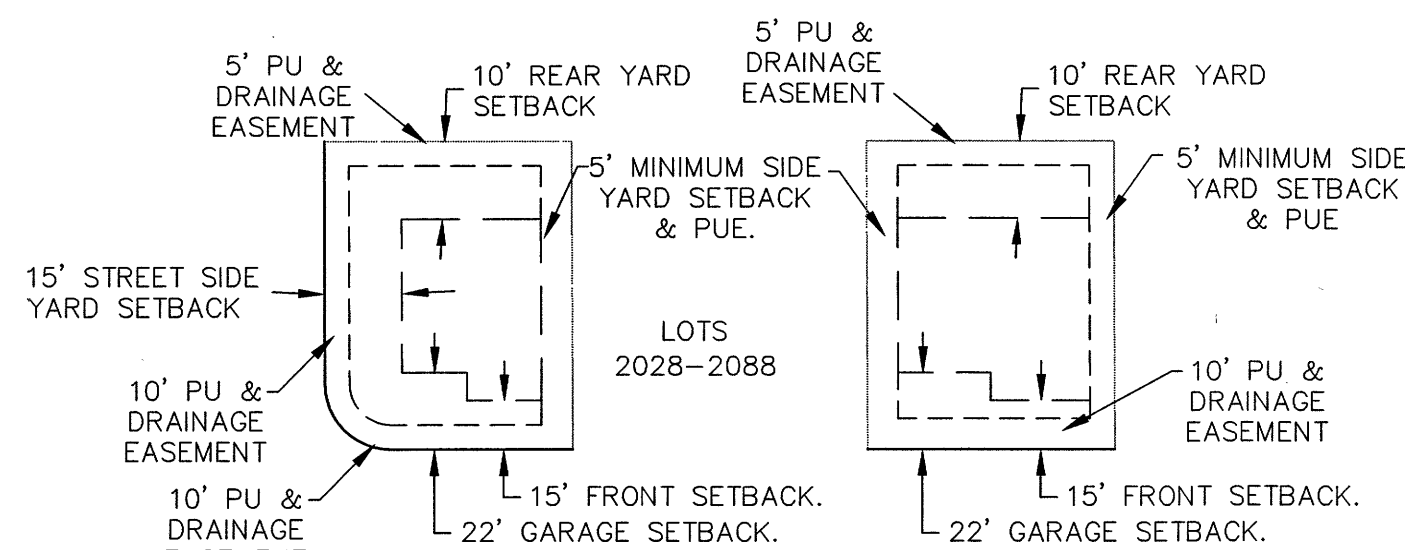
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Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	99.86	1461.50	3°54'53"	99.84	S87°56'28"E
C2	105.12	1538.50	3°54'53"	105.10	S87°56'28"E
C3	23.70	15.00	90°30'39"	21.31	S44°38'35"E
C4	23.45	15.00	89°33'46"	21.13	N45°23'37"E
C5	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C6	23.56	15.00	90°00'00"	21.21	S45°11'20"W
C7	23.56	15.00	90°00'00"	21.21	S44°48'40"E
C8	23.46	15.00	89°37'21"	21.14	S45°22'39"W
C9	23.66	15.00	90°22'39"	21.28	N44°37'21"W
C10	23.45	15.00	89°34'36"	21.13	S45°24'02"W
C11	23.67	15.00	90°25'24"	21.29	S44°35'58"E

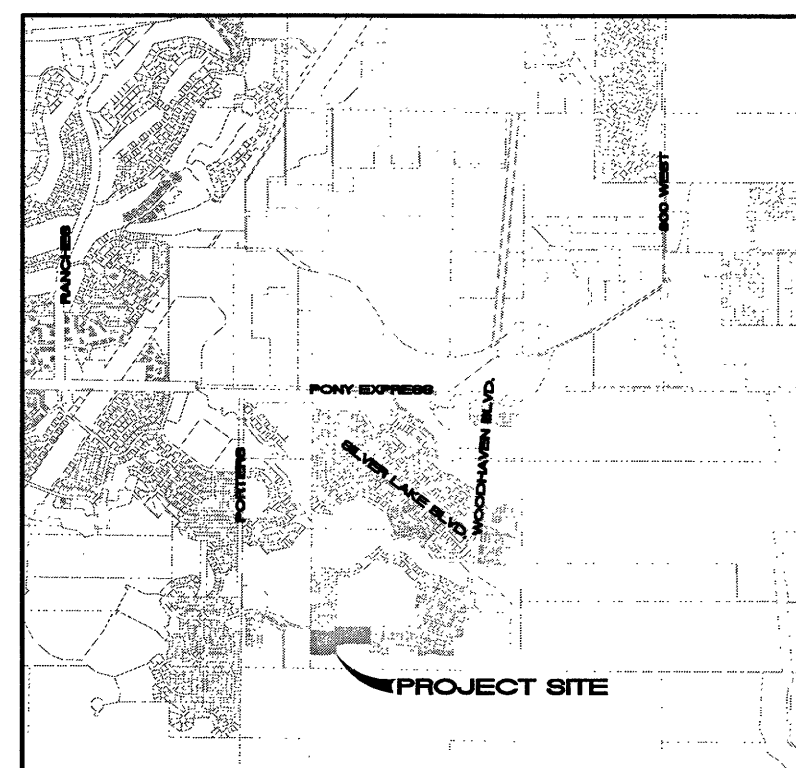


SILVERLAKE PLAT "23"

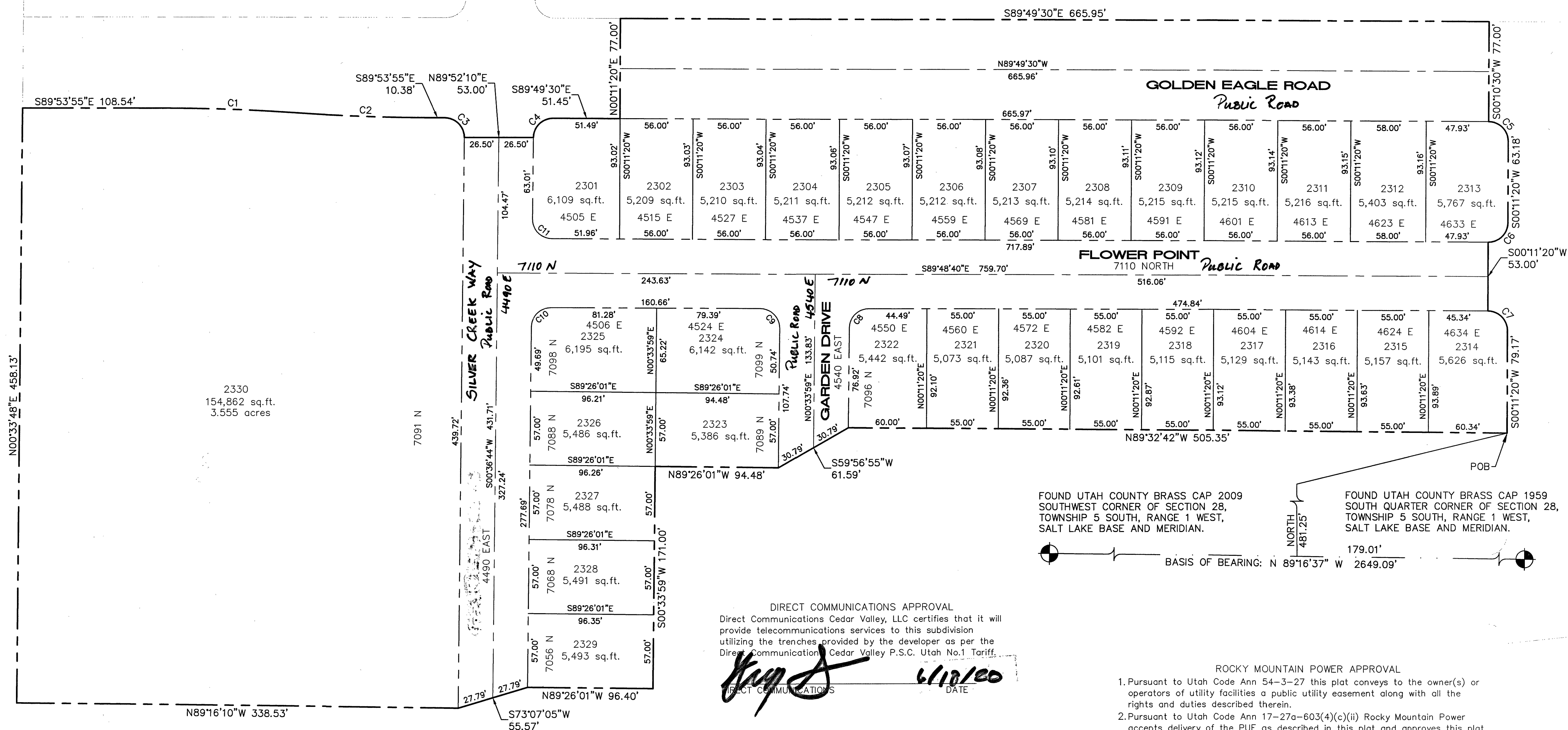
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



TYPICAL CORNER LOT
TYPICAL INTERIOR LOT
SETBACK AND EASEMENT DETAIL
-NTS-



VICINITY MAP
NTS



FOUND UTAH COUNTY BRASS CAP 2009
SOUTHWEST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.

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

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

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

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

Approved this 19 day of June 2020
By: [Signature] Title: [Signature]
ROCKY MOUNTAIN POWER DATE: 6/18/20

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

LAND USE	
ACREAGE:	9.865 acres
ACREAGE IN LOTS:	7.135 acres
ACREAGE IN ROADS:	2.73 acres
LOTS:	30 LOTS
AVE. LOT:	5.380
UNIT DENSITY:	3.04 LOTS PER ACRE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "23" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 179.01 feet along the section line and North 481.25 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°32'42" West 505.35 feet; thence South 59°56'55" West 61.59 feet; thence North 89°26'01" West 94.48 feet; thence South 00°33'59" West 171.00 feet; thence North 89°26'01" West 96.40 feet; thence South 73°07'05" West 55.57 feet; thence North 89°16'10" West 338.53 feet; thence North 00°33'48" East 458.13 feet; thence South 89°53'55" East 108.54 feet; thence Easterly 99.86 feet along the arc of a 1461.50 foot radius curve to the right, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 99.84 feet; thence Easterly 105.12 feet along the arc of a 1538.50 foot radius curve to the left, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 105.10 feet; thence South 89°53'55" East 10.38 feet; thence Southeast 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°30'39" the chord of which bears South 44°38'35" East 21.31 feet; thence North 89°52'10" East 53.00 feet; thence Northeast 23.45 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°33'46" the chord of which bears North 45°23'37" East 21.13 feet; thence South 89°49'30" East 51.45 feet; thence North 00°11'20" East 77.00 feet; thence South 89°49'30" East 66.95 feet; thence South 00°10'30" West 77.00 feet; thence Southeast 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 44°49'05" East 21.22 feet; thence South 00°11'20" West 63.18 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 45°11'20" West 21.21 feet; thence South 00°11'20" West 53.00 feet; thence Southeast 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 00°11'20" West 79.17 feet to the point of beginning.

Parcel contains: 9.865 acres more or less.

ENT 92381:2020 Map 17128
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 01 10:31 am FEE 110.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

June 17, 2020

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER

Nate Hutchins
President, Rockcross Development Inc

AUTHORIZED SIGNATURE(S)

[Signature]

STATE OF UTAH)
COUNTY OF UTAH)

ACKNOWLEDGEMENT

On the 17th day of June, 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10-10-22

102762
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

PRETTE WILSON
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 30th day of June, 2020.

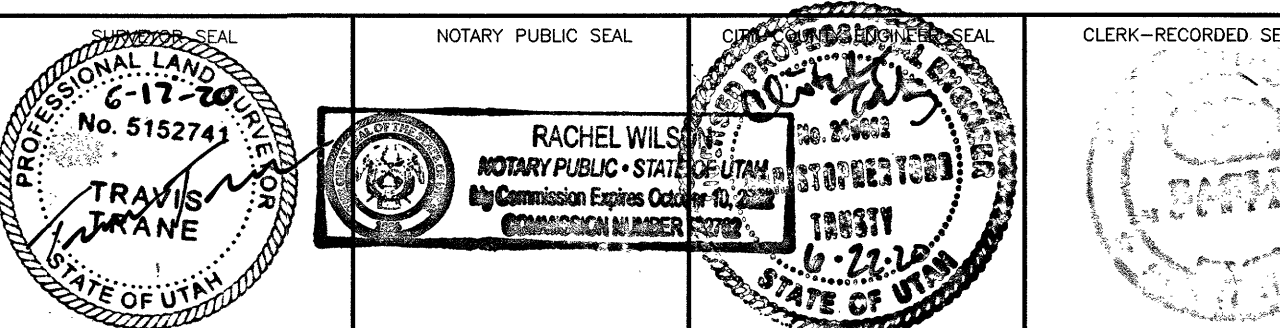
APPROVED BY MAYOR
[Signature]
APPROVED BY CITY ENGINEER
(See Seal Below)

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

PLAT "23"

SILVERLAKE
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH



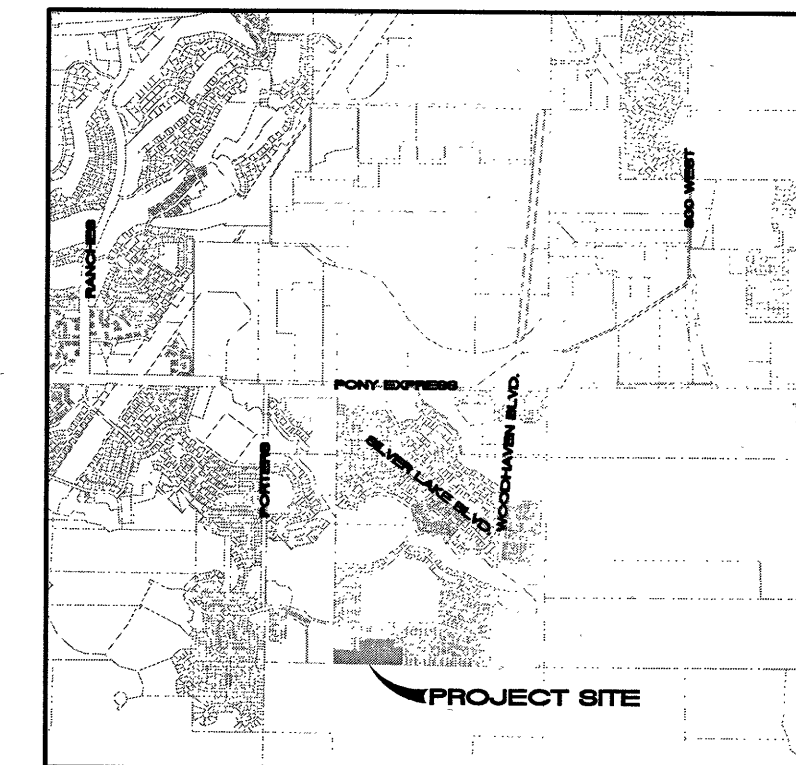
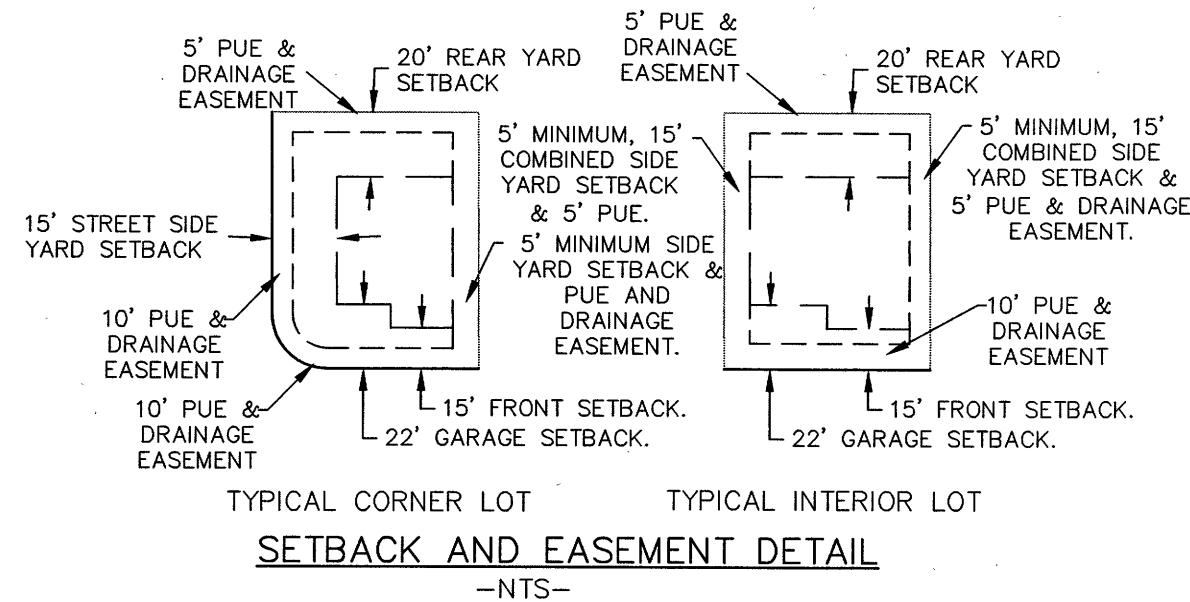
See 297 55 R/W 508M
TV-058

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.70	15.00	90°32'30"	21.31	S45°27'35"W
C2	23.42	15.00	89°27'30"	21.11	S44°32'25"E
C3	23.62	15.00	90°12'21"	21.25	N45°17'30"E
C4	23.70	15.00	90°32'30"	21.31	N45°27'35"E
C5	23.42	15.00	89°27'30"	21.11	N44°32'25"W
C6	23.59	15.00	90°07'06"	21.24	S45°40'17"W
C7	23.53	15.00	89°52'54"	21.19	N44°19'43"W
C8	23.53	15.00	89°52'54"	21.19	S44°19'43"E
C9	23.59	15.00	90°07'06"	21.24	N45°40'17"E
C10	8.52	15.00	32°33'46"	8.41	S74°26'57"W
C11	300.82	60.00	287°15'48"	71.16	S21°47'58"W
C12	19.56	15.00	74°42'02"	18.20	S51°55'09"E
C13	81.27	60.00	77°36'31"	75.20	S83°01'41"E
C14	48.44	60.00	46°15'38"	47.14	S21°05'36"E
C15	82.83	60.00	79°05'58"	76.41	S41°35'12"W
C16	20.09	60.00	19°11'17"	20.00	N89°10'10"W
C17	68.18	60.00	65°06'23"	64.57	N47°07'20"W
C18	7.55	15.00	28°50'21"	7.47	S76°18'40"W
C19	149.83	60.00	143°04'28"	113.82	S46°34'17"E
C20	6.39	15.00	24°23'58"	6.34	N12°45'58"E
C21	65.07	41.50	89°50'09"	58.61	S44°21'06"E
C22	23.52	15.00	89°50'09"	21.18	S44°21'06"E
C23	47.79	60.00	45°38'22"	46.54	N84°42'40"E
C24	41.87	60.00	39°59'01"	41.03	S52°28'39"E
C25	40.44	60.00	38°36'49"	39.68	S13°10'44"E
C26	19.73	60.00	18°50'17"	19.64	S15°32'49"W

SCALE: 1" = 60'

SILVERLAKE PLAT "26"

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



SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "26" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 35.59 feet along the section line from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°16'37" West 1288.94 feet; thence North 00°33'48" East 259.06 feet; thence South 89°16'10" East 338.53 feet; thence North 73°07'05" East 55.57 feet; thence South 89°26'01" East 96.40 feet; thence North 00°33'59" East 171.00 feet; thence South 89°26'01" East 94.48 feet; thence North 59°56'55" East 61.59 feet; thence South 89°32'42" East 505.35 feet; thence South 00°11'20" West 79.17 feet; thence Southwesterly 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°32'30" the chord of which bears South 45°27'35" West 21.31 feet; thence South 00°07'04" East 53.01 feet; thence Southeasterly 23.42 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°27'30" the chord of which bears South 44°32'25" East 21.11 feet; thence North 83°46'21" East 53.33 feet; thence Northeasterly 23.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°12'21" the chord of which bears North 45°17'30" East 21.25 feet; thence South 89°36'20" East 76.95 feet; thence South 00°11'20" West 341.10 feet to the point of beginning.

Parcel contains: 11.16 acres more or less.

Basis of Bearing: the line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°16'37" West taken from the State Plane Coordinate & Dependent Resurvey Plot found at the Utah County Surveyors Office. (NAD 83)

Sept 15, 2020
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER: Mike Hutchinson
AUTHORIZED SIGNATURE(S):
President Rockcross Development, Inc.

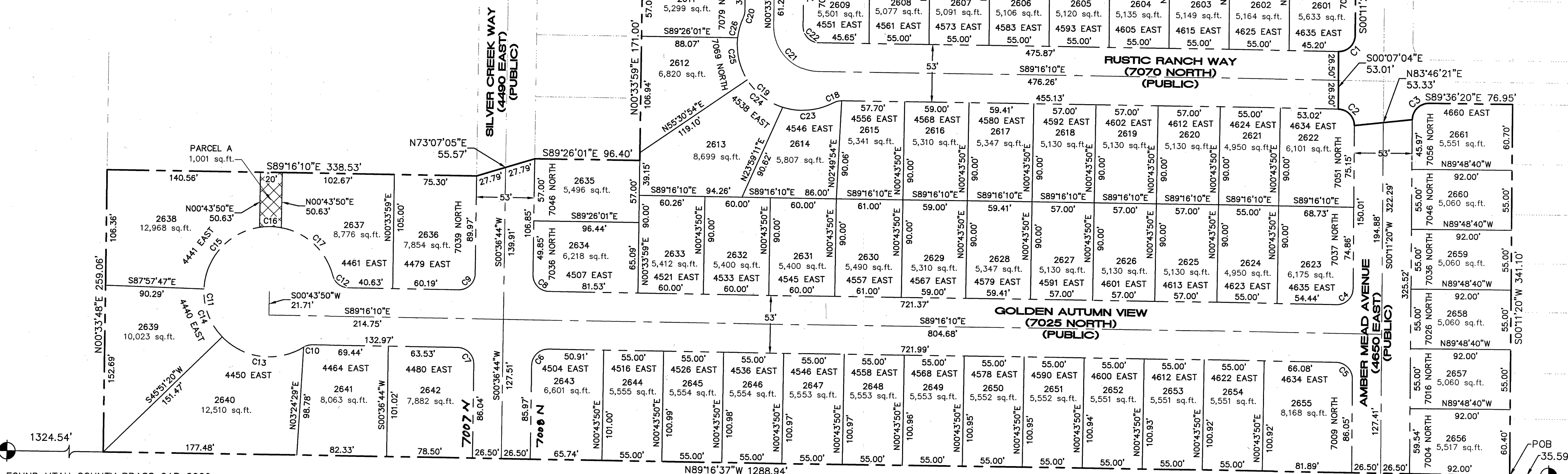
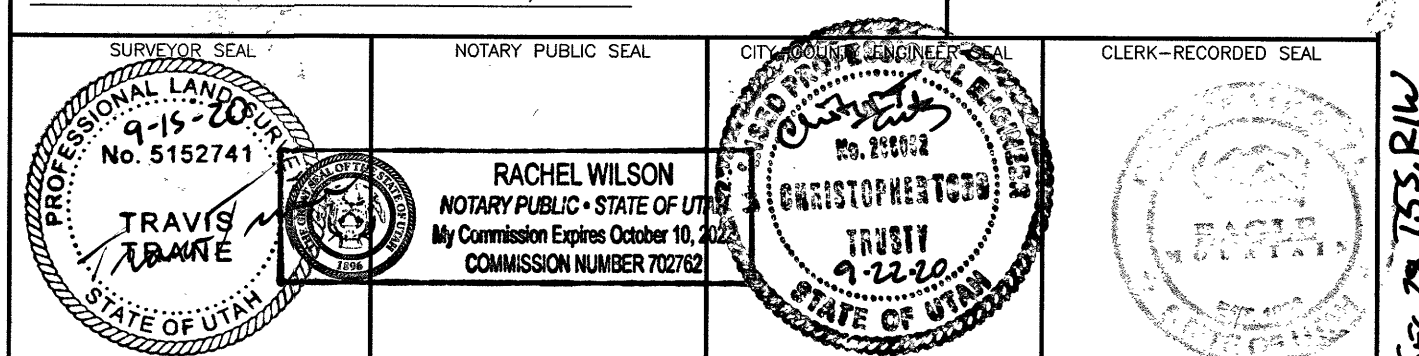
STATE OF UTAH)
COUNTY OF UTAH) S.S.
ACKNOWLEDGEMENT
ENT 153865:2020 Map 17304
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 02 3:39 PM Fee 170.00 BY SS
RECORDED FOR EAGLE MOUNTAIN CITY

On the 15th day of September 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires: 10/1/22
COMMISSION NUMBER: 702162
NOTARY PUBLIC SIGNATURE: RACHEL WILSON
PRINTED NAME OF NOTARY: RACHEL WILSON

ACCEPTANCE BY LEGISLATIVE BODY
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 20th day of September 2020.
APPROVED BY MAYOR: [Signature]
APPROVED BY CITY ATTORNEY: [Signature]
APPROVED BY CITY ENGINEER: [Signature]
ATTEST BY CITY RECORDER: [Signature]

PLAT "26"
SILVERLAKE
A RESIDENTIAL SUBDIVISION
EAGLE MOUNTAIN UTAH COUNTY, UTAH



Silverlake Master Planned Development Community





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 4, 2022**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement Between Eagle Mountain City and the Utah Department of Transportation for the Placement of a Wildlife Advanced Warning System on Cory B. Wride Memorial Highway.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	Will require a budget amendment to account for the funds that UDOT is donating to the City for the project		
APPLICANT:	WILD-BIO ENV PLANNER--Todd Black		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Todd Black, Planning

PRESENTED BY:

WILD-BIO ENV PLANNER--
Todd Black

RECOMMENDATION:

Staff recommends that the City Council approve the UDOT cooperative agreement, allowing the City to place the project out for bid and return for a bid award on October 20th.

BACKGROUND:

Todd Black, the City's Wildlife Biologist and Environmental Planner, has been working with UDOT, UDWR, and others for some time to obtain their support and funding for a state of the art wildlife advanced warning system in the wildlife migration corridor on SR73. UDOT has agreed to \$150,000 to assist in the funding of the project, to be provided to the City following approval of this agreement. The City will be acting as the project manager for this project so the project can be completed prior to deer migration in late November or early December. The City will be providing in-kind support (see attached 'SR73siteplan') for the project, and it is anticipated that the project will be fully funded through UDOT, UDWR, and Camp Williams / Sentinel Landscape.

This system will be using state of the art technology (Thermal IR/Li-DAR) to detect, track and warn motorists on SR 73 that deer and other wildlife are present in or near the roadway. It will be placed ~300yds west of Cory Wride Memorial Highway near the existing

communication tower (see attached 'SR 73 site plan'), west of the Arrival and Sage Valley neighborhoods, at the break in the highway fences. The City will post a request for proposals following approval of these agreements and plans to award a bid at the next meeting.

ITEMS FOR CONSIDERATION:

See attached UDOT Cooperative Agreement

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--UDOT Cooperative Agreement](#)

[UDOT Cooperative Agreement](#)

[Site Plan](#)

RESOLUTION NO. R- -2022

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING A COOPERATIVE AGREEMENT BETWEEN
EAGLE MOUNTAIN CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION
FOR THE PLACEMENT OF A WILDLIFE ADVANCED WARNING SYSTEM
ON CORY B. WRIDE MEMORIAL HIGHWAY**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Cooperative Agreement between Eagle Mountain City and the Utah Department of Transportation for the placement of a wildlife advanced warning system on Cory B. Wride Memorial Highway, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Cooperative Agreement between Eagle Mountain City and the Utah Department of Transportation for the placement of a wildlife advanced warning system on Cory B. Wride Memorial Highway, as set forth in Exhibit A.
2. The Cooperative Agreement between Eagle Mountain City and the Utah Department of Transportation for the placement of a wildlife advanced warning system on Cory B. Wride Memorial Highway is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of October, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 4th day of October, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

COOPERATIVE AGREEMENT
SR-73 Wildlife AWS

THIS AGREEMENT made and entered into this _____ day of _____ 2022, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as “UDOT”, and **EAGLE MOUNTAIN CITY**, hereinafter referred to as “**EMC**”.

RECITALS

WHEREAS EMC plans to install wildlife advance warning system (AWS) in **UDOT** ROW along SR-73 within Eagle Mountain City boundary; and

WHEREAS UDOT desires to contribute to the funding of the wildlife AWS project which will mutually benefit both agencies and the traveling public.

AGREEMENT

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. **UDOT** will pay **EMC** an amount for wildlife AWS along SR-73 within Eagle Mountain City boundary. **EMC** agrees to use the funds for any, or all the following items: wildlife fencing and or the wildlife AWS. Should **EMC** wish to spend the funds on another related item they will seek prior approval from **UDOT**.
2. The improvements will be constructed to **UDOT** standards and have any necessary permits and environmental clearances.
3. **EMC** will operate and maintain the wildlife AWS as long as it is in place on SR-73 within EMC boundary. If the system is ever removed and is no longer needed (installation of an under or over pass), the equipment will be donated to UDOT.
4. **EMC** will provide data or summaries of the data collected to UDOT.
5. Upon execution of this agreement, **UDOT** will pay **EMC** a lump sum amount of \$150,000 (**TOTAL TO CITY IS \$150,000**).
6. **EMC** will be responsible for the work performed using these funds.
7. **UDOT** and **EMC** are both governmental entities subject to the Utah Governmental

- Immunity Act. Each party agrees to indemnify, defend and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of the negligent acts, errors or omissions of the indemnifying party's officers, agents, contractors or employees in the performance of this Agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any provision of the Utah Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.
8. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. This Agreement shall become effective when each Party hereto shall have received a counterpart hereof signed by the other Party hereto.
 9. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
 10. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or create any partnership, joint venture or other association between the Parties.
 11. This Agreement contains the entire agreement between the Parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid.
 12. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained, shall not affect the remaining portions hereof, or any part thereof.
 13. Each party represents that it has the authority to enter into this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by its duly authorized officers as of the day and year first above written.

ATTEST:

Eagle Mountain City

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Project Manager

By: _____
Region Director

Date: _____

Date: _____

APPROVED AS TO FORM:

COMPTROLLER OFFICE

This Form Agreement has been previously
approved as to for by the Utah Attorney
General's Office

By: _____
Contract Administrator

Date: _____

MEMMO

All, here are some preliminary geographic locations, data, construction information, along with some photos that will help you get started with planning and design of the SR73 project.

In-kind support for the project:

1. Eagle Mountain City equipment and materials
 - a. Backhoe, trencher, skid steer, concrete mixes, water, PVC pipe to sleeve cable and power and other materials as needed.
 - b. Up to 80hrs Todd Black time
 - c. Expenses in subsequent years (2-x) to upkeep and maintain of system (to be worked out with UDOT—signed MOA agreement)
2. UDOT equipment and manpower as needed to set poles in ROW.
3. UDOT power from box (in ROW) to poles where power is needed, pipe to sleeve cable including under the road, also responsible for cable, and meter for power.
4. contractor boring machine to bore under SR 73. Provided by dedicated hunter (Sade Christensen Pot Shot Boring).

Funding sources:

1. Utah Department of Transportation (UDOT) 150K approved 9/8/2022
2. Utah Division of Wildlife Resources (62K already committed/budget from FY 2020)
3. Utah Sentinel Landscape fund (20K—they will want to be billed directly for x product as part of their portion)

ATTACHMENT B

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

Construction details:

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

Additional construction information and Index to the attached map.

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



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

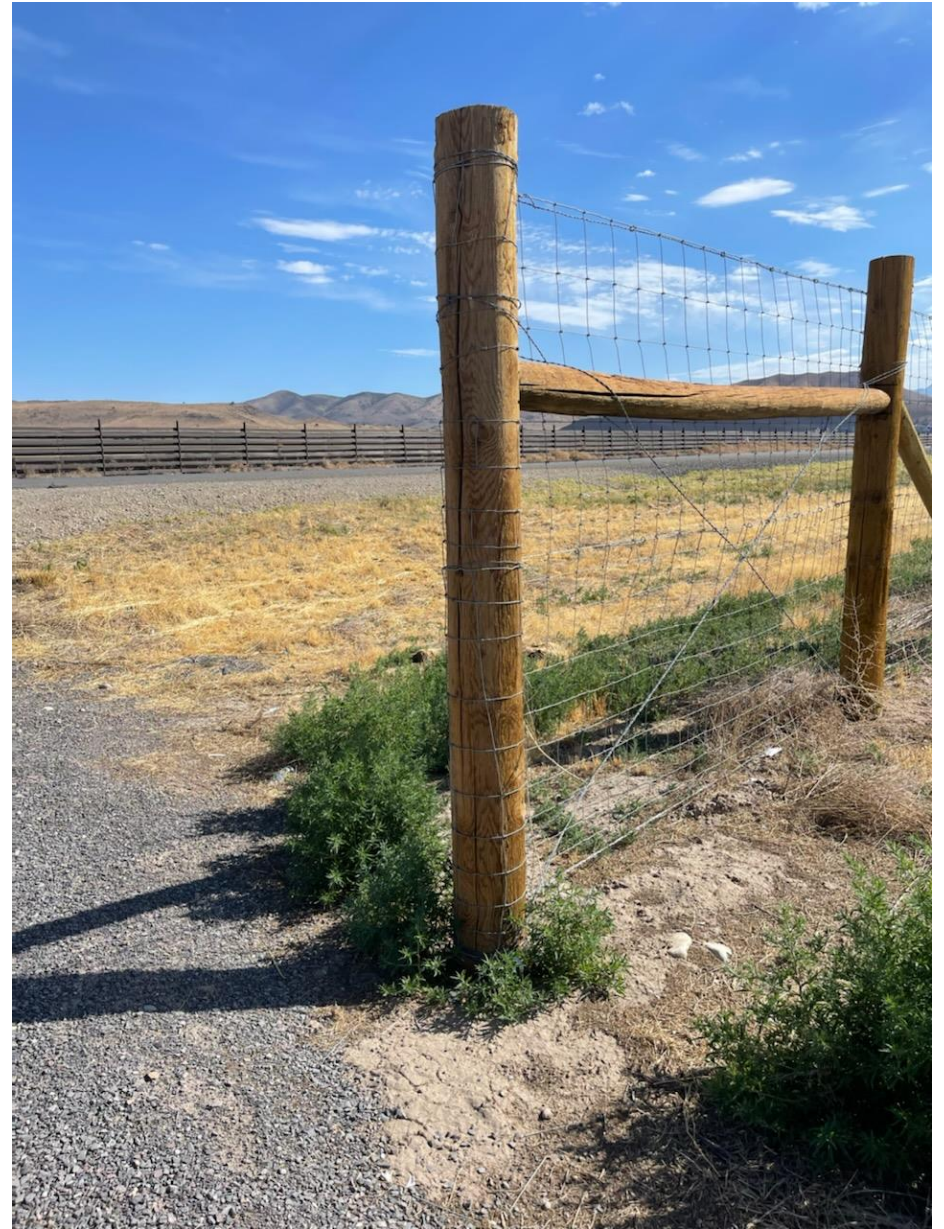


Figure 2, (left) picture of the wildlife gate post and opening on the south side of SR 73 to the west. Figure 3 (right) picture of the wildlife gate post and opening south of SR 73. The opening between this post is 45'.

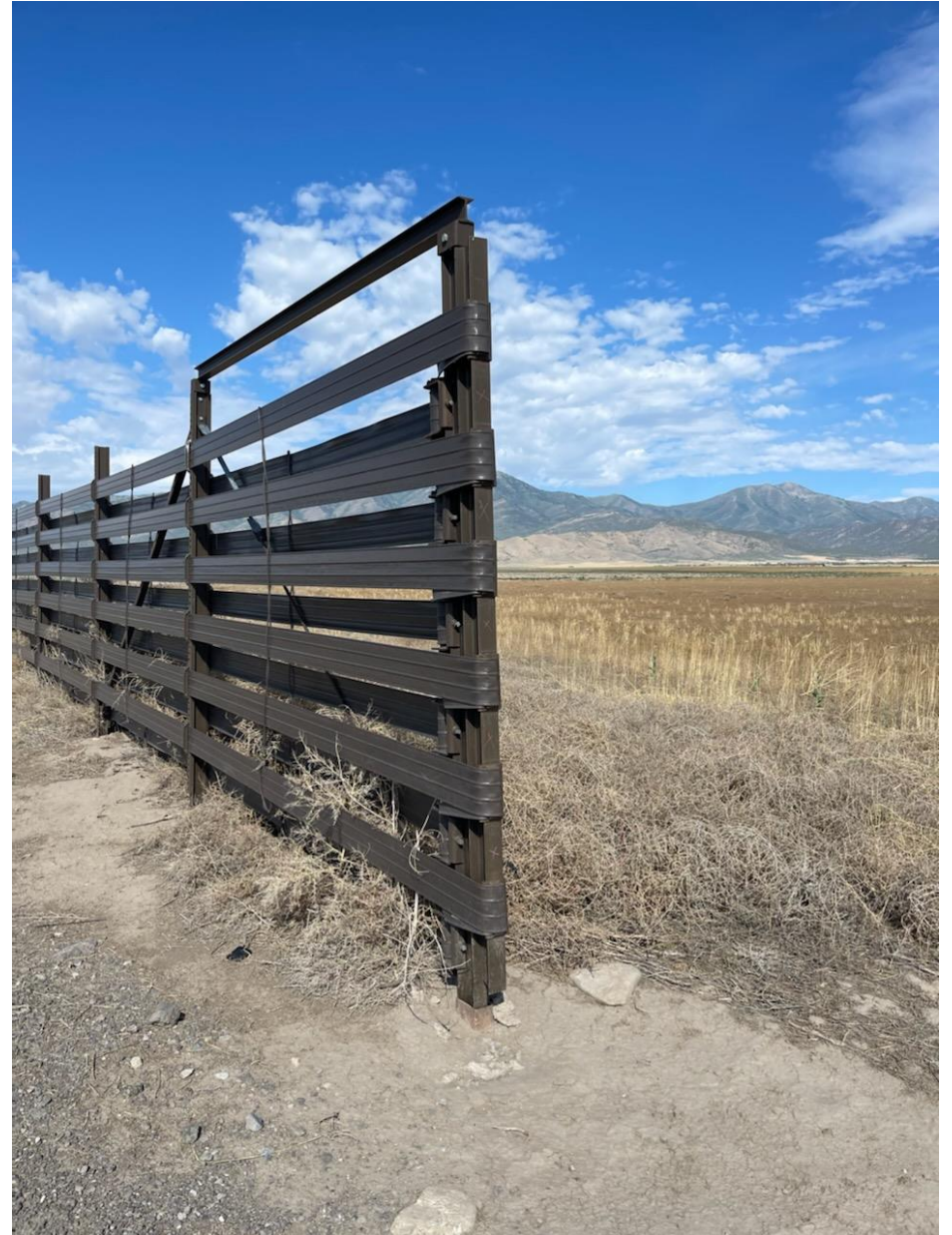


Figure 4, (left) picture of the snow fence gate post and opening on the north side of SR 73 to the west. Figure 5 (right) picture of the snow fence gate post and opening north of SR 73. Opening between these two posts is 69'.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 4, 2022**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement Between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the Placement of a Wildlife Advanced Warning System on Cory B. Wride Memorial Highway.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	Will require a budget amendment to account for the funds that UDWR is reimbursing the City for the project		
APPLICANT:	WILD-BIO ENV PLANNER--Todd Black		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

WILD-BIO ENV PLANNER--
Todd Black

RECOMMENDATION:

Staff recommends that the City Council approve the UDWR cooperative agreement, allowing the City to place the project out for bid and return for a bid award on October 20th.

BACKGROUND:

Todd Black, the City's Wildlife Biologist and Environmental Planner, has been working with UDOT, UDWR, and others for some time to obtain their support and funding for a state of the art wildlife advanced warning system in the wildlife migration corridor on SR73. UDWR has agreed to reimburse the City for actual expenses up to \$62,945 to assist in the funding of the project. The City will be acting as the project manager for this project so the project can be completed prior to deer migration in late November or early December. The City will be providing in-kind support (see attached 'SR73siteplan') for the project, and it is anticipated that the project will be fully funded through UDOT, UDWR, and Camp Williams / Sentinel Landscape.

This system will be using state of the art technology (Thermal IR/Li-DAR) to detect, track and warn motorists on SR 73 that deer and other wildlife are present in or near the roadway. It will be placed ~300yds west of Cory Wride Memorial Highway near the existing

communication tower (see attached 'SR 73 site plan'), west of the Arrival and Sage Valley neighborhoods, at the break in the highway fences. The City will post a request for proposals following approval of these agreements and plans to award a bid at the next meeting.

ITEMS FOR CONSIDERATION:

See attached UDWR Cooperative Agreement

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--UDWR Cooperative Agreement](#)

[UDWR Cooperative Agreement](#)

[Attachment B - Utah's Watershed Restoration Initiative](#)

RESOLUTION NO. R- -2022

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A
COOPERATIVE AGREEMENT BETWEEN EAGLE MOUNTAIN CITY AND
THE UTAH DEPARTMENT OF NATURAL RESOURCES DIVISION OF WILDLIFE
RESOURCES FOR THE PLACEMENT OF A WILDLIFE ADVANCED WARNING
SYSTEM ON CORY B. WRIDE MEMORIAL HIGHWAY**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Cooperative Agreement between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the placement of a wildlife advanced warning system on Cory B. Wride Memorial Highway, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Cooperative Agreement between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the placement of a wildlife advanced warning system on Cory B. Wride Memorial Highway, as set forth in Exhibit A.
2. The Cooperative Agreement between Eagle Mountain City and the Utah Department of Natural Resources, Division of Wildlife Resources for the placement of a wildlife advanced warning system on Cory B. Wride Memorial Highway is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 4th day of October, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 4th day of October, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Cooperative Agreement

BETWEEN
EAGLE MOUNTAIN CITY
AND
UTAH DEPARTMENT OF NATURAL RESOURCES,
DIVISION OF WILDLIFE RESOURCES

Pursuant to Utah Code §23-22-1, this COOPERATIVE AGREEMENT is made and entered into upon the date of the last signature to this document, between the State of Utah, Department of Natural Resources, Division of Wildlife Resources (UDWR) and Eagle Mountain City for completion of the *Eagle Mountain Wildlife Migration Corridor Preservation (WRI 5180)* proposed through the Utah Watershed Restoration Initiative (WRI).

The Parties agree as follows:

1. UDWR will:
 - a. Reimburse Eagle Mountain City actual cost up to \$62,945 for the completion of the wildlife advanced warning system (AWS) as part of *Eagle Mountain Wildlife Migration Corridor Preservation* (<https://wri.utah.gov/wri/project/title.html?id=5180> WRI 5180).
 - b. Enter data and reports in the WRI database and ensure project completion/closure in the WRI database.
2. Eagle Mountain City will:
 - a. Coordinate with UDWR and Utah Department of Transportation (UDOT) to purchase and install the AWS on SR-73 in Eagle Mountain prior to December 30, 2022. This system will detect large animals in the detection zone and alert motorists that animals are on the highway.
 - b. Maintain the AWS as long as it is in place on SR-73. If the system is ever removed and is no longer needed (installation of an under or over pass), the equipment will be donated to UDOT.
 - c. Provide data or summaries of the data collected with both UDWR and UDOT.
 - d. Oversee project work and assist project managers in submitting completion reports in the WRI online database within 3 months of completion of project or by August 31, 2023.

All provisions of Attachment A and Attachment B are incorporated into and become a part of this Cooperative Agreement. If provisions of the Cooperative Agreement conflict, the order of precedence shall be (i) Attachment A; (ii) Cooperative Agreement signature page; and (iii) Attachment B.

SIGNATURES ON FOLLOWING PAGE

Agreed to by:

Eagle Mountain City/ Mayor

Date

Division of Wildlife Resources/Deputy Director

Date

Division of Wildlife Resources/Financial Manager

Date

State of Utah/Division of Finance

Date

ATTACHMENT A – STANDARD TERMS AND CONDITIONS

- 1. INVOICING:** The Parties agree to share records with one another detailing expenditures pursuant to the Cooperative Agreement on a quarterly basis, and to reconcile all accounts no later than June 30 annually. The Cooperative Agreement number shall be listed on all invoices, freight tickets, and correspondence.
- 2. LAWS AND REGULATIONS:** Each Party shall be responsible for ensuring their individual compliance with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure, certification, and permitting requirements.
- 3. CONFLICT OF INTEREST:** PARTNER represents that none of its officers or employees are officers or employees of UDWR or the State of Utah, unless prior written disclosure has been made to UDWR.
- 4. RECORDS ADMINISTRATION:** PARTNER shall maintain all records necessary to properly account for PARTNER's performance and the payments it receives from UDWR pursuant to this Cooperative Agreement. These records shall be retained by PARTNER for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. PARTNER agrees to allow, at no additional cost, the State of Utah, federal auditors, and UDWR staff, access to all such records.
- 5. TERMINATION:** This Cooperative Agreement may be terminated with cause by UDWR in advance of the specified expiration date by providing prior written notice to PARTNER. PARTNER will be given ten (10) days after written notification to correct and cease the violations, after which this Cooperative Agreement may be terminated for cause immediately. This Cooperative Agreement may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. UDWR and PARTNER may terminate this Cooperative Agreement, in whole or in part, at any time, by mutual agreement in writing. Upon termination of the Cooperative Agreement, PARTNER shall be compensated for eligible services properly performed up to the effective date of the notice of termination. In no circumstance shall UDWR be responsible for any costs for services unsatisfactorily performed, outside of the scope of the project proposal, performed after the effective date of the notice of termination, or for costs exceeding the reimbursable total identified herein.
- 6. GOVERNING LAW AND VENUE:** This Cooperative Agreement shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Cooperative Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.

7. **DEBARMENT:** PARTNER certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. PARTNER must notify the UDWR within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during the Cooperative Agreement term.
8. **LIABILITY:** Each Party shall be responsible for any claims, losses, suits, actions, damages, and costs of every name and description arising out of their own performance under this Cooperative Agreement. If one or more parties are found negligent, they each shall bear their proportionate share of any allocated fault or responsibility. Nothing herein shall be construed as waiving any immunity, the monetary damage limitations, or any other provision set forth in the Utah Governmental Immunity Act, Utah Code §§ 63G-7-101 through 63G-7-904.

ATTACHMENT B – PROJECT PROPOSAL

[ADD PROJECT PROPOSAL—WRI project attached]

Eagle Mountain Wildlife Migration Corridor Preservation

Project ID: 5180
Status: Current
Fiscal Year: 2021
Submitted By: N/A

Project Manager: Shane Hill
PM Agency: Utah Division of Wildlife Resources
PM Office: Central Region
Lead: Utah Division of Wildlife Resources
WRI Region: Central

Description:

Using data collected by the UDWR, BLM and other partners a mule deer (*Odocoileus hemionus*) migration corridor was identified running through the middle of an undeveloped area within the City of Eagle Mountain. The objectives of this phase of effort are to install fencing along roads, and improve habitat for migrating deer and other wildlife.

Location:

The City of Eagle Mountain is located in the western portion of Utah County surrounded by the Oquirrh Mountains to the west, Traverse Mountains and Camp Williams Military Reservation to the north and the Lake Mountains to the southeast. This project stretches for approximately one mile between the Lake Mountains and Camp Williams through the northeastern portion of the city. The land use within the area is a mix of urban development, paved and dirt roads and fallow agricultural fields.

Project Need

Need For Project:

Human development in Salt Lake and Utah counties now spans the entire valley bottoms between the Wasatch front and the Oquirrh Mountains/Lake Mountains. The impacts that this has had on wildlife is shown through multiple forms of evidence including; loss of native biodiversity, increased human-wildlife conflicts, and direct wildlife mortality on roads. The city of Eagle Mountain has begun expanding the development into the valley between the Lake Mountains and the southern end of the Oquirrh Mountains. Eagle Mountain is currently the largest city in Utah in terms of area but is only ~20% developed as of 2019. The low proportion of developed space in the city and the desire of city leadership to preserve open space provides the opportunity to proactively plan to avoid impacts on wildlife in Eagle Mountain that have already occurred in the cities of Salt Lake and Utah Counties. If no space is preserved for a corridor in Eagle Mountain there will be a loss of genetic connectivity and the risk of increased human/wildlife conflicts in the area. Currently there is a snow fence on the north side of the SR 73 with a large opening that funnels wildlife to cross mostly along a narrow stretch of the

road. The current situation has led to a "hotspot" of wildlife vehicle collisions if nothing is done, the risk to human well-being and the negative impacts to wildlife populations will continue.

Objectives:

The objective of this initial phase is to reduce wildlife vehicle collisions along SR 73 by installing a fence on the southern portion of the road with a space where wildlife currently is known to pass. This will allow wildlife to continue to migrate until we are able to preserve a continuous corridor of open space from the Lake Mountains to the Camp Williams Military Reservation that will allow wildlife migration to continue through Eagle Mountain city limits. We will also seek to improve habitat around and within corridor to provide necessary resources for wildlife to continue to use the corridor and reduce their need to move into neighborhoods for resources

Threats / Risks:

Eagle Mountain City is currently only 20% developed but is rapidly growing. If no corridor is preserved in this area the existing route used by migrating deer and the space used by other species will be cut off by home, businesses, and roads. The loss of space and connectivity to habitats will result in the loss of native and genetic biodiversity, increased human-wildlife conflicts, and increased direct wildlife mortality on roads. Once this area is developed it would be extremely cost prohibitive to restore the historical migration paths of wildlife in the area

Relation To Management Plan:

Utah Mule Deer Statewide Management Plan- "To address deer/vehicle collisions, DWR and our partners have worked to identify deer migration routes and locations where deer are commonly hit on roadways. This information has allowed us to know where to place underpasses and fences to increase deer survival. These studies have also provided data on the types of underpass structures these animals will use (Cramer 2014). Although costly, these efforts are helping to prevent future collisions, increase public safety, and minimize deer mortalities." "Conserve, improve, and restore mule deer habitat throughout the state with emphasis on crucial ranges." "Work with county, state, and federal agencies to limit the negative effects of roads by reclaiming unused roads, properly planning new roads, and installing fencing and highway passage structures where roads disrupt normal mule deer migration patterns." Utah's Wildlife Migration Initiative- "...identify and preserve wildlife migration corridors" Eagle Mountain city plan- The city of Eagle Mountain and its leadership has expressed great interest in preserving the natural setting of the area whenever possible. This project has been explicitly endorsed by the Mayor and City Planner of Eagle Mountain City.

Fire / Fuels:

Cheatgrass threatens homes and infrastructure in this area. Cheatgrass dries out earlier in the summer and is a continuous fuel load where fire can easily carry through quickly. We will be spraying cheatgrass with glyphosate which will remove this fire risk and planting species that will stay green longer into the year and reduce fire danger to the community. (See seed mix)

Water Quality/Quantity:

By reducing the threat of fire from cheatgrass we will be protecting the crucial water supply to the City of Eagle Mountain. Also, we will be preventing mud slides and erosion from damaging homes and

infrastructure. This project will also improve a drainage ditch with seasonal flow within the corridor used by wildlife, preventing erosion along the drainage ditch.

Compliance:

We will conduct all necessary cultural clearances in-house with UDWR archaeologists prior to implementation. Any actions taken on federal and state lands will be assessed by appropriate agencies and completed before actions occur.

Methods:

~1 mile (4,966 ft) of Wildlife fencing will be placed within the right-of-way of SR-73 and so must follow standard UDOT protocol for fencing installation. There will be 4 escape ramps installed along the fencing, two on either side of the road spaced Habitat improvement will be done by controlling non-native annual grasses through the use of aerial granular herbicide application. ~5000 shrubs and seedlings with browsing cages will be planted within the corridor to provide cover and resources for migration wildlife. Lastly aerial seeding of native seed mixes. Will also repair/upgrade the animal detection-driver alert system It will be completed Summer/Fall of 2022. The current driver alert system that is in place is not functioning as intended. This new system warns driver's when deer are on the highway and will contribute greatly to the new fence.

Monitoring:

The migration routes in and around Eagle Mountain were identified by data gathered using GPS collars. The success of this project would be able to continue to be monitored using the same collars and collars placed on additional individual deer and other species, such as pronghorn. The success of this project will also be able to be monitored through analysis of roadkill data observed on the Utah Wildlife-vehicle Collision Reporter app.

Partners:

The Utah Division of Wildlife Resources has been working closely with leadership and city planners of the City of Eagle Mountain to plan a route to preserve. Also, collaborations with the BLM, Utah National Guard, Sportsman Groups and other partners of the Utah Wildlife Migration Initiative. Eagle Mountain and UDWR representatives have met with landowners within the proposed corridor and signed a memorandum of understanding to work together to accomplish the goal of preserving a migration corridor through the city. Much of this work will be done and coordinated by the UDWR with support from the other partners that will provide sportsmen and public volunteers and technical advice throughout the process. The fencing design, installation, and maintenance portion of the project will be coordinated by UDOT as it will be within the roads right-of-way. UDWR will monitor the success of the fencing and habitat projects.

Future Management:

The preservation of this area is in progress. Once the entire project is complete the corridor will be preserved for the benefit and use of wildlife. Maintenance of fencing will be UDOT's responsibility. Other management responsibility in the area will go to the city of Eagle Mountain with support from the UDWR

Sustainable Uses of Natural Resources:

The sole purpose of this project is to protect wildlife migration corridors through Eagle Mountain by restricting development within the proposed corridor. The project will support wildlife populations indefinitely as long as the corridor is sustained. This project will also protect lands from development that can also be used for livestock grazing.

Budget	WRI/DWR	Other	Budget Total	In-Kind	Grand Total
	\$180,574.73	\$0.00	\$180,574.73	\$14,800.00	\$195,374.73

Item	Description	WRI	Other	In-Kind	Year
Personal Services (permanent employee)	Project Implementation	\$0.00	\$0.00	\$5,000.00	2021
Archaeological Clearance	In-house cultural surveys will be completed with UDWR archaeologist. 200 acres at 21.50/acre	\$0.00	\$0.00	\$4,300.00	2021
Materials and Supplies	Tree and shrub seedlings \$4/plant for 2 year old plants with vexar tube protectors.	\$25,082.00	\$0.00	\$0.00	2022
Contractual Services	Construction of wildlife fence and materials	\$92,548.00	\$0.00	\$0.00	2021
Other	Volunteer Services	\$0.00	\$0.00	\$5,500.00	2021
Contractual Services	Upgrades to the Animal Driver Alert System	\$62,944.73	\$0.00	\$0.00	2023

Funding	WRI/DWR	Other	Funding Total	In-Kind	Grand Total
	\$180,574.73	\$0.00	\$180,574.73	\$15,464.33	\$196,039.06

Source	Phase	Description	Amount	Other	In-Kind	Year
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Source	Phase	Description	Amount	Other	In-Kind	Year
Internal Conservation Permit	C010	ICP Deer	\$140.37	\$0.00	\$0.00	2021
Mule Deer Foundation (MDF)	S023		\$138.70	\$0.00	\$0.00	2021
Volunteers		Volunteers planting trees and shrubs	\$0.00	\$0.00	\$5,500.00	2021
Utah Division of Wildlife Resources (UDWR)		Staff field work and administration	\$0.00	\$0.00	\$5,000.00	2021
National Fish & Wildlife Foundation (NFWF)	T137		\$40,278.93	\$0.00	\$0.00	2021
Utah Department of Transportation (UDOT)	U065	Matching funds for wildlife fencing on south-side of SR-73	\$40,000.00	\$0.00	\$0.00	2021
Utah Division of Wildlife Resources (UDWR)		Cultural Surveys	\$0.00	\$0.00	\$4,300.00	2021
National Fish & Wildlife Foundation (NFWF)	T137		\$49,995.80	\$0.00	\$0.00	2022
Mule Deer Foundation (MDF)	S023		\$24,861.30	\$0.00	\$0.00	2022
Internal Conservation Permit	C010	ICP Deer	\$25,159.63	\$0.00	\$0.00	2022
DWR-WRI Project Admin In-Kind			\$0.00	\$0.00	\$275.79	2021

Source	Phase	Description	Amount	Other	In-Kind	Year
DWR-WRI Project Admin In-Kind			\$0.00	\$0.00	\$388.54	2022

Species

Species	"N" Rank	HIG/F Rank
Ferruginous Hawk	N4	
Threat		Impact
Commercial and Industrial Areas		Low
Ferruginous Hawk	N4	
Threat		Impact
Housing and Urban Areas		Low
Ferruginous Hawk	N4	
Threat		Impact
Roads – Transportation Network		Low
Golden Eagle	N5	
Threat		Impact
Data Gaps - Persistent Declines in Prey Species		NA
Golden Eagle	N5	

Species	"N" Rank	HIG/F Rank
Threat		Impact
Roads – Transportation Network		Low
Mule Deer		R1
Threat		Impact
Housing and Urban Areas		Medium
Mule Deer		R1
Threat		Impact
Roads – Transportation Network		High
Pronghorn		R3
Threat		Impact
Housing and Urban Areas		Low
Pronghorn		R3
Threat		Impact
Roads – Transportation Network		Low

Habitats

Habitat

Habitat	
Lowland Sagebrush	

Threat	Impact
Habitat Shifting and Alteration	High

Lowland Sagebrush	
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Threat	Impact
Housing and Urban Areas	Medium

Project Comments

Completion

Start Date:

End Date:

FY Implemented:

Final Methods:

Project Narrative:

Future Management:

Map Features

ID	Feature Category	Action	Treatement/Type
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ID	Feature Category	Action	Treatement/Type
856	Fence	Construction	Wildlife Exclusion
2079	Other point feature		
8596	Terrestrial Treatment Area	Herbicide application	Aerial (fixed-wing)
8596	Terrestrial Treatment Area	Planting/Transplanting	Other
11509	Terrestrial Treatment Area	Planting/Transplanting	Container stock

Project Map





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 4, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the First Amendment to the the Fiscal Year 2022-2023 Annual Budget.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	\$60,531,606		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Kimberly Ruesch, Admin

PRESENTED BY:

Kimberly Ruesch

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance of Eagle Mountain City, Utah, adopting the first budget amendment of the Fiscal Year 2022-2023 Annual Budget.

BACKGROUND:

State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the first budget amendment for Fiscal Year 2022-2023 and includes increases in the General, Enterprise, Capital Projects, Debt Service, and Internal Service Funds.

This is the first amendment to the 2022-23 fiscal year budget. The primary purpose of this amendment is to roll forward budgeted funds that were approved in the prior fiscal year for capital outlay and other one time spending that has been approved by Council but not accounted for in the current year budget.

There are three items in this budget amendment totaling \$343,220 related to new spending not previously approved by City Council, as detailed below.

\$250,000 - SR73 Deer Crossing Detection System, funded by contributions.

\$27,050(x2) - Part time Utility Billing Clerk. This position is funded from the Utility Billing Internal Service Fund and requires a corresponding transfer from the Enterprise Funds totaling the same amount.

\$39,120 - Stormwater Impact Fee Facilities Plan Update

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[ORD--FY 2023 Budget Amendment #1](#)

[FY 2023 Budget Amendment #1](#)

ORDINANCE NO. O- -2022

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE FISCAL YEAR 2022-2023 ANNUAL BUDGET (FIRST AMENDMENT)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2022-2023; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

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

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:

2. “FISCAL YEAR” means that year which began on the first day of July, 2022, and ends on the last day of June, 2023.

3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.

4. This Ordinance shall be effective for fiscal year 2022-2023.

ADOPTED by the City Council of Eagle Mountain City this 4th day of October, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 4th day of October, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Eagle Mountain City Budget Amendments for FY 2022-23

October 4, 2022

<u>Fund Name</u>	<u>Account</u>	<u>Current Budget</u>	<u>Proposed Budget</u>	<u>Change</u>	<u>Detail</u>
General Fund					
Building	10-33-42420-6110	\$ -	\$ 29,900	\$ 29,900	Contractual Agreement - Office Space Lease 1 Pod
Planning	10-32-41800-6110	\$ -	\$ 59,800	\$ 59,800	Contractual Agreement - Office Space Lease 2 Pods
Transfers & Contributions	10-61-48100-9147	\$ 4,750,666	\$ 4,560,966	\$ (189,700)	Reduce transfer of excess revenues to capital projects
Legislative	10-11-41100-4531	\$ 75,000	\$ 100,000	\$ 25,000	Increase to cover Contractual Agreement - Lobbyist
Planning	10-32-41800-2322	\$ 2,000	\$ 2,900	\$ 900	Planning Commission Alternate
Facilities	10-19-41950-7552	\$ 40,000	\$ 77,000	\$ 37,000	Furniture for leased space - contract awarded
Due to RDA	10-61-48100-9180	\$ 600,000	\$ -	\$ (600,000)	Development Agreement
Economic Development	10-18-41910-6525	\$ -	\$ 600,000	\$ 600,000	Development Agreement
Economic Development	10-18-41910-4531	\$ 5,000	\$ 85,000	\$ 90,000	Roll Budet FY 2022, \$50k ED Master Plan, \$40k Affordable Hourising Plan, \$25k toward Area Master Plans
Planning	10-32-41800-6550	\$ 75,000	\$ 200,000	\$ 125,000	Roll budget FY 2022, \$50k Trails Master Plan, \$75k Area/Community Plans
Due to Capital Project Fund	10-61-48100-9147	\$ 4,750,666	\$ 29,777,075	\$ 25,026,409	Transfer Bond Proceeds to Capital Projects for Construction
Subtotal General Fund:				\$ 25,204,309	
Enterprise Funds					
Water	51-45-51000-6110	\$ -	\$ 19,745	\$ 19,745	Contractual Agreement - Office Trailer Lease
Water	51-45-51000-	\$ -	\$ 1,822,090	\$ 1,822,090	Bid Award - Cory Wride Park and Pony Express Booster Pumps
Water	51-45-51000-	\$ -	\$ 500,000	\$ 500,000	Roll budget FY 2022 White Hills Well Expansion Project
Water	51-45-51000-	\$ -	\$ 750,000	\$ 750,000	Roll budget FY 2022 3 PRVs
Water	51-45-51000-	\$ -	\$ 1,500,000	\$ 1,500,000	Roll budget FY 2022 Storage Tank
Water	51-45-51000-	\$ -	\$ 150,000	\$ 150,000	Roll budget FY 2022 Well #3 Soft Start
Water	51-45-51000	\$ 3,500,000	\$ 5,111,169	\$ 1,611,169	Roll budget FY 2022 Well #7 Unity Pass
Water	51-45-51000	\$ -	\$ 1,150,000	\$ 1,150,000	Add budget from bond - Cedar Pass Waterline
Water	51-61-48000-9163	\$ 99,510	\$ 109,356	\$ 9,846	Transfer to UB for employee cost allocation
Sewer	52-62-48000-9163	\$ 99,510	\$ 109,356	\$ 9,846	Transfer to UB for employee cost allocation
Storm	59-61-48000-9163	\$ 22,691	\$ 24,936	\$ 2,245	Transfer to UB for employee cost allocation
Solid Waste	57-61-48000-9163	\$ 51,669	\$ 56,782	\$ 5,113	Transfer to UB for employee cost allocation
Solid Waste	57-45-57000-7000	\$ -	\$ 610,000	\$ 610,000	Roll budget FY 2022 Composting Yard
Sewer	52-81-52100-7307	\$ 3,000,000	\$ 3,900,000	\$ 900,000	Bid Award - Headworks Project Sewer Treatment Plant
Subtotal Enterprise Funds:				\$ 9,040,054	

Capital Project Fund

Parks	47-81-45100-7045	\$	-	\$	121,000	\$	121,000	Observatory Park Grant project
Parks	47-81-45100-7003	\$	-	\$	15,185	\$	15,185	Roll budget from FY 2022 Pioneer Park
Parks	47-81-45100-7021	\$	5,000,000	\$	5,992,889	\$	992,889	Roll budget from FY 2022 Smith Ranch Park
General	47-81-45100-7111	\$	-	\$	1,250,000	\$	1,250,000	Roll budget from FY 2022 Land Acquisition
Facilities	47-81-41950-7048	\$	-	\$	268,579	\$	268,579	Roll budget from FY 2022 Truck/Equip Sotrage Bldg
Facilities	47-81-41950-7050	\$	-	\$	25,000	\$	25,000	Roll budget from FY 2022 Pave Senior Center Parking
Streets	47-81-44100-7047	\$	-	\$	250,000	\$	250,000	Roll budget Wasatch Wing & Clay Road County Participation
Streets	47-81-44100-7046	\$	501,300	\$	4,601,300	\$	4,100,000	Add budget from bond - Midvalley Rd
Streets	47-81-44100-7001	\$	850,800	\$	10,550,800	\$	9,700,000	Roll budget from bond - EM Blvd
Streets	47-81-44100-7026	\$	999,000	\$	10,099,000	\$	9,100,000	Add budget from bond - Old Airport Rd
Streets	47-81-44100-	\$	-	\$	250,000	\$	250,000	SR 73 Deer Crossing Detection System
Subtotal Capital Project Fund:						\$	26,072,653.00	

Internal Service Fund

Fleet	54-45-54000-7421	\$	-	\$	48,420	\$	48,420	Roll budget from FY 2022 Dump Bed & Plow Equipment
GIS	64-46-64000-4531	\$	50,000	\$	150,000	\$	100,000	Roll budget from FY 2022 Consulting Fees GIS Dashboard
UB	63-43-63000	\$	180,780	\$	207,830	\$	27,050	Part-Time UB Clerk
Subtotal Capital Project Fund:						\$	175,470.00	

Impact Fee Funds

Stormwater	17-51-59000-4531	\$	-	\$	39,120		39,120	Stormwater Impact Fee Facilities Plan Update
Subtotal Impact Fee Funds:						\$	39,120.00	

Total Increase (All Funds):

\$ 60,531,606.00



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 4, 2022**

TITLE: ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan, an Amendment to the City's General Plan, and the Rezoning of Certain Areas within the Master Development Plan Area.

ITEM TYPE: Master Development Plan, Rezone, and General Plan Amendment

APPLICANT: SK Hart (Khosrow Semnani)

ACTION ITEM:

No

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

(REQUESTED BY THE APPLICANT TO BE REMOVED FROM THE AGENDA)

The applicant has requested that this item be removed from the agenda. The master development agreement that was proposed with this project was tabled by the Planning Commission recently, and the applicant desires to modify the agreement and receive a recommendation from the Planning Commission so that all four applications (General Plan Amendment, Rezone, MDP Amendment, MDA Amendment) can be considered together by the City Council.

Public notices were mailed to neighboring property owners for this item, so it is listed on the agenda in case anyone from the public attends the meeting intending to provide public comment.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
OCTOBER 4, 2022**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 2.17 Appointed Officers, and Amending Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	NA		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
PUBLIC HEARING: No PREPARED BY: Lianne Pengra, Recorder's Office PRESENTED BY: City Recorder Fionnuala Kofoed	RECOMMENDATION: Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, enacting Eagle Mountain City Code Chapter 2.17 Appointed Officers and amending Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process. BACKGROUND: The proposed amendment to EMMC 2.27 Board Appointment Process includes a definition for "board", clarifies that expiring board positions shall be posted on the City webpage and adds that the City Council shall be notified of reappointments as well as appointments, and changes the timing of the notice to City Council from 5 days to 3 days prior to publicly noticing the possible appointment or reappointment. EMMC 2.17 Appointed Officers codifies that the Mayor, with the advice and consent of the City Council, shall appoint the City Recorder, City Treasurer, City Attorney, and City Engineer. ITEMS FOR CONSIDERATION: REQUIRED FINDINGS:		

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 2.17 Appointed Officers and EMMC 2.27 Board Appointment Process](#)
[EMMC 2.17 Appointed Officers](#)
[EMMC 2.27 Board Appointment Process Redlines](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ENACTING
EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 2.17 APPOINTED OFFICERS,
AND AMENDING EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 2.27 BOARD APPOINTMENT PROCESS.**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code Chapter 2.17 Appointed Officers and amend Chapter 2.27 Board Appointment Process, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider enacting Eagle Mountain Municipal Code Chapter 2.17 Appointed Officers and amending Chapter 2.27 Board Appointment Process.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 4th day of October, 2022.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 4th day of October, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 2.17
APPOINTED OFFICERS

2.17.010 Process for Appointing Officers

In accordance with Utah Code Ann. § 10-3-916, the mayor, with the advice and consent of the city council, shall appoint a qualified person to the office of city recorder, city treasurer, city attorney and city engineer. All appointed officers shall continue in office until their successors are appointed and qualified.

Chapter 2.27 BOARD APPOINTMENT PROCESS

2.27.010 Definitions

2.27.020 Appointment

2.27.~~020~~030 Posting of Positions

2.27.~~020~~040 Notice to Council

2.27.~~030~~050 Removal

2.27.010 Definitions

“Board” shall mean any advisory board, commission, committee, etc. in Eagle Mountain to which appointments are made by the mayor, with the advice and consent of the city council.

2.27.010020 Appointment

Unless otherwise designated, the mayor shall appoint all advisory board members with the advice and consent of the city council.

2.27.020030 Posting of Positions

Notice of all empty or expiring board positions shall be posted on the city webpage, or other method suitable to provide notice to the public, for a minimum of ten days. The notice shall include a description of the position and provide details for the submission of an application or resume for the position. The mayor shall compile and evaluate all applications or resumes for the position.

2.27.030040 Notice to Council.

Not less than ~~five~~ three (35) days prior to publicly noticing the possible appointment or reappointment of any person to an advisory board, the mayor shall provide to each member of the city council the name, and application or resume if available, of each person the mayor is considering appointing to an advisory board position. Members of the city council may individually provide the mayor with feedback or recommendations regarding each potential appointment.

2.27.040050 Removal

An advisory board member may be removed with or without cause by the mayor with the advice and consent of the city council.

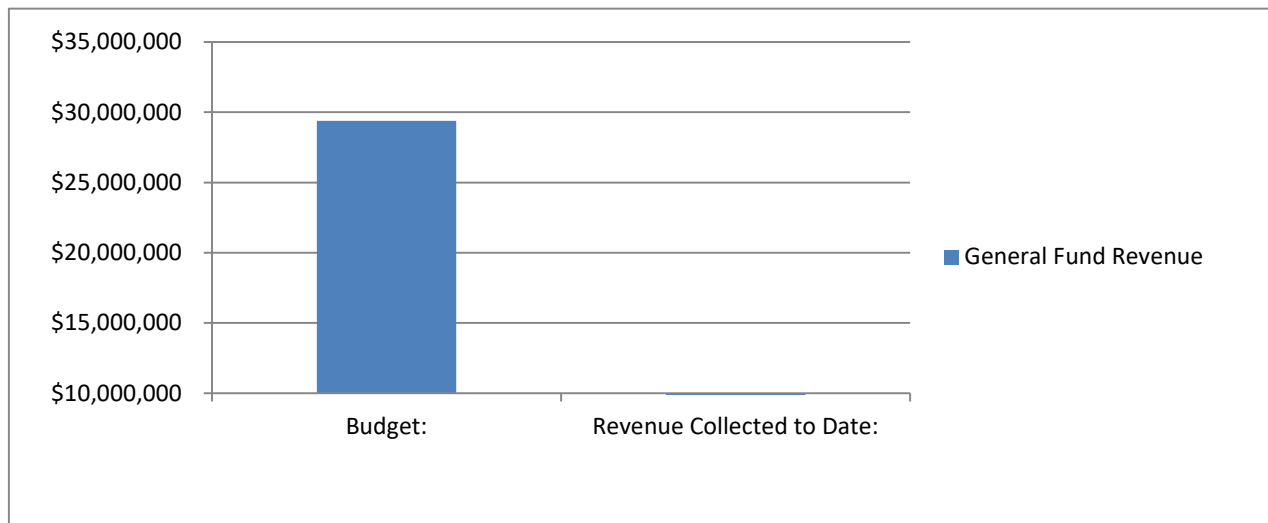
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through August 2022

GENERAL FUND

General Fund Revenues

Budget: \$ 29,380,967
Revenue Collected to Date: \$ 6,128,280
Percent of Total Budget Collected: 21%
Percent of Year Completed: 17%

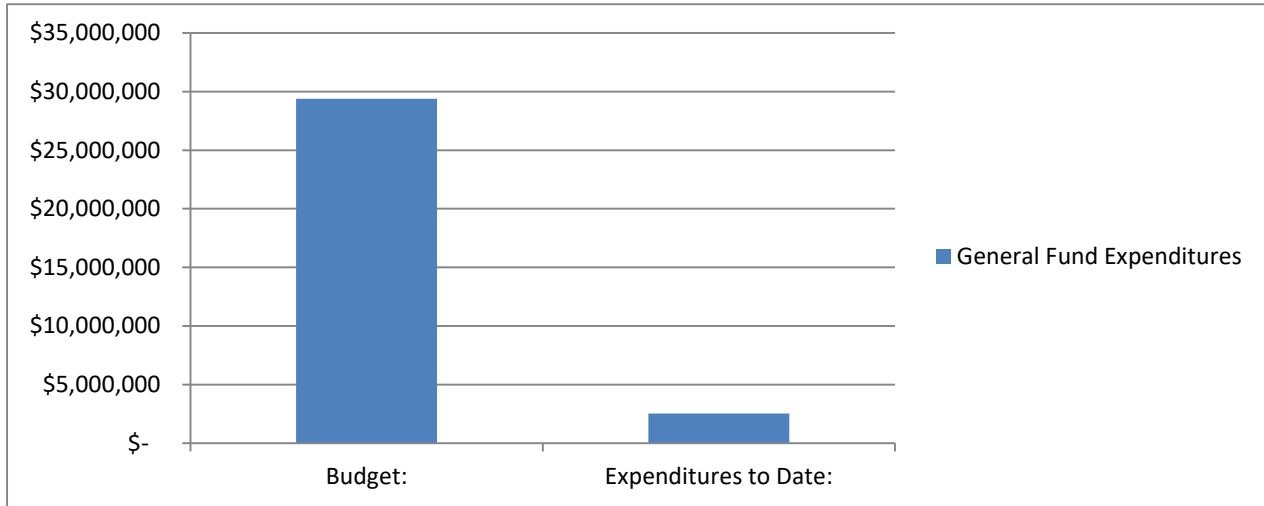


Revenue Analysis

Major Revenue Sources	Budget	To Date	% Collected
Taxes	\$ 16,430,317	\$ 2,247,729	13.68%
Licenses	\$ 25,000	\$ 4,554	18.22%
Planning Building & Eng Fees	\$ 5,756,500	\$ 536,213	9.31%
Intergovernmental Revenue	\$ 4,251,534	\$ 2,760,242	64.92%
Charges for Services	\$ 186,000	\$ 12,193	6.56%
Recreation	\$ 93,000	\$ 13,095	14.08%
Utility Revenue	\$ 3,500	\$ 25	0.71%
Fines & Forfeitures	\$ 107,000	\$ 50,691	47.38%
Miscellaneous Revenues	\$ 158,400	\$ 128,933	81.40%
Interfund Transactions	\$ 1,659,716	\$ 273,241	16.46%
Special Revenues & Resources	\$ 710,000	\$ 101,363	14.28%

General Fund Expenditures

Budget: \$ 29,380,967
Expenditures to Date: \$ 2,520,115
Percent of Total Budget Expended: 9%
Percent of Year Completed: 17%



Expense Analysis

				% Yr.
	Budget	To Date	% Expended	Completed
11 Executive	\$ 3,403,666	\$ 405,237	12%	17%
18 Boards Commissions & Councils	\$ 1,778,853	\$ 257,482	14%	17%
19 Non-Departmental	\$ 2,294,253	\$ 581,365	25%	17%
21 Public Safety	\$ 5,461,011	\$ 32,649	1%	17%
32 Planning & Zoning	\$ 1,309,381	\$ 137,212	10%	17%
33 Building Inspections	\$ 1,546,999	\$ 187,718	12%	17%
41 Public Works	\$ 6,192,169	\$ 918,452	15%	17%
61 Interfund Transfers	\$ 5,350,666	\$ -	0%	17%
71 Debt Service	\$ 2,043,969	\$ -	0%	17%

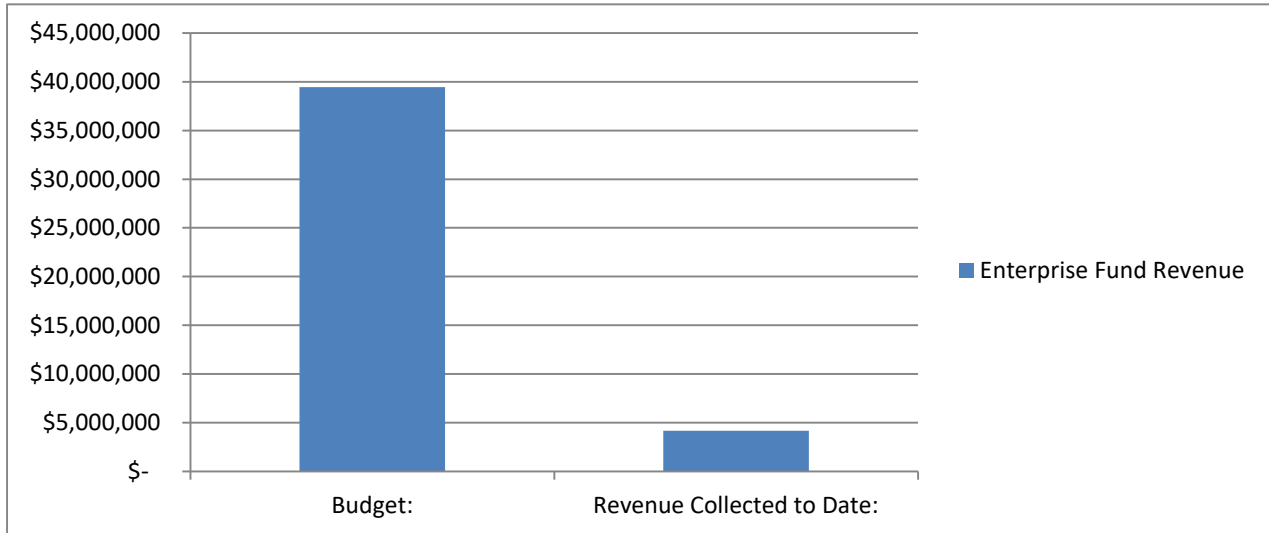
Note:

Interfund Transfers -has \$25,003,301 for the transfer of bond proceeds to the Debt Service Fund that has been removed from this report so as not to skew budget spent to date.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 39,432,774
Revenue Collected to Date: \$ 4,182,031
Percent of Total Budget Collected: 11%
Percent of Year Completed: 17%



Revenue Analysis

				% Yr.	
	Budget	To Date	% Received	Completed	
51 Water Fund	\$ 23,783,425	\$ 2,287,520	10%	17%	
52 Sewer Fund	\$ 12,140,349	\$ 1,276,629	11%	17%	
57 Solid Waste Fund	\$ 2,263,000	\$ 391,246	17%	17%	
59 Storm Drain Fund	\$ 1,246,000	\$ 226,636	18%	17%	

Fund 51 - Water Fund:

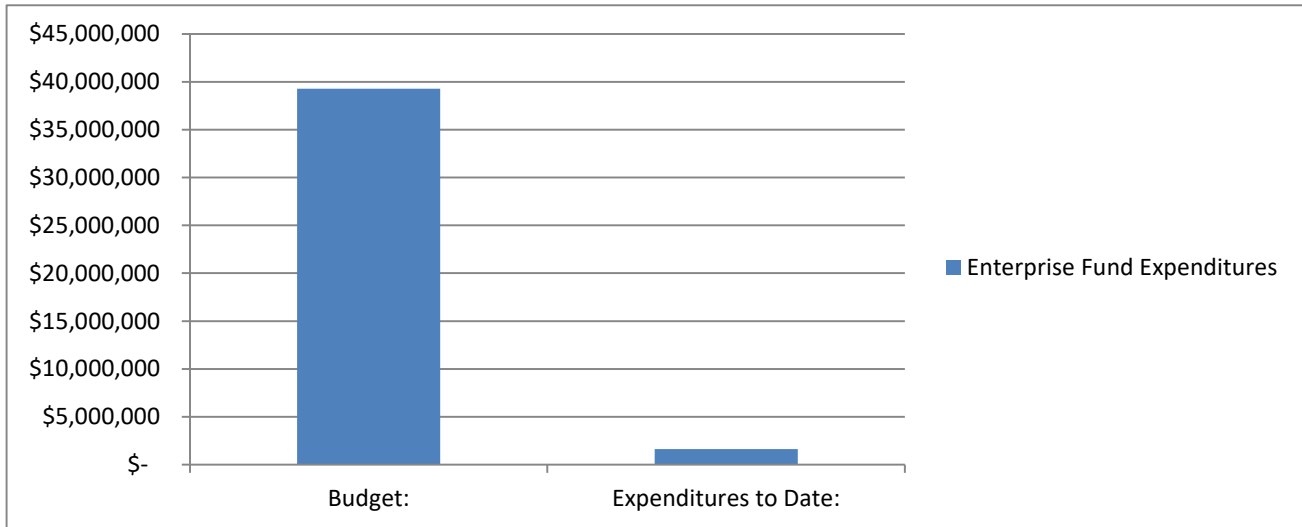
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 39,283,611
Expenditures to Date: \$ 1,613,428
Percent of Total Budget Expended: 4%
Percent of Year Completed: 17%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
51 Water Fund	\$ 23,783,425	\$ 883,959	4%	17%
52 Sewer Fund	\$ 12,140,349	\$ 436,302	4%	17%
57 Solid Waste Fund	\$ 2,176,599	\$ 193,801	9%	17%
59 Storm Drain Fund	\$ 1,183,238	\$ 99,366	8%	17%

Note:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 08/31/2022	Committed Balance	Available Balance	Projected Available Balance by 6/30/23**
11 - Water Impact Fee Fund	\$23,271,068	\$13,885,800	\$9,385,268	\$10,971,386
12 - Wastewater Impact Fee Fund	\$5,136,817	\$5,064,878	\$71,939	\$503,577
15 - Parks/Trails Impact Fee Fund	\$6,177,107	\$6,000,000	\$177,107	\$1,861,799
16- Public Safety Impact Fee Fund	\$52,269	\$0	\$52,269	\$79,779
17 -Stormwater Impact Fee Fund	\$2,961,902	\$2,391,310	\$570,593	\$779,781
18 -Transportation Impact Fee Fund	\$4,506,182	\$2,418,969	\$2,087,213	\$2,690,621

****Available balance + the average of the future facilities impact fee collected and projected out.**

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Applebee's Site Plan
Eagle Quest Master Development Agreement
Harmony Phase A, Plat 14 Site Plan
McLachlan Industrial Rezone
Parkway Fields Plat C Preliminary Plat & Site Plan
Pole Canyon MDA/MDP Amendment
Porter's Crossing Town Center MDA/MDP Amendment
Scarlet Ridge Estates Phase A, Plat 1 Amended Plat
Taco Bell Site Plan

Code Amendments

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