



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**September 28, 2021, 5:30 PM**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

#### **1. Discussion Items**

##### **1.A DISCUSSION ITEM - Skyline Ridge Phase 2 Plat 6**

A concept plan for a potential change to Skyline Ridge Phase 2 Plat 6

[Skyline Ridge Phase 2 Plat 6 - Average Lot Slope Exhibit](#)

[Skyline Ridge Phase 2 Plat 6 - Building Footprints Exhibit](#)

[Approved Skyline Ridge 2 Plat 6](#)

##### **1.B DISCUSSION - Citywide Rezone #1 & #2**

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

#### **2. Pledge of Allegiance**

#### **3. Declaration of Conflicts of Interest**

#### **4. Approval of Meeting Minutes**

##### **4.A September 14, 2021 Planning Commission Minutes**

[PC Minutes 09.14.21 DRAFT](#)

#### **5. Status Report**

#### **6. Action and Advisory Items**

##### **6.A PUBLIC HEARING - Fire Station 251 Rezone**

A proposal to rezone approximately 1.25 acres (parcels 59:045:0065 & a portion of 59:045:0064) to Public Facilities to allow for the construction of a new Fire Station (Fire Station 251).

[Fire Station 251 - Rezone Exhibit](#)

##### **6.B PUBLIC HEARING - La Petite Grooming, Salon, and Short Term Pet Sitting**

(Conditional Use Permit)

A conditional use permit proposal for a pet grooming, salon, and short term pet sitting business located on lot 10 of the recently approved Deer Haven Preliminary Plat.

[Dog Kennel](#)

[House](#)

[Site Plan](#)

[Deer Haven Map](#)

6.C [PUBLIC HEARING - Spring Run Phase D](#)

A request to amend the Master Development Plan and Preliminary Plat for Spring Run Phase D

[Spring Run D - Amended Preliminary Plat](#)

[Approved Spring Run D Preliminary Plat](#)

6.D [PUBLIC HEARING - Mochila RezoneÂ Â ITEM REMOVED FROM AGENDA AT APPLICANTS REQUEST](#)

A proposal to add the RTI Overlay Zone to approximately 160 acres of property located West of Facebook (Parcel 59:068:0004).

[Mochila Rezone](#)

6.E [Action Item - Skyline Ridge Phase 2 Plat 4 Extension Request](#)

[NoD - Skyline Ridge Ph. 2 Plat 4](#)

[Request For Extension Skyline Ridge Phase 2 Plat 4.](#)

[2019\\_0219 - CC minutes](#)

[Skyline Ridge Ph. 2 Plat 4 Approved Plat](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**



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

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

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 24th day of September, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 28, 2021**

|                                                                 |                                                |                         |                                     |
|-----------------------------------------------------------------|------------------------------------------------|-------------------------|-------------------------------------|
| <b>TITLE:</b>                                                   | DISCUSSION ITEM - Skyline Ridge Phase 2 Plat 6 |                         |                                     |
| <b>ITEM TYPE:</b>                                               | Concept Plan                                   |                         |                                     |
| <b>FISCAL IMPACT:</b>                                           |                                                |                         |                                     |
| <b>APPLICANT:</b>                                               | Shaun Athey (Bach Homes)                       |                         |                                     |
| <b>GENERAL PLAN DESIGNATION</b><br>Neighborhood Residential One | <b>CURRENT ZONE</b><br>Residential (Tier II)   | <b>ACREAGE</b><br>36.87 | <b>COMMUNITY</b><br>Ranches Gateway |

**PUBLIC HEARING:**

No

**PREPARED BY:**

Tayler Jensen, Planning

**PRESENTED BY:**

Tayler Jensen

**RECOMMENDATION:**

**BACKGROUND:**

Skyline Ridge Phase 2 Plat 6 currently has approved construction plans to develop 23 lots. After developing phase 2 plat 5 the applicant is requesting to redesign plat 6 to reduce the amount of hillside that needs to be removed to build the project (the amount of grading material to be removed would be reduced from 130,000 Cubic Yards to 33,000 Cubic Yards by making this change).

The applicant's concept reduces the number of units in the development to 14, moving the lots off the hill and closer to the road, reducing the amount of infrastructure and the amount of land being disturbed. The applicant has indicated that in order for this project to be financially feasible setbacks and lot frontages may need to be addressed.

The applicant is requesting feedback on their proposal and the likelihood of being granted alternative design standards for lot frontages.

**ITEMS FOR CONSIDERATION:**

**REQUIRED FINDINGS:**

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

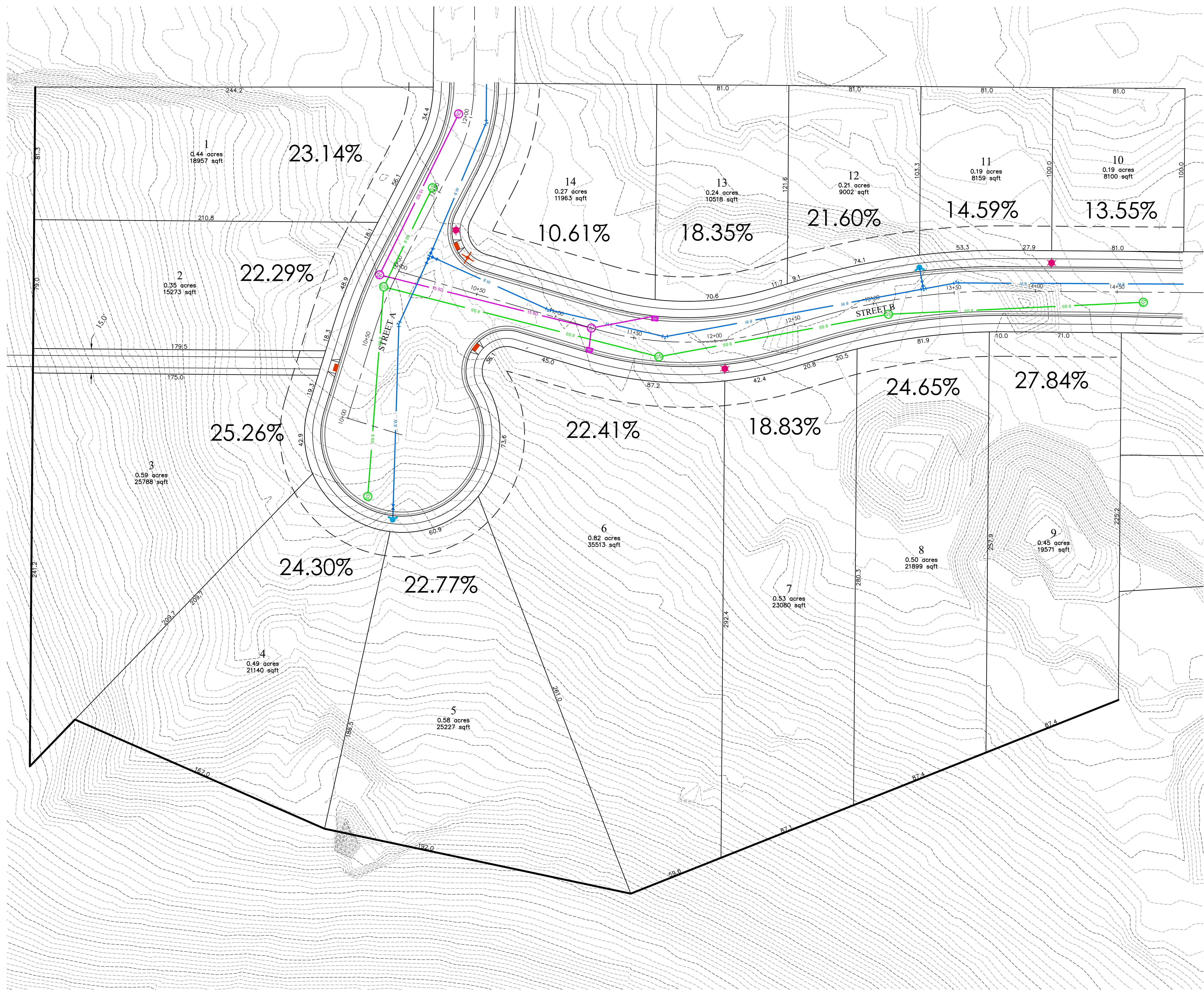
**ATTACHMENTS:**

[Skyline Ridge Phase 2 Plat 6 - Average Lot Slope Exhibit](#)

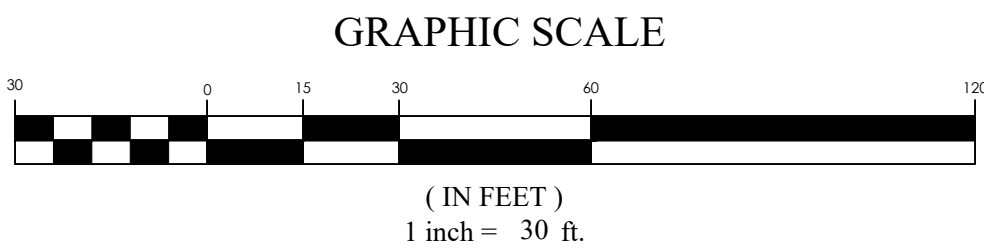
[Skyline Ridge Phase 2 Plat 6 - Building Footprints Exhibit](#)

[Approved Skyline Ridge 2 Plat 6](#)





| LEGEND |                             |
|--------|-----------------------------|
|        | BOUNDARY                    |
|        | ROW                         |
|        | CENTERLINE                  |
|        | LOT LINE                    |
|        | EASEMENT                    |
|        | 15" STORM DRAIN             |
|        | 8" SANITARY SEWER           |
|        | 8" CULINARY WATER           |
|        | 8" SECONDARY WATER          |
|        | CONTOUR MAJOR               |
|        | CONTOUR MINOR               |
|        | EXIST. STORM DRAIN          |
|        | EXIST. SANITARY SEWER       |
|        | EXIST. CULINARY WATER       |
|        | EXIST. FENCE                |
|        | EXIST. CONTOUR MAJOR        |
|        | EXIST. CONTOUR MINOR        |
|        | SIGN                        |
|        | STREET LIGHT                |
|        | SD MH, INLET, AND COMBO     |
|        | SEWER MANHOLE               |
|        | CULINARY VALVE, TEE & BEND  |
|        | SECONDARY VALVE, TEE & BEND |
|        | WATER BLOW-OFF              |
|        | FIRE HYDRANT                |
|        | STREET MONUMENT (TO BE SET) |
|        | EXIST. STREET MONUMENT      |
|        | EXIST. SD INLET & MH        |
|        | EXIST. SEWER MH             |
|        | EXIST. VALVE, TEE, & BEND   |
|        | EXIST. FIRE HYDRANT         |
|        | SPOT ELEVATION              |



PER EM CONSTRUCTION  
STANDARDS CHAPTER 14.  
HILLSIDE SITE DEVELOPMENT  
SECTION 16.010  
AVERAGE SLOPE DEFINITION

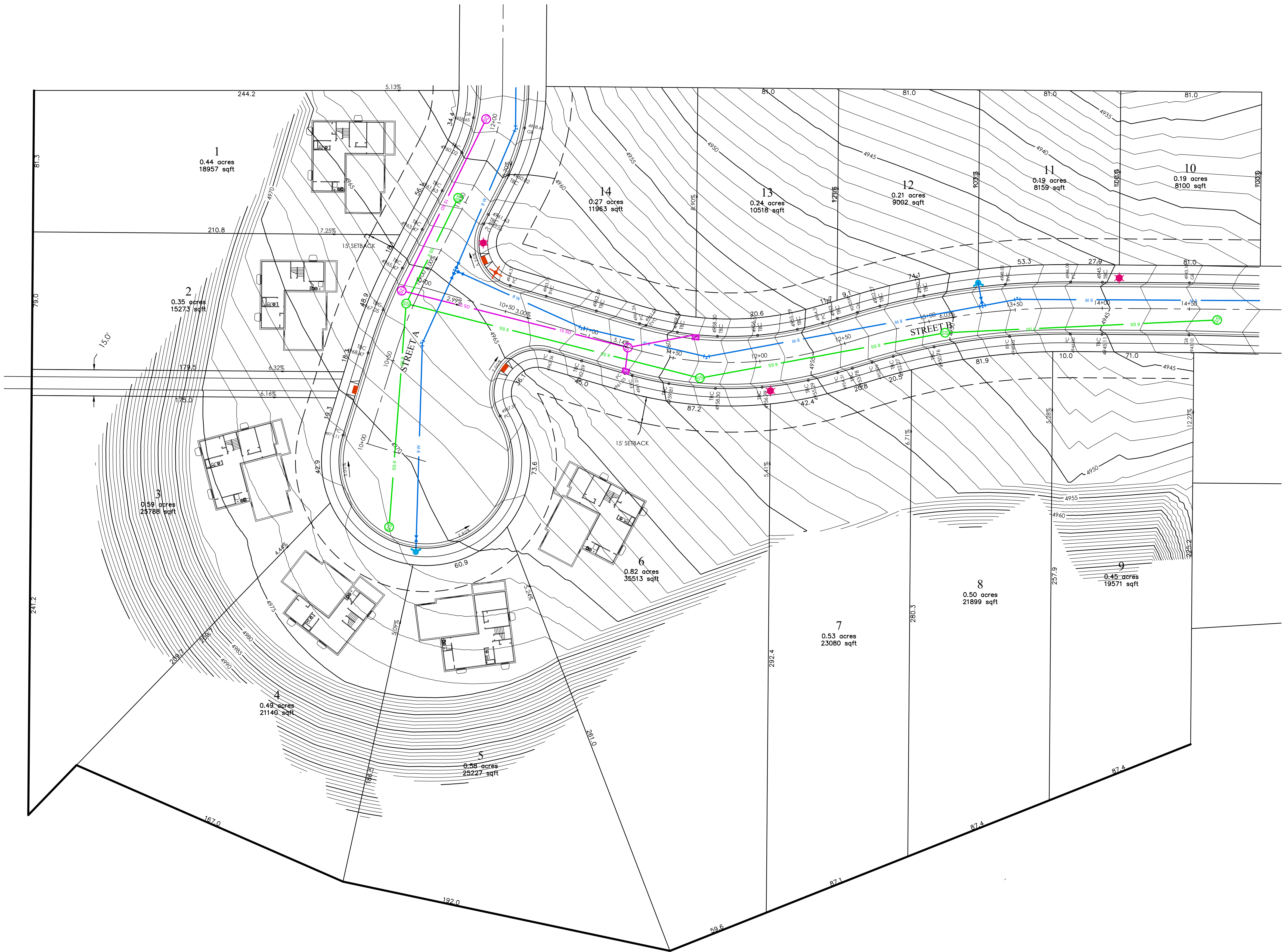
$S=0.00229IL/A$

S = Average Slope of Lot  
0.00229 = Conversion Factor of  
sqft to acres.  
I = Contour Interval (ft)  
L = Sum of Length of Contours in Lot.  
A = Lot Area (acres)

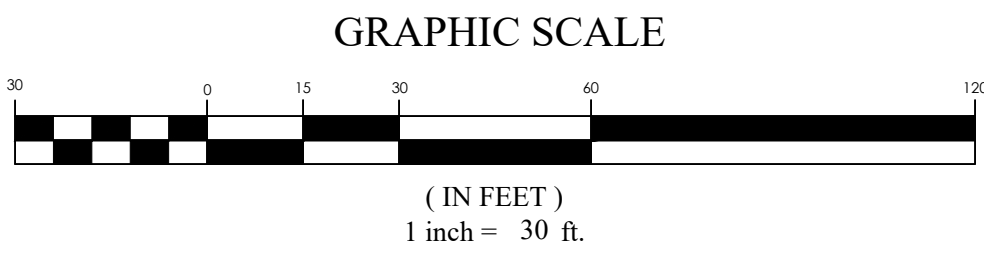
**SKYLINE RIDGE PLAT 6**  
EAGLE MOUNTAIN CITY, UTAH  
**LOT SLOPES EXHIBIT**

| REVISION BLOCK | DATE     | DESCRIPTION    |
|----------------|----------|----------------|
| 1              | 08/26/21 | Initial Design |
| 2              | 08/26/21 | Final Design   |
| 3              | 08/26/21 | Final Design   |
| 4              | 08/26/21 | Final Design   |
| 5              | 08/26/21 | Final Design   |
| 6              | 08/26/21 | Final Design   |





- LEGEND
- |        |                             |
|--------|-----------------------------|
| —      | BOUNDARY                    |
| —      | ROW                         |
| —      | CENTERLINE                  |
| —      | LOT LINE                    |
| ---    | EASEMENT                    |
| 15" SD | 15" STORM DRAIN             |
| 8" SS  | 8" SANITARY SEWER           |
| 8" W   | 8" CULINARY WATER           |
| 8" SW  | 8" SECONDARY WATER          |
| XXXX   | CONTOUR MAJOR               |
| XXXX   | CONTOUR MINOR               |
| 15" SD | EXIST. STORM DRAIN          |
| 8" SS  | EXIST. SANITARY SEWER       |
| 8" W   | EXIST. CULINARY WATER       |
| X      | EXIST. FENCE                |
| XXXX   | EXIST. CONTOUR MAJOR        |
| XXXX   | EXIST. CONTOUR MINOR        |
| +      | SIGN                        |
| +      | STREET LIGHT                |
| +      | SD MH, INLET, AND COMBO     |
| +      | SEWER MANHOLE               |
| +      | CULINARY VALVE, TEE & BEND  |
| +      | SECONDARY VALVE, TEE & BEND |
| +      | WATER BLOW-OFF              |
| +      | FIRE HYDRANT                |
| +      | STREET MONUMENT (TO BE SET) |
| +      | EXIST. STREET MONUMENT      |
| +      | EXIST. SD INLET & MH        |
| +      | EXIST. SEWER MH             |
| +      | EXIST. VALVE, TEE, & BEND   |
| +      | EXIST. FIRE HYDRANT         |
| +      | SPOT ELEVATION              |



# SKYLINE RIDGE PLAT 6

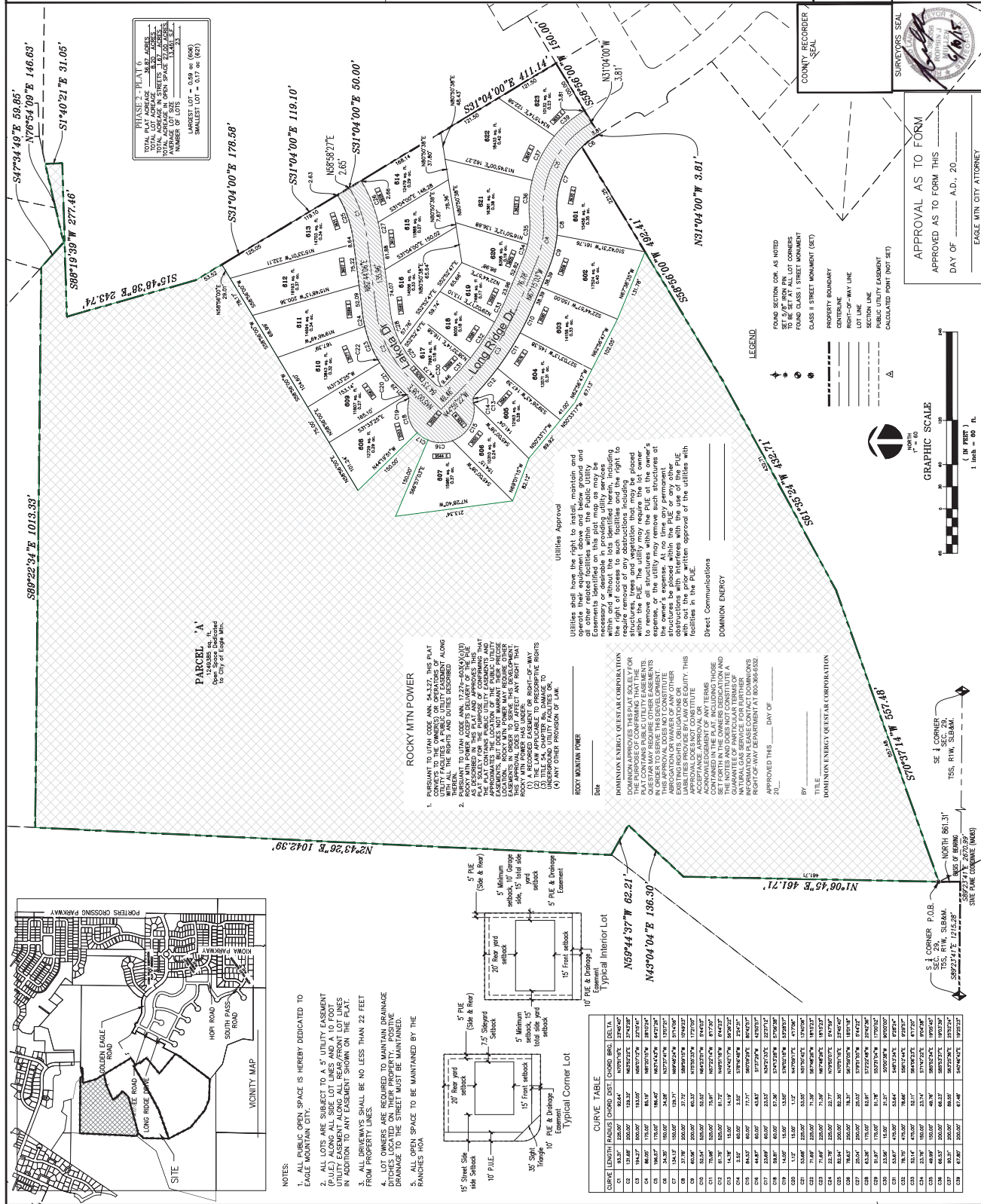
EAGLE MOUNTAIN CITY, UTAH

## BUILDING FOOTPRINTS EXHIBIT

| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

| BUILDING FOOTPRINTS EXHIBIT |                |
|-----------------------------|----------------|
| Scale: 1"=30'               | Drawn: RRH     |
| Date: 08/26/21              | Job #: 21-0221 |
| Sheet:                      | 1 OF 1         |







**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
SEPTEMBER 28, 2021**

|                                     |                                      |                |                  |
|-------------------------------------|--------------------------------------|----------------|------------------|
| <b>TITLE:</b>                       | DISCUSSION - Citywide Rezone #1 & #2 |                |                  |
| <b>ITEM TYPE:</b>                   | Discussion                           |                |                  |
| <b>FISCAL IMPACT:</b>               |                                      |                |                  |
| <b>APPLICANT:</b>                   | City                                 |                |                  |
| <b>GENERAL PLAN<br/>DESIGNATION</b> | <b>CURRENT ZONE</b>                  | <b>ACREAGE</b> | <b>COMMUNITY</b> |

**PUBLIC HEARING:**

No

**PREPARED BY:**

Tayler Jensen, Planning

**PRESENTED BY:**

Steve Mumford

**RECOMMENDATION:**

**BACKGROUND:**

With the expiration of some major master development agreements in the city, and the adoption of new zones (residential, commercial, open space, public facilities, etc.), the City is beginning the process of rezoning existing properties in the City to match current zones in the Municipal Code. The properties will be presented over the course of many months, broken up into various areas of the city. The areas will be reviewed by the Commission in work sessions to discuss the proposed zones, nonconforming lots, and other impacts to the properties, prior to notifying property owners and presenting the rezones in a public hearing.

**ITEMS FOR CONSIDERATION:**

**REQUIRED FINDINGS:**

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS:**



# EAGLE MOUNTAIN Planning Commission MEETING MINUTES

September 14, 2021, 5:30 p.m.  
Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

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

CITY STAFF PRESENT: Tayler Jensen, Senior Planner; Jessa Porter, Planner; and Elizabeth Fewkes, Recording Secretary.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director.

Commissioner Wright called the meeting to order at 5:48 p.m.

### 1. Discussion Items

#### 1.A. DISCUSSION – Citywide Rezone #1

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

The first area in the City in consideration of rezoning is located in the southeast City Center and includes Eagle Point, Eagle Village, and Sweetwater developments. The expired master development plan (MDP) had zoning for Residential, Mixed-Use Residential/Commercial, Parks and Open Space, Commercial C-1, Commercial C-2, and Town Center (Commercial C-3). The Future Land Use Map in the General Plan designates the areas with Neighborhood Residential Two, Neighborhood Residential One, Foothill Residential, Parks and Open Space, and Community Commercial. The proposed zoning under the most applicable current standards based upon lot sizes, lot frontages, and land uses resulted in a mixture of CC, MF1, RC, OS-I, R3, and R2 which would provide the most uses to the properties. The RC zone has a minimum lot size of 4,500 square feet and a minimum lot frontage of 58 feet. The R3 zone has a minimum lot size of 6,500 square feet and a minimum lot frontage of 62 feet. The R2 zone has a minimum lot size of 8,000 square feet and a minimum lot frontage of 80 feet.



Mr. Mumford clarified homes that do not meet the lot size and/or frontage requirements of the new zoning would be granted legally existing, nonconforming status to allow the unit to be reconstructed to the preexisting standards should the home be damaged; however, new construction in the area would be required to meet the design requirements for the new zone designation. The frontage requirements would prevent the lots larger than the minimum requirement for the assigned zone from being subdivided.

Senior Planner Tayler Jensen added that any new additions to the existing structures would be required to meet the new standards. Homeowners also would not be allowed to increase the level of nonconformity.

Commissioner Pengra said that although the City receives great benefit from rezoning, retaining records of the old zoning and rights in addition to the new designation could become challenging and the negative impacts might outweigh the benefits. Retaining the obsolete zoning and making adjustments for adjacent new development might be the preferable resolution.

Commissioner Wright said the purpose and desired outcome of creating a zoning map is to assist with evaluating appropriate transitioning and buffering for new development; however, he agrees with concerns that rezoning existing properties can have unintended consequences. He thinks that a zoning map would still be beneficial to the City to provide clarity for the decision-making process of approving land use applications.

Mr. Jensen said staff already retains records for the previous zoning of existing development. If an applicant desires to develop a property with previous standards, they are required to meet the State definition of legal nonconforming and have had the use within the past twelve months. New development would be evaluated under the new standards. Staff receives approximately 60 calls a week from individuals desiring to know the zoning for properties within the City and not have a definitive answer regarding zoning and land use rights causes confusion. He thinks that designating nonconforming uses would clarify land use rights.

Commissioner Everett said knowing the surrounding uses of a property would be beneficial in evaluating rezone requests for potential development. Nevertheless, unless the nonconformity is codified property rights are ambiguous and could vary based upon the interpretation of future staff, Commission members, and Councilmembers. He desires to remove the ambiguity to clarify what a homeowner is allowed and not allowed to do on the property, especially considering that records of the previous rights will be required to be kept regardless and due to concerns with homes being torn down and rebuilt on a noncongruent lot in the distant future.

Commissioner Wells said she sees the value in updated the standards to increase clarity. Although she agrees with the concerns regarding the burden of record-keeping, she thinks the benefits outweigh the costs.

Commissioner Wright requested for the item to be placed on the agenda for the next work session for further discussion in the interest of time.

## 1.B. Concept Plan – Scenic Estates

Planner Jessa Porter presented the item. The 18-lot subdivision is on 22 acres of land located west of the Arrival development. The parcel was annexed to the City on November 17, 2020, and was given a land use designation of Agriculture/Rural Density One. At the time of the designation, the property owners informed the Council of their intent to propose one-acre lots which would correspond with RD1 zoning. The applicant will need to submit a General Plan amendment application for the Agriculture/Rural Density Two land use designation and a rezone application for the RD1 zone.

Applicant representative Kim Rindlisbacher said the full parcel is 204 acres and they have been doing land trades with Camp Williams for property in Cedar City. They gave Camp Williams the development rights for the major of the land with exception of the 22 acres in this application. The proposed average lot size is 1 ¼ acres. Their engineer conducted a study and selected a two-acre site at the appropriate elevation for an additional City water tank should one be required. A five-month wind study was conducted in partnership with a windmill company that determined the area would be viable for a wind farm with 15-foot windmills. More flat land is available; however, they desired to allow an adequate buffer between the homes and Camp Williams. He asked for the value lost from the land they are not developing to be considered during the evaluation of the project. Although the land has a lot of rock, they hope to be able to dig rather than blast and plan to install berms and a retention pond on lot 18, the lowest spot on the property, to mitigate runoff. Additional soil analysis and slope studies will be conducted should the concept plan receive City support. He requested a variance for the cul-de-sac standard requirements.

Mr. Jensen explained that Municipal Code discourages cul-de-sacs to increase connectivity. Allowing a cul-de-sac in this area may be appropriate because all the surrounding property rights have been sold and the adjacent land will either not be developed or has approved plans preventing additional connectivity. The Planning Commission could approve an exception to the connectivity requirements because there is not a location where the development could stub to another development.

Commissioner Everett said although he would prefer additional connectivity, he does not have a lot of concern regarding the length of the cul-de-sac due to the limitations placed on the development; however, he is concerned with drain fields for septic systems.

Commissioner Pengra disclosed that he lives in the adjacent development. Due to the low density of the project, traffic increase should be minimal. He agrees with the drainage concerns especially in consideration of recent severe storms that resulted in basement flooding in his neighborhood due to the detention ponds overflowing. Overflow runoff from Scenic Estates would flow into the Arrival neighborhood. Adequate drain fields could also be an issue due to the abundance of rock and soil composition.

Commissioner Wright noted that the drain fields for septic tanks would require redundancy due to issues in other areas in the City. He is unaware of City requirements for wind farms. He encouraged maintaining the trail connectivity indicated between lots 8 and 9 to allow residents access to the



open space. He approves of the lot sizes and location and is not concerned with the length of the cul-de-sac.

Mr. Rindlisbacher said should the studies indicate more water retention is necessary, they would add a second retention pond to retain the water from the development on their property. They determined two potential water tank sites at an equal or higher elevation than the existing City water tank to the east. Their agreement with Camp Williams provides for the installation of a water tank and/or wind farm. Solar panels on the roofs and the wind farm could potentially power the subdivision. He explained that the trail between lots 8 and 9 is to provide the residents and Camp Williams access to the hillside. They own the adjacent area on the hillside and intend to allow livestock grazing of the area for fire prevention. They built a sewer septic treatment facility in another project and are familiar with requirements for such systems and areas with similar soil composition.

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

Commissioner Wright called the policy session to order at 6:41 p.m.

#### 2. Pledge of Allegiance

Commissioner Wright led the Pledge of Allegiance.

#### 3. Declaration of Conflicts of Interest

None.

#### 4. Approval of Meeting Minutes

##### 4.A. August 24, 2021 Planning Commission Minutes

Commissioner Wright requested an amendment to paragraph three on page nine correcting the frontage widths requirement in the current master development for Oquirrh Mountain Ranch to 55 feet.

**MOTION:** *Commissioner Wright moved to approve the August 24, 2021 minutes as amended. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

#### 5. Status Report

*This item was not discussed. Commissioner Wright encouraged the Commissioners to review the previous City Council meeting on the City website.*

#### 6. Action and Advisory Items

## 6.A. PUBLIC HEARING – Silverlake Plat 32

Mr. Jensen presented the item. The area is located within Area C of the SilverLake Master Development Plan and Agreement that was last amended in January 2013 and designated for single-family, patio, garden court, cluster, and multifamily development. The preliminary plat for SilverLake South was approved on October 1, 2019, and includes this area; however, multifamily developments require individual site plan approvals. The proposal includes a total of 91 lots located on approximately 9.92 acres with 33 cluster lots and 58 townhomes.

Although this approval is strictly for the Silverlake plat 32, many of the issues including parking, open space, and roads are shared with Plat 31 which was previously approved. Per EMMC 16.35.090, collector road fencing should be consistent with existing collector road fencing in Silverlake and shall be constructed along the rear and side lot lines of any unit that does or will abut Golden Eagle Road prior to issuance of a certificate of occupancy for those units. With 91 units in plat 32, 31 guest parking stalls are required and 27 guest parking stalls are provided which is 4 stalls under this requirement. The total number of units in Silverlake 31 and 32 is 115 units which requires 39 guest parking stalls; currently, 34 parking stalls are provided.

The proposed 40-foot-wide private right-of-way throughout the project, which includes 27 feet of pavement and 4-feet of sidewalks, would bring it to the local right-of-way standard minus ten feet of park strips. Silverlake 31 was approved with a 43-feet right-of-way which includes 5-foot sidewalks and 28 feet of pavement. The proposed total of 1.46 acres of open space to serve Silverlake 31 and 32 includes adding benches/picnic tables, 126 trees, a tot lot, and leaving property for the City to add a natural trail. Townhomes are subject to the design standards found in 17.72 of Eagle Mountain Municipal Code. Townhomes have been built throughout the Silverlake development utilizing identical elevations. The rear elevations do not include the same materials or features as front elevations, and should be updated to include the same features as the front elevations since they are backing onto improved open space.

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

1. Collector road fencing consistent with existing collector road fencing in Silverlake shall be constructed along the rear and side lot lines of any unit that does or will abut Golden Eagle Road prior to issuance of a certificate of occupancy;
2. Four additional parking stalls required for Silverlake 32 and/or 5 additional parking stalls shall be provided for Silverlake 31 and 32;
3. The amount of water-wise landscaping shall be increased by replacing the turf behind buildings, in park strips, and other areas that are not very useable as play areas; and
4. Rear and side elevations shall include similar materials as the front elevations.

Mr. Jensen verified that the 40-foot right-of-way would be a private road and the garages are 22-feet wide.

Applicant representative Bronson Tatton said the additional required guest parking stalls are planned for the southeast corner. The pool and clubhouse across SilverLake Parkway will serve

these units. This portion of the development was segmented separately because the sewer system for Plat 31 has sufficient gravity flow where the units in Plat 32 will require a private, homeowner's association (HOA) maintained lift station that will connect to the Saratoga Springs sewer line. The townhomes owners are located in cost centers assessed a higher HOA fee than the single-family homeowners to cover maintenance not benefiting the single-family units.

Commissioner Wells appreciates the guest parking being spread throughout the development providing parking accessibility to the full community.

*Commissioner Wright opened the public hearing at 6:54 p.m. As there were no comments, Commissioner Wright closed the hearing.*

Commissioner Wells concurred with the staff recommendations and suggested adding a condition for the right-of-way to match the requirements for the right-of-way approved for Plat 31.

Commissioner Everett noted that the elevations for Plat 31 and Plat 32 do not meet City code regarding the placement of the garages in the front of the units. As a part of the MDA, the applicant showed a variety of rear and front-loaded product. He feels the development has not met the intent of the MDA. As such, he has voted against the multifamily elevation for this development and requested to send forth a negative recommendation to the City Council.

Commissioner Pengra said water conservation efforts are of significant importance. He agrees with the staff recommendation for water-wise landscaping for this development and advocates for such requirements for all development in the City considering current water levels in that State.

Commissioner Wright acknowledged Commissioner Everett's arguments and concurred with the water concerns and right-of-way requirement recommendation.

**MOTION:** *Commissioner Wells moved to recommend approval of the site plan for SilverLake Plat 32 with the following conditions:*

- 1. Collector road fencing consistent with existing collector road fencing in Silverlake shall be constructed along the rear and side lot lines of any unit that does or will abut Golden Eagle Road prior to issuance of a certificate of occupancy;*
- 2. Four additional parking stalls shall be required for Silverlake 32 and/or five additional parking stalls shall be provided for Silverlake 31 and 32;*
- 3. The amount of water-wise landscaping shall be increased by replacing the turf behind buildings, in park strips, and other areas that are not very useable as play areas;*
- 4. Rear and side elevations shall include similar materials as the front elevations; and*
- 5. The right-of-way shall be consistent with the 43-foot right-of-way requirements approved for Plat 31 including 5-foot sidewalks and 28 feet of pavement.*



***Commissioner Pengra seconded the motion. Those voting aye: Christopher Pengra, Erin Wells, and Brett Wright. Those voting nay: Matthew Everett. The motion carried with a vote of 3:1.***

#### **6.B. Oquirrh Mountain Ranch Phase B**

Mr. Jensen presented the item. The Oquirrh Mountain Ranch Master Development Plan and Master Development Agreement were approved in 2011 and cover a total of 120.4 acres. At approval, the development was vested with 417 units and 15.5 acres of open space. A significant portion of the open space was to be unimproved due to the terrain. This agreement was amended later in 2011, with the overall unit vesting remaining the same. In 2016, the MDA was further amended reducing the maximum number of units to 346 units and requiring 5.5 acres of improved open space. The 2016 approval represents a project density of approximately 2.9 dwelling units per acre for the 120.4 acres.

Overland Village Two is adjacent to the south and the approved concept plan has large lots along the north border of their property. To date, 54 single-family units and a Church of Jesus Christ of Latter-day Saints chapel have been developed on 18 acres, leaving approximately 102.4 acres to be developed. The existing development is 27 units below the vested unit counts; 7 of 30 vested units were built in pod PA 10, 37 of 39 were built in pod 9a, and 10 of 12 were built in pod 2a.

The applicant has worked with Eagle Mountain City, Division of Wildlife Resources, and the Eagle Mountain Nature and Wildlife Alliance citizen group to dedicate 330 feet along the north and northeast side of the project as wildlife corridor. The applicants have also agreed to include all the open space east of the eastern cul-de-sac in the wildlife corridor. In addition to this land being deeded to the City, staff recommends that it be rezoned open space, along with the application of the Wildlife Corridor Overlay.

After the discussion at the previous meeting, the applicants have prepared two plan options for Commission consideration. In Option A, the proposed lot sizes include 61 lots with 40-foot frontages, 109 lots with 45-foot frontages, and 59 lots with 50-foot or greater frontages. In Option B, the application has increased the lot sizes. The proposed lot sizes include 58 lots with 45-foot frontages, 80 lots with 50-foot frontages, and 68 lots with 55-foot frontages. City RC development standards require a minimum lot size of 4,500 square feet, an average lot size of 6,000 square feet, a minimum frontage of 58 feet, a front setback of 15 feet, a garage set back of 22 feet, a rear setback of 20 feet, side setbacks of eight feet and 10 feet on the garage side, and a corner set back of 15 feet. Option A proposes modification of development standards to allow a minimum lot size of 4,000 square feet, a minimum frontage of 40 feet, rear setbacks of 15 feet, and side setbacks of five feet. Option B requests modified development standards for a minimum 45-foot frontage, a 15-foot rear setback, and five-foot side setbacks.

Oquirrh Mountain Ranch has a current density approval of 346 total units with up to an additional 292 units. The allowable density in unbuilt pods is 265 units; those units combined with the 54 built units result in an actual maximum density of 319 units. In contrast, if Option A were to be approved, the maximum full buildout would be 283 units, with 54 existing and 229 new lots resulting in a total reduction of 63 units/21% and an actual reduction of 36 units/13%. If Option B

were to be approved the maximum full buildout would be 260 units, with 54 existing and 206 new lots resulting in a total reduction of 86 units/29% and an actual reduction of 59 units/22%.

The applicants feel that Option A and Option B represent their best available applications and request to move forward to City Council with either a recommendation of approval or denial rather than the application being tabled.

Staff recommends for the Planning Commission to motion to recommend approval for Option B for the master development plan for the reasons set forth in the staff report and the meeting with the following conditions and any additional conditions desired by the Planning Commission:

1. All open space within the wildlife corridor, 330 feet on the northern edge of the project, and all property on both major hills shall be zoned OS-N with the Wildlife Corridor Overlay;
2. All other native open space shall be zoned OS-N;
3. All improved open space, OS-1 through OS-6, shall be zoned OS-I;
4. All residential pods shall be zoned RC;
5. If a lift station is necessary, it shall be owned and maintained by a homeowner's association, along with the property along the southern boundary; and
6. The approval of the master development plan is conditional based upon the approval of an amended master development agreement.

If the MDP is recommended for approval and the Planning Commission motions to recommend approval of Option B for the preliminary plat to the City Council, staff recommends the following conditions:

1. The preliminary plat shall comply with the development standards approved in the master development plan;
2. The preliminary plat shall include any changes made during the master development plan approval; and
3. The applicant shall provide evidence that they meet the minimum improved open space requirement of 6.50 acres.

Mr. Jensen clarified that basement flooding was one of the issues for increasing the side setback requirements, another was to allow residents space for parking camping trailers. The average lot size for Option A is 5,442 and Option B is 6,067.

Commissioner Wright apologized publicly for not allowing the group to speak after the vote to motion to table at the previous meeting. He had intended to recognize them to speak after the conclusion of the motion.

Kimley Horn Senior Engineer for the project applicant representative Tamara Connolly presented the background for the project. The original master development agreement (MDA) approved an urban-style project. They have been working with the City and resident wildlife activists to revise the original plan to dedicate land for a petroglyph park and the wildlife corridor. They develop single-family detached product and adapted a smaller single-family product that accommodates the higher density approval for the area. Working with staff, they have reduced the density and increased the frontage widths in the plan several times. In order to be able to sell a sufficient

number of units for the development to be fiscally viable, they are requesting reduced RC development standards due to reduction in density due to constraints, promote clustering and sensitive design, increased open space, offer alternative housing options, and thoughtful treatment of the site constraints including steep slopes greater than 25%, the dedication of a 330-foot to 654-foot width for the wildlife corridor, and petroglyph preservation. Over 50% of the land on the site will be dedicated as parks and open space uses. Reducing and intermixing the frontage widths allows the garages to be staggered horizontally and setback to prevent garage-dominant elevations. The lots will be graded to drain to the front at 2% grade which is higher than 1% to 1 ½% standard grade employed by other home builders and ensures that the drainage is not impeded by landscaping. Due to topography, the lots will be an average of 117-feet deep, a typical lot depth is 110 feet, and homes will be built slab-on-grade without basements or with grade-level walkout basements. The homes will be specifically designed for the project without window wells or other obstacles on the sides of the home to mitigate obstructing backyard access. The 40-foot width was designed to meet needs in the current housing market. Larger homes and open space are planned along the south boundary to buffer and transition to the units in the adjacent development. There was not a precedent for calculating the amenity points for the unique amenities they are providing. After the previous comments regarding the amenity points, they reduced their amenity point calculations. The most developable areas in the project are north of the proposed development and are being dedicated to the wildlife corridor. The walkout basements will be located in the terrain-challenged areas. Due to the challenges and accommodations in the project, she respectfully requested for the Commission to approve Option A.

Applicant representative Tracye Herrington with LGI Homes said none of the garages will be placed forward from the plane of the house but will be set back farther than the porches and the garage doors will be color blended with the home. They attempted to address the concerns expressed by the Commission by providing Option B; however, Option A is preferable for them from a financial perspective. The pricing difference between the 40-foot and 45-foot products would be more based upon the size of the home and the number of bedrooms and bathrooms rather than the lot size. Allowing a 40-foot product would increase the lot count. The request to reduce the rear setback is to be able to stagger the garage placement without reducing the square footage of the homes.

Brett Stout with LGI Homes said the previous developer potholed this area and based upon the resulting findings, they are hoping that will only need to do chipping but not blasting.

Commissioner Wright thanked the applicant for the parks and open space plans as well as the preservation of the petroglyphs, which was contemplated in the original MDA.

Ms. Connolly explained that they meet the connectivity requirements for emergency access. A second access in the west portion of the development would be difficult due to topography and adjacent farmland and lack of connection points to the west and south.

Mr. Jensen explained the connectivity score is low but can be allowed due to topographical issues and the adjacent developments not having connection options. The Ivory Development collector road running north to south will be located west of the Oquirrh Mountain Ranch Development.



Commissioner Wright said he would like to see connectivity to the southwest, as required in the MDA, to service the people in the southwest corner.

Ms. Connolly verified the project utilizes a 51-foot right-of-way to be consistent with the existing roads and to maximize the available lot sizes. They intend to reduce the parks strips to four feet to incorporate five-foot-wide sidewalks requested by a Councilmember. They are dedicating 4 premium cul-de-sac lots, 14 buildable lots in the northwest, and 9 buildable lots near the petroglyphs for a total of 27 lots or approximately five acres to accommodate the wildlife corridor and to create a petroglyph park at the current location rather than relocating the petroglyphs. Accommodating the standard side setback requirements would render the project unbuildable as 206-units is their minimum unit count for the project to be profitable.

Commissioner Wright clarified that the MDA vested rights are for five-foot and ten-foot garage-side side setbacks for single-family units with 55-foot frontages with 20% of the development requiring 60-foot frontages.

Commissioner Pengra clarified that the early conversations provided for the developer to move the petroglyphs. Preservation was required but not necessarily preserving the petroglyphs in place. In considerations of the concessions in the amount of density and land value forfeited in this project and due to fears of requesting too much from developers, he falls on the more permissive side and feels Option A would be more equitable, even though the units proposed are not ideal or his personal preference. He has no reservations about recommending the approval of Option B.

Commissioner Everett thanked the applicant for their work to accommodate the wildlife corridor. He recognizes and appreciates the unique amenities in the plan including the incline, leaving the petroglyphs in their present location, and mitigating garage dominant design. The plan will exceed the requirement regardless of the amenity point calculation method. However, he is unable to support Option A due to the 40-foot frontage widths and has concerns with the request for five-foot setbacks due to reduced access to the backyard, although the lack of window wells reduces some of his concerns. After the discussion, he could support a recommendation of Option B due to the higher average lot size with a condition requirement for side setbacks of five feet and ten feet on the garage side.

Discussion ensued regarding the impact to the number of lots and the variety of product type offered should the side setback variance be denied resulting in larger, narrower homes being placed on smaller frontages with more dominant garages and concerns with backyard access and reduced parking should the five-foot side setback be granted.

Commissioner Wells expressed her desire to weigh and balance the accommodations made and exceptions requested by the applicant, especially in consideration that should the development be developed in accordance with the vested rights, the wildlife corridor would not be feasible. She would be amenable to a recommendation of approval of Option B with the requirement for five-foot and ten-foot side setbacks.

Discussion ensued regarding preference for an additional five feet of internal living space versus an additional five feet of side yard width and the impact of side setbacks on parking availability.

Commissioner Wright said he would be more willing to consider a 45-foot frontage with five-foot and ten-foot side setbacks than with five-foot side setbacks on each side. The additional parking would allow residents to remain in the home longer by providing the availability for additional parking for teenage drivers.

Ms. Herrington said they could incorporate a ten-foot garage side setback if the City were willing to permit garage dominant elevations.

Commissioner Wright said they do not wish to be punitive with the applicants but desire to balance the needs and concessions of the applicants and the needs of future residents by preventing issues currently found in other areas in the City.

Commissioner Everett said he believes sideyard access to the backyard is important for first-time homebuyers. He requested for the garages to have articulation and be of complementary color to the home to reduce the appearance of garage-dominant elevations.

Commissioner Pengra said he has a visceral reaction to the premise that every home in the City needs to provide the opportunity for residences to park a recreational vehicle or trailer in the side yard. Multifamily homeowners do not have that opportunity. He feels there is room for a diversity of product in the City. As the five-foot and ten-foot setback changes would create garage dominant rows of similar houses, he prefers the mixture of frontages proposed by the applicant. He is concerned with the message being sent to developers that have been reasonable and have made many concessions to the City.

Commissioner Wells said that she feels the requests of the Planning Commission are reasonable. She clarified that her reason for desiring wider setbacks is to allow landscaping access.

**MOTION:** *Commissioner Pengra moved to recommend approval to the City Council of Option B for the master development plan for Oquirrh Mountain Ranch B with the conditions:*

- 1. All open space within the wildlife corridor, 330 feet on the northern edge of the project and all property on both major hills shall be zoned OS-N with the Wildlife Corridor Overlay;*
- 2. All other native open space shall be zoned OS-N;*
- 3. All improved open space, OS-1 through OS-6, shall be zoned OS-I;*
- 4. All residential pods shall be zoned RC;*
- 5. If a lift station is necessary, it shall be owned and maintained by a homeowner's association, along with the property along the southern boundary; and*
- 6. The approval of the master development plan is conditional based upon the approval of an amended master development agreement.*

*Commissioner Wells seconded the motion. Those voting aye: Matthew Everett and Christopher Pengra. Those voting nay: Erin Wells and Brett Wright. The motion failed with a vote of 2:2.*

Commissioners Wright and Wells voted against the motion due to the five-foot side setbacks.

**MOTION:** *Commissioner Wells moved to recommend approval to the City Council of Option B for the master development plan for Oquirrh Mountain Ranch B with the following conditions:*

- 1. All open space within the wildlife corridor, 330 feet on the northern edge of the project and all property on both major hills shall be zoned OS-N with the Wildlife Corridor Overlay;*
- 2. All other native open space shall be zoned OS-N;*
- 3. All improved open space, OS-1 through OS-6, shall be zoned OS-I;*
- 4. All residential pods shall be zoned RC;*
- 5. If a lift station is necessary, it shall be owned and maintained by a homeowner's association, along with the property along the southern boundary;*
- 6. The approval of the master development plan is conditional based upon the approval of an amended master development agreement; and*
- 7. The side yard setbacks shall be a minimum of five feet and ten feet on the garage side.*

*Commissioner Wright seconded the motion.*

Discussion ensued clarifying the setback conditions set forth in the motion and determining to address leniency regarding garage dominance during the approval of the elevations.

Commissioner Wright stated that based upon their conversation and understanding with the applicants, he does not feel a condition addressing garage dominance is necessary.

*Those voting aye: Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

**MOTION:** *Commissioner Wells moved to recommend approval to the City Council of the Option B for the preliminary plat for Oquirrh Mountain Ranch Phase B with the following conditions:*

- 1. The preliminary plat shall comply with the development standards approved in the master development plan;*
- 2. The preliminary plat shall include any changes made during the master development plan approval;*
- 3. The applicant shall provide evidence that they meet the RC zone minimum improved open space requirement of 6.5 acres; and*
- 4. The side yard setbacks shall be a minimum of five feet and ten feet on the garage side.*

*Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

Commissioner Wright recessed the meeting from 8:25 to 8:30 p.m.



## 6.C. PUBLIC HEARING – Development Code Amendments – Title 17 Zoning

Ms. Porter presented the flag portion of the item. Flag standards were last reviewed on July 27, 2020. Changes based upon the previous discussion include removing restrictions specific to multifamily developments, allowing 80-foot poles with the option to apply for a conditional use permit for a taller flagpole, and clarifying that the national flag shall be the primary flag.

The proposed language to be added to as Section 17.80.120(Q):

Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:
  - a. A stand-alone flagpole not to exceed thirty-five feet (35') in height may be installed for every single-family detached residential unit.
2. In nonresidential zones:
  - a. Non-Residential developments may install flagpoles eighty feet (80') in height.
  - b. A conditional use permit shall be submitted if a flagpole will exceed eighty feet (80') in height.
3. Size. The size of the flag material, when measured diagonally, shall not exceed one-third ( $1/3$ ) of the height of the flagpole.
  - a. If designated to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, do not exceed one-half ( $1/2$ ) of the height of the flagpole.
  - b. National flags shall be the primary flag with city, state, and corporate flags as secondary to the national flag.
4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

Ms. Porter explained she had removed the standards for multifamily uses due to previous discussion regarding concerns that the wording of the multifamily requirements was unclear and due to the lack of issues with flags in multifamily developments.

Discussion ensued regarding potential wording to include in the standards to clarify the desired multifamily flag requirements with consideration for issues with the number of flags, conflicts with homeowner's association (HOA) rules, and the potential for the land in front of a townhome to be common or private ownership, whether to permit a flagpole for each dwelling unit, and units with ownership divided by floors such as apartments and condominiums.

Commissioner Wells said that although she agrees with the premise of requiring the national flag to be the primary flag, she is concerned with placing the burden of enforcement on staff. She suggested including an "other" category for flags to include flags that are neither corporate nor City, State, or National.

Mr. Mumford presented the accessory dwelling units amendments. The purpose of the amendment is to change the name of the chapter and throughout to Accessory Dwelling Units (ADUs) to be consistent with Utah State Code; to clarify and add standards related to detached ADUs, including allowing them on 8,000 square-foot lots in the residential zones as previously intended; make changes to be consistent with the Utah Code in relation to internal ADUs; prohibit short-term

rentals in ADUs; and add standards for tiny homes to be used a ADUs including minimum sizes, foundation, connection, and utilities. Staff recommended amendments to EMMC 17.70 include location and type; clarification of standards regarding detached apartments including maximum height, size, and setbacks, utilities; and standards for short-term rentals.

During this Legislative session Utah Code 10-9a-403(2)(b) was updated to “In drafting the moderate income housing element, the planning commission...(iii) shall include a recommendation to implement three or more of the following strategies.” The potential allowable strategies include, “(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.” Chapter Nine, Moderate Income Housing, in the Eagle Mountain General Plan, Strategy 6 is to “Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.”

Utah Code 10-9a-530 Internal Accessory Dwelling Units requires that (ADU) must be a permitted use in any area zoned primarily for residential use. A municipality may not establish any restrictions or requirements governing size in relation to the primary dwelling, total lot size, or street frontage.

A municipality may:

- Prohibit installation of a separate utility meter.
- Require that an internal ADU be designed to not change the appearance of the primary dwelling as a single-family dwelling.
- Require one additional on-site parking space.
- Replace parking spaces contained within a garage or carport if an internal ADU is created within that area.
- Prohibit an internal ADU within a mobile home.
- Require the owner of the primary dwelling to obtain a permit or license for renting an internal ADU.
- Prohibit the creation of an internal ADU within a zoning district covering an area that is equivalent to 25% or less of the total area in the municipality that is zoned primarily for residential use.
- Prohibit an internal ADU if the primary dwelling unit is served by a failing septic tank.
- Prohibit the creation of an internal ADU if the lot is 6,000 square feet or less.
- Prohibit the rental of an internal ADU for a period of less than 30 consecutive days
- Require owner-occupancy of the primary residence.
- Record a notice for an internal ADU at the County.

Proposed amendments to EMMC 17.70:

- Use “Accessory Dwelling Units (ADUs)” rather than “Accessory Apartments.”
- Require a separate entrance on the side or rear.
- Detached ADUs requirements:
  - Height – In according to accessory building height in EMMC 17.25.040, generally 20 feet, or 35 feet when above a garage.
  - Size – A minimum of 300 square feet and no larger than 50% of the primary home’s footprint with a maximum of 1,000 square feet and no more than two bedrooms.

- Setbacks – A minimum of six feet side and rear and six feet from the home or other structure. Five feet from the property line if no windows, doors, or openings.
- Architectural style, building materials, and colors shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit.
- The ADU may have separate utility meters, but both must be in the property owner's name.
- Off-street parking for one vehicle, in addition to the two vehicles for the primary residence. Tandem driveway parking in front of a garage does not qualify. All parking shall be on a hard surface such as concrete or asphalt. Occupants may not park on the street along the frontage of a neighboring property.
- Short-term rental shall be prohibited. ADUs may not be rented for less than 30 consecutive days.
- Tiny Homes are permitted if they are at least 300 square feet, permanently connected to utilities, and attached to a site-built permanent foundation.
- Transfer of Ownership – ADU permits shall remain valid upon sale of the home or transfer of ownership.

Detached ADUs in compliance with EMMC 17.70 would be a permitted use in the RA1, RA2, RD1, RD2, FR, R1, R2 zones, permitted on lots greater than 8,000 square feet in the R3 and RC zones, and prohibited in the MF1 and MF2 zones. ADUs within the primary residence in compliance with EMMC 17.70 would be a permitted use in all zones except the MF1 and MF2.

Mr. Mumford presented examples of a 446 square foot studio, a 793 square foot one-bedroom, and 955 square foot two-bedroom ADUs and potential placements for various sizes of ADUs on 8,000 square foot lots, the minimum lot size allowed for detached ADUs. Based upon his research, the Commission may desire to reconsider the setback requirements.

*Commissioner Wright opened the public hearing at 8:57 p.m.*

Jeff Ruth said that proper etiquette requires displaying the American National Flag as the primary flag and the expectation should be included in Municipal Code standards. He requested for City parking issues to be addressed and said that many of the renters in his neighborhood park on the road rather than in the driveway which impedes traffic. He beseeched the City to enforce the parking requirements.

Bettina Cameron requested for the City to allow container homes in addition to tiny homes. Container homes are economical and provide for entertainment on top of the container in compensation for the space lost in the yard.

*Commissioner Wright closed public comment at 9:00 p.m.*

Commissioner Wright said that the State limits the City to requiring one additional parking space for ADUs and the City should be more thoughtful and proactive in addressing parking violations and issues.



Commissioner Wells clarified her concern including flying the National flag as the primary flag in the standards is the difficulty in staff enforcing content; however, she is amenable to including the requirement if desired by the other Commissioners. She suggested either removing or amending the language to “national flags shall be primary to all other flags.”

Commissioner Everett advocated for the inclusion of language requiring the national flag to be the primary flag with consideration of flags being flown above the National flag to be offensive to some residents while recognizing potential issues with enforceability.

Commissioner Pengra stated he felt the proposed language regarding flag order was appropriately balanced. He suggested including language requiring a conditional use permit for commercial flagpoles taller than 80 feet.

Commissioner Wright agreed with Commissioner Everett regarding the importance of codifying the requirement to fly the National flag as the primary flag.

Commissioner Wright recognized that the passing of Utah Code 10-9a-403 motivated the ADU Municipal Code amendment and discussion.

Commissioner Pengra expressed appreciation to staff, recognizing the difficulties and limitations created by State requirements, and feels the proposed standards achieve the appropriate balance.

Commissioner Wells expressed concern with existing and proposed ADU standards including the requirement for ADUs to have additional hard surface parking and proposed allowing gravel parking areas. Mr. Mumford’s presentation of ADU placement on lots and the limitations created by the setback requirements lessens her concerns with permitting ADUs on 8,000 square-foot lots.

Commissioner Everett expressed concern with the difficulty in snow removal from gravel resulting in renters parking on the street. He suggested requiring internal ADUs to have an exterior access due to potential confusion and impediments for emergency access. He feels requiring the application to be notarized is onerous and provides little benefit and asked if the new owner would be required to provide a second notarized application in cases of transfer of ownership.

Discussion ensued regarding the challenges and benefits of requiring the application to be notarized, concerns with tracking transfer of ownership and the potential for the new owners not abiding by the terms of the agreement, and potential methods to mitigate the transfer of ownership concerns such as landlord licenses.

Mr. Jensen explained that staff notarizes the application for free to prevent applicants from later claiming they were unaware of terms of the agreement such as owner-occupation of one of the units.

Mr. Mumford verified that recently approved ADUs have a unit B designation included in the address per the request of the fire department. The City had previously assigned a unique address to ADUs which caused confusion for mail delivery and emergency services.

Commissioner Wright supported amending the language in the chapter to replace accessory apartment with ADU and expressed concern with the verbiage in EMMC 17.70.030(4)(C)(i) “Maximum height. Maximum height of accessory dwelling units located above a garage is thirty-five (35) feet. Stand-alone units may not exceed the accessory structure height for the zone as found in EMMC 17.25.040,” being interpreted as allowing a three-story ADU.

Discussion ensued regarding clarifying the ADU height permitted by EMMC 17.70.030(4)(C)(i) is intended for ADUs above detached garages and verbiage amendments to alleviate concerns with residents misinterpreting the standard as allowing ADUs exceeding two stories or a 35-foot ADU above a 20-foot garage.

Commissioner Wright said the standards in EMMC 17.70.030(C) appear to require converting a tiny home into a permitted structure, as such, he suggested prohibiting tiny homes because the requirement for utilities and a foundation essentially converts the tiny home into an ADU.

Commissioner Everett said the tiny home standards include requirements that prevent a trailer or modular home from being classified as a tiny home. Tiny homes are required to have the wheels removed and to match the aesthetic of the primary home and are prohibited from being powered by a generator.

Commissioner Wright stated that the EMMC 17.70.010 stipulation “does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels,” already addresses those concerns. He is concerned with remnant foundations and utilities should a tiny home be removed from the property. He clarified that he is in favor of ADUs as a method to address the housing issues; however, he desires to make sure the appropriate standards are approved to mitigate unintended consequences.

Mr. Jensen said residents have expressed interest in living in a tiny home and clarified that this chapter would replace the existing tiny home standards in Municipal Code.

Discussion ensued regarding the benefits and issues with including or excluding tiny homes and whether to require separate utility meters for ADUs with a preference to allow but not require two meters.

Mr. Jensen explained that current Municipal Code standards only allow for a single utility meter and some residents have desired to install a second meter.

**MOTION:** *Commissioner Everett moved to recommend approval to the City Council of development code amendments to Title 17 Zoning Section 17.80 Sign Regulations and Sign Permits with the following changes:*

- 1. EMMC 17.80.120(Q)(2)(b), “a conditional use permit application shall be submitted if a flagpole shall exceed 80-feet in height”; and*
- 2. EMMC 17.80.120(Q)(3)(b), “national flags shall be the primary flag with all other flags secondary to the national flag.”*

*Commissioner Pengra seconded the motion. Those voting aye: Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

**MOTION:** *Commissioner Everett moved to recommend approval to the City Council of development code amendments to Title 17 Zoning Section 17.70 Accessory Apartments with the following changes:*

- 1. EMMC 17.70.030(4) “an accessory dwelling unit in a basement must have a separate exterior entrance on either the side or rear of the building;”*
- 2. References in EMMC 17.70 to “accessory apartments” shall be changed to “accessory dwelling units”;*
- 3. EMMC 17.70.030(4)(C)(i), “Stand-alone units may not exceed two stories in height; and*
- 4. EMMC 17.70.030(4)(C)(ii), “Size. A detached accessory apartment must be a minimum of three hundred (300) square feet and may not be larger than 50% of the primary home’s footprint (including garage), up to a maximum of 1,000 square feet. Detached accessory dwelling units may not have more than two (2) bedrooms,” shall be removed from the standards or modified if staff determines the requirement is in conflict with Utah Code 10-9a-403.*

*Commissioner Pengra seconded the motion.*

Commissioner Everett declined to include Commissioner Wright’s request to remove tiny homes from the standard but stated he is open to further discussion regarding tiny homes. He also declined Commissioner Wells’ request to permit gravel as an approved parking surface for the additional required parking space.

*Those voting aye: Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

#### **6.D. Coyote Run – REMOVED FROM AGENDA BY APPLICANT REQUEST**

*This item was removed at the request of the applicant.*

#### **7. Discussion Items**

#### **8. Next Scheduled Meeting**

The next meeting is scheduled for September 28, 2021.

#### **9. Adjournment**

**MOTION:** *Commissioner Pengra moved to adjourn the meeting at 9:55 p.m. Commissioner Everett seconded the motion. Those voting aye: Matthew*

***Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:55 p.m.

Approved by the Planning Commission on September 28, 2021.

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Steve Mumford, AICP  
Assistant City Administrator/Community Development Director

DRAFT





**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 28, 2021**

|                                                         |                                                     |                        |                                |
|---------------------------------------------------------|-----------------------------------------------------|------------------------|--------------------------------|
| <b>TITLE:</b>                                           | PUBLIC HEARING - Fire Station 251 Rezone            |                        |                                |
| <b>ITEM TYPE:</b>                                       | Rezone                                              |                        |                                |
| <b>FISCAL IMPACT:</b>                                   |                                                     |                        |                                |
| <b>APPLICANT:</b>                                       | Steve Simmons (UFSA)                                |                        |                                |
| <b>GENERAL PLAN DESIGNATION</b><br>Community Commercial | <b>CURRENT ZONE</b><br>Commercial C-1 (Expired MDA) | <b>ACREAGE</b><br>1.25 | <b>COMMUNITY</b><br>South Town |

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Tayler Jensen, Planning

**PRESENTED BY:**

Tayler Jensen

**RECOMMENDATION:**

We recommend the Planning Commission make a motion to recommend approval of the Rezone to the City Council, for the reasons set forth in the staff report and in the meeting with any conditions the Planning Commission finds appropriate.

**BACKGROUND:**

Fire Station 251 is currently located near City Hall in an aging facility. This proposal would allow for the construction of a new facility and would shift operations to this new location.

The Future Land Use Plan (FLUP) designates this property as Community Commercial. We believe the Public Facilities (PF) Zone is appropriate within this designation.

**ITEMS FOR CONSIDERATION:**

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

- Compliance with the General Plan (17.90.060 A). The request to add the PF zone is compliant with the General Plan which designates the area for Community Commercial. The adjacent

parcels are designated Community Commercial and Neighborhood Residential 2 in the FLUP, thus the applicant complies with this provision.

- Compatibility Determination (17.90.060 B). The proposed rezone allows for public facilities which are appropriate adjacent to both Residential and Commercial developments, therefore it is the opinion of staff that the proposal is compatible with neighboring properties and complies with this provision.
- City Services (17.90.060 C). The proposed use is not anticipated to overburden City Services.
- Traffic Generation (17.90.060 D). The use is not anticipated to generate significant traffic, thus it complies with this provision.
- Property Values (17.90.060 E). The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision.

**REQUIRED FINDINGS:**

Rezoning is a legislative decision and is considered valid if reasonably debatable and not illegal. Criteria for approval are found in EMMC 17.90.060.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS:**

[Fire Station 251 - Rezone Exhibit](#)





**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
SEPTEMBER 28, 2021**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| <b>TITLE:</b>     | PUBLIC HEARING - La Petite Grooming, Salon, and Short Term Pet Sitting (Conditional Use Permit) |
| <b>ITEM TYPE:</b> | Conditional Use Permit                                                                          |
| <b>APPLICANT:</b> | Michael Izatt                                                                                   |

**ACTION ITEM:**

Yes

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Tayler Jensen, Planning

**BACKGROUND:**

The Applicant is applying for a Conditional Use Permit (and has applied for a short term pet sitting license) for a dog grooming and short term pet sitting business to allow for up to **35** dogs to be on site at a time (20 grooming, and 15 short term pet sitting).

La Petite Grooming has been reviewed a number of times by different bodies in Eagle Mountain. A brief timeline of actions with the business are described below:

- The first home business license for La Petite Grooming Salon was issued in April of 2015.
- In 2016 the City received a number of anonymous complaints, but found the project to be in compliance with conditions of approval.
- In December of 2018 the City received a signed complaint detailing nonpermitted dog boarding, which also complained about noise, smell, and number of visitors to the site. An investigation by the City found the site to be out of compliance and the owners were advised to bring the business into compliance with their approvals and to get necessary building permits for the building in which the business was being operated.
- In January 2019 the applicant expressed their desire to acquire a CUP to allow them to offer overnight boarding, but this application was placed on hold as the City was already in the process of amending the Municipal Code to allow for Pet Sitting without a CUP.
- Once adopted the applicant applied for a pet sitting permit, which was placed on hold waiting for a resolution to the



building permit issues.

- A site visit in October 2019 revealed that wastewater was improperly being discharged into the wash.
- La Petite Grooming's business license expired in April of 2020.
- Utah County Health Department signed off on improvements to a septic system in July of 2020.
- On September 1, 2020 a cease and desist order was issued by the Utah County Sheriff.
- A new business license was applied for on September 8, 2020.
- On September 17, 2020 the City received a nuisance complaint, and the issue of a business license was referred to the Eagle Mountain Planning Commission.
- On October 13, 2020 the Eagle Mountain Planning Commission approved a 90 day home business license to give the applicant time to relocate their business.
- The applicant appealed the Planning Commission's approval to the City Council, and on November 17th the City Council approved La Petite Grooming at the site for 1 year, and gave staff direction that no additional business licenses should be issued for the address.
- On Tuesday September 7th the City Recorder and City Administrator made an unannounced site visit to the current La Petite Grooming site, based on a recent complaint, at approximately 7:40 PM. On site was a puppy and a friend's dog, and the inspection revealed that the site was clean, quiet, and there was no evidence of overnight boarding. It was determined the site was operating within the bounds of the approval by the City Council.

The applicant is making this CUP application in accordance with the November 17th approval, and is seeking to move the business to a new location per the Council's approval.

The applicant is proposing that this use be for a lot within the Deer Haven project, which received preliminary plat approval from the City Council on July 6th. The final plat has not yet been submitted, nor has the plat been recorded. The zoning for Lot 10 is Agriculture, and the Wildlife Corridor Overlay zone applies to the back of the parcel.

The Planning Commission shall be the final approval body for a CUP

unless a member of the City Council requests that a conditional use application be reviewed by the Council within 15 days of the Planning Commission's action (EMMC 17.95.050C).

**ITEMS FOR CONSIDERATION:**

The following items shall be considered when making a determination on the proposed Conditional Use Permit:

Deer Haven Lot

As mentioned above, the applicant is proposing the use on lot 10 within the *Deer Haven* development, which is located to the west of Cedar Pass Ranch and north of Lone Tree. Lot 10 is 10 acres in size and is zoned Agriculture, and the Wildlife Corridor Overlay Zone has been applied to the rear (Eastern) 330' of the lot. To date the Deer Haven plat has not been recorded, thus any approval of a CUP on this lot shall require the recording of the Deer Haven Plat with Utah County, following the City's Final Plat approval process.

Wildlife Corridor Overlay Zone

The wildlife corridor overlay zone covers the eastern most 330' of the project. No dog runs, animal fencing (EMMC 17.49.070 F3), or buildings (EMMC 17.49.010) should be permitted in this area.

In addition to these restrictions staff is concerned that allowing up to 35 dogs in such close proximity to the Wildlife Corridor will spook the deer and result in them not utilizing the corridor in this location due to the number of dogs in the vicinity.

Maximum Permitted Number of Dogs by Lot Size & Agriculture Zone

Per table 6.05.260(a), lots from 10 acres to 20 acres in size are allowed up to 12 dogs with a short term pet sitting license, unless additional dogs are approved by the Planning Commission. This request for a CUP includes a request for additional dogs as well as a request for a home business license in an Agriculture Zone (Home Businesses are listed as a Conditional Use in the Agriculture Zone).

Short Term Pet Sitting Requirements

Per 6.05.290 The following requirements shall apply to the short term pet sitting element of the proposed business:

The applicant shall provide:

- Proof of a valid business license.
- A signed notarized letter indicating that at no time will the applicant have more animals on site (including owned pets) than the maximum number permitted by the Planning Commission.

No dog may be watched for more than 14 days at a time, and the applicant shall require proof of rabies certificates and all other state-required vaccines for all boarded dogs.

Dogs must be provided external dog runs in accordance with this chapter, and no dog nor the premises may be deemed to be a nuisance as defined in 6.05.130 of EMMC.

#### Site Plan

The applicant is proposing to construct the kennel at the front of the lot, with a home located at the rear of the property. This places the accessory structure (the kennel) in the front yard of the lot, and moves the kennel closer to lots 8,9, 11, & 12, while the home is located near the back of the lot adjacent to unimproved open space. The kennel or grooming and dog-sitting business then appears to become the primary use of the property, with the residence as the secondary use. Per 17.65.020, home businesses may be allowed in single-family dwellings only if the proposed use is secondary to the primary residential use of the property and does not adversely impact surrounding residents or affect the residential characteristics of the neighborhood, or significantly increase traffic or the demand on utilities. Per 17.20.100 Accessory structures in the Agriculture zone shall not be located within any front yard. therefore the kennel location shall be moved to a rear or side yard.

#### Home Businesses

Typically home based businesses are not allowed to have more than one on-premises employee who is not a member of the family or household; hours of operation are from 7:00 AM to 9:00 PM; no more than 12 clients per hour and 24 clients per day are permitted. Any exceptions to these standards shall be clearly stated in any motion of approval.

According to EMMC 17.65.050, minor exceptions to home business standards may be approved administratively, if the exception does

not adversely impact surrounding residents or affect the residential characteristics of the neighborhood, or significantly increase traffic or the demand on utilities. Any other petition for an exception from the standards in this chapter requires approval by the planning commission before the license may be issued or renewed.

**REQUIRED FINDINGS:**

Conditional Use Permit approvals are based upon compliance with city code requirements. The approval criteria for a Conditional Use Permit can be found in EMMC 17.95.070.

**RECOMMENDATION:**

The following are examples of appropriate motions:

Approval

I move to approve the La Petite Grooming Conditional Use Permit for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Approval is conditional on the recording of the Deer Haven Plat.
2. No building is permitted within the Wildlife Corridor Overlay Zone.
3. No dog may be watched for more than 14 days at a time.
4. All boarded dogs must provide evidence of rabies certificates as well as all other state-required vaccinations.
5. Business may only be conducted in buildings that have received building permits and Certificates of Occupancy.
6. Kennel shall be located in a rear or side yard.
7. The business must comply with all standards and requirements of the Business License and Short Term Pet Sitting License.
8. Any changes to generally applicable standards for home based businesses (EMMC 17.65.060; e.g. hours of operation, clients permitted, and number of employees) permitted shall be detailed.
9. Number of dogs permitted is specified.
10. The Applicant shall provide a notarized letter indicating that at no time will they have more animals on site (including with pets) than the maximum number approved by the Planning Commission.



11. *Any condition that mitigates the presence of dogs in close proximity to the Wildlife Corridor.*

#### Table

I move to table the application to allow the applicant time to update the plans to comply with the City Code including:

1. Moving the Kennel to a side or rear yard.
2. Any other issues the Commission feels are appropriate.

#### Denial

I move to deny the conditional use permit based upon the following findings of fact:

1. The Kennel, an accessory structure, is located in the front yard in violation of 17.20.100 of EMMC.
2. The Planning Commission doesn't believe more than 12 dogs are appropriate on the lot.

#### **ATTACHMENTS:**

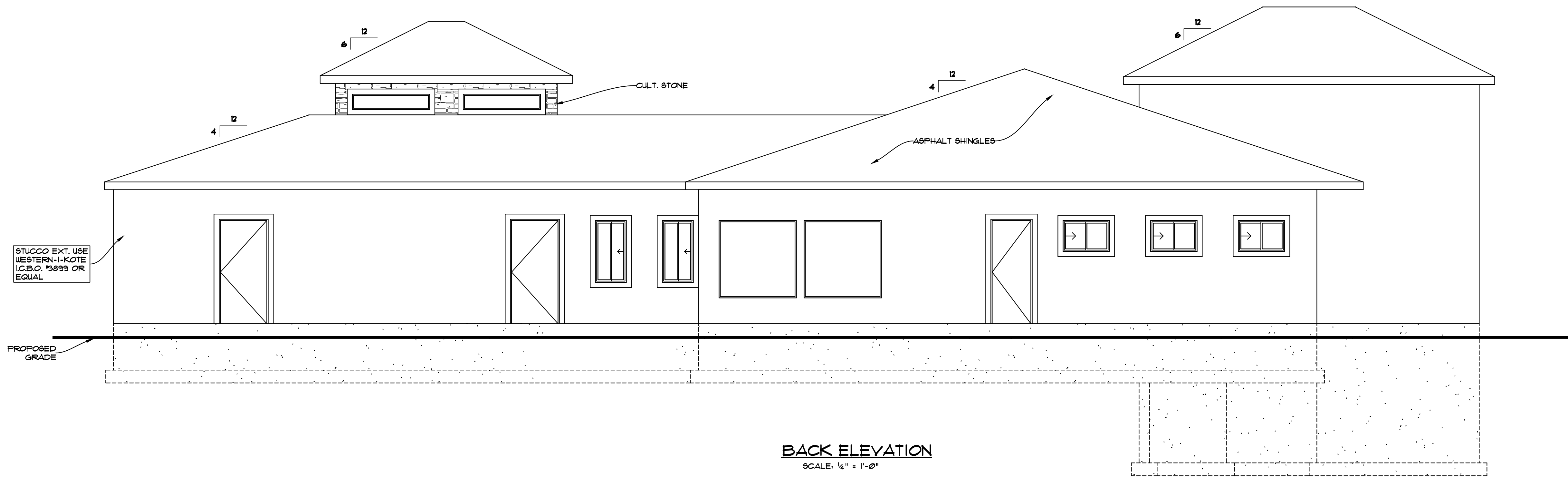
[Dog Kennel](#)

[House](#)

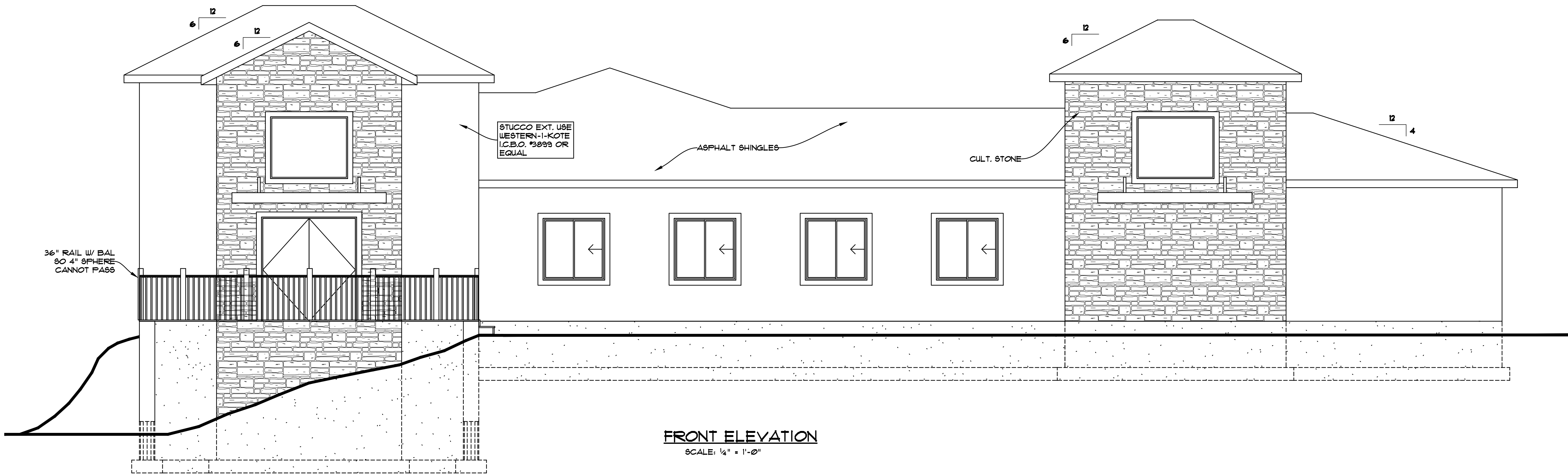
[Site Plan](#)

[Deer Haven Map](#)

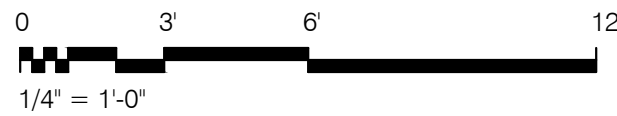
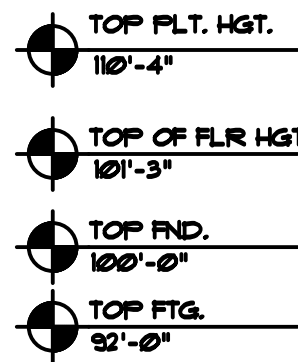
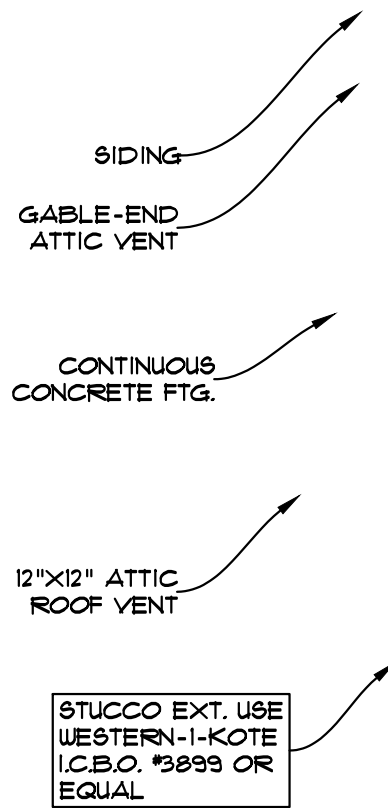
| STRUCTURAL DESIGN CRITERIA |                                    |
|----------------------------|------------------------------------|
| GOVERNING CODE             | 2015 IRC & 2018 IBC                |
| SOIL BEARING PRESSURE      | 1,500 PSF (ASSUMED - FIELD VERIFY) |
| WIND IBC                   | 115 MPH                            |
| GUST EXPOSURE              | 3 SEC B                            |
| RISK CATEGORY              | II                                 |
| SEISMIC DESIGN CATEGORY    | D                                  |
| IMPORTANCE FACTOR          | 1.0                                |
| ROOF LOADS                 |                                    |
| DEAD LOAD                  | 15 PSF                             |
| SNOW LOAD                  | 30 PSF                             |
| FLOOR LOADS                |                                    |
| DEAD LOAD                  | 15 PSF                             |
| LIVE LOAD                  | 40 PSF                             |



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



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



### ATTENTION !

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STATE BUILDING CODES: 2015 IRC, 2018 IRC, 2018 IBC, 2011 NEC, 2018 IFGC, 2018 IBC, 2018 IFC, & 2018 IECC (MEC) AND ALL UTAH STATE AMENDED CODES.  
FOR STRUCTURAL ENG. USE 2018 IBC

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR. (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE DESIGNER & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING, ACCEPTS FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE CONSTRUCTION)



JOB # 221.1

PROJECT:  
DOG KENNEL

STREET:  
1234 S. 5678 E.

CITY:  
SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

### ELEVATIONS

DATE 8/2/2021

|                         |      |
|-------------------------|------|
| 2ND FLOOR SQ. FT.       | 235  |
| MAIN FLOOR SQ. FT.      | 1234 |
| BASEMENT SQ. FT.        | 1234 |
| TOTAL SQ. FT.           | 5555 |
| LIVING SPACE ABV. GRADE | 4444 |

### PLAN SUBMITTAL DATES

DATE: DESCRIPTION:

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DRAWN BY: J. DOE

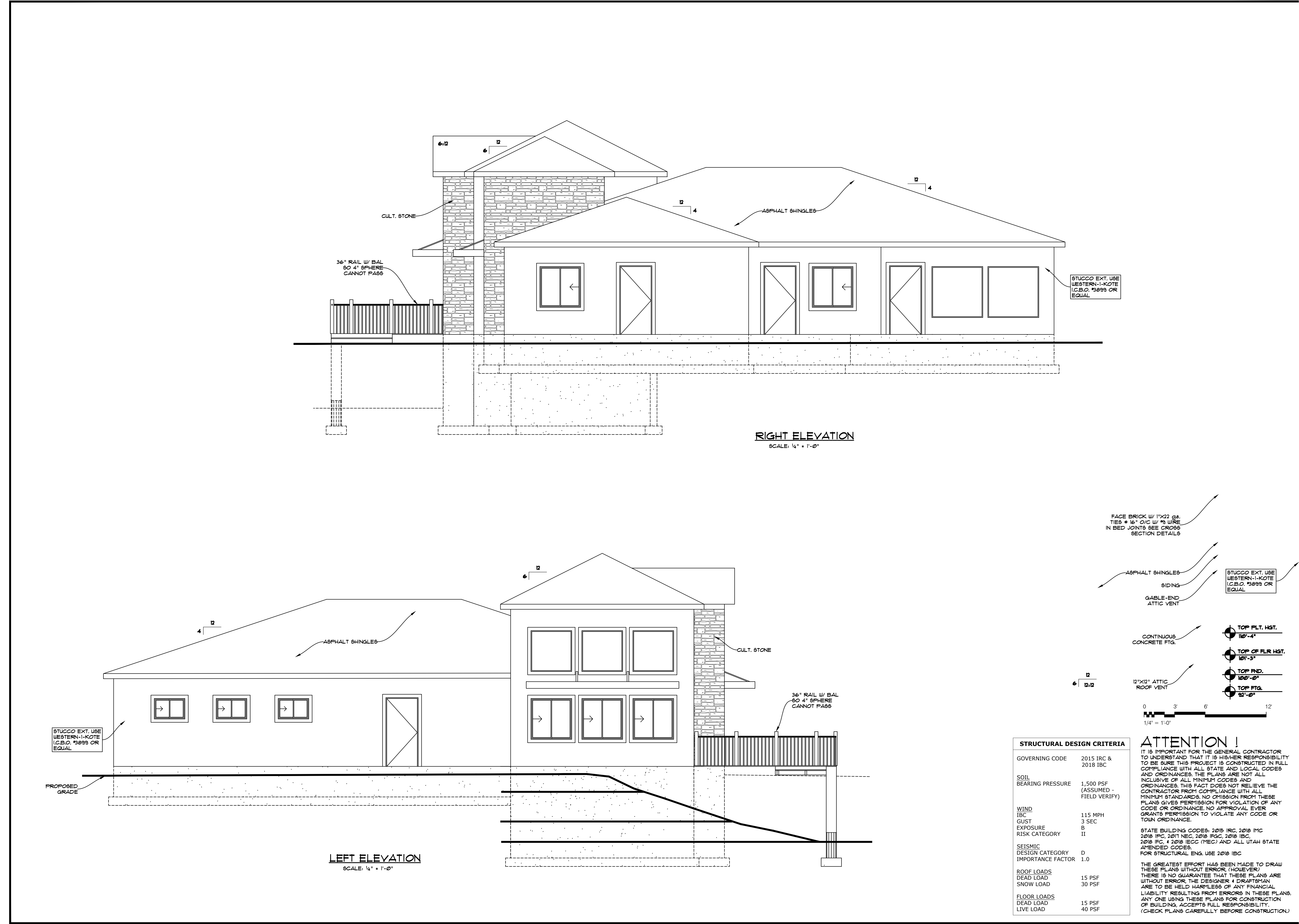
PROJ. ENGINEER: J. DOE

SHEET #

0.0

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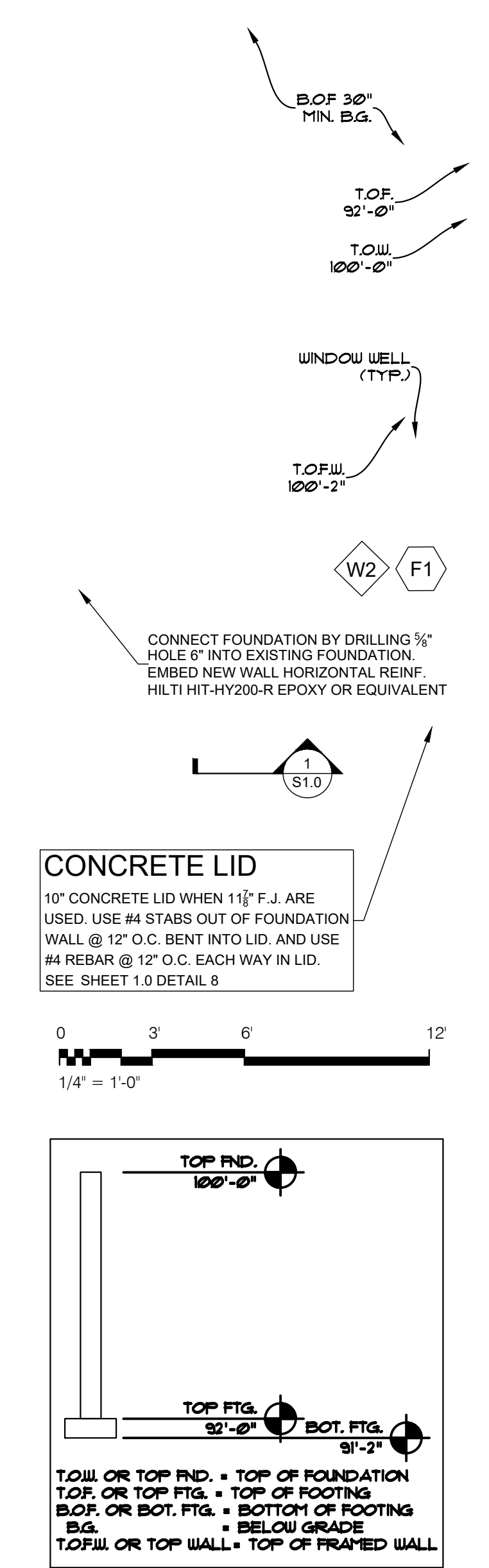




| ELEVATIONS              |              |
|-------------------------|--------------|
| DATE                    | 8/2/2021     |
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| MAIN FLOOR SQ. FT.      | 1234         |
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| TOTAL SQ. FT.           | 5555         |
| LIVING SPACE ABV. GRADE | 4444         |
| PLAN SUBMITTAL DATES    |              |
| DATE:                   | DESCRIPTION: |
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| DRAWN BY:       | J. DOE |
| PROJ. ENGINEER: | J. DOE |





36" RAIL W/ BAL  
80" X 9" SPHERE  
CANNOT PASS

CONTINUOUS  
CONCRETE FTG.  
SEE DETAIL 12  
ON SHEET 9/10

STEP IN  
TOP FND.

FND UNDER W/  
FLR DRAIN

F11 GAS F.P.  
I.C.B.O. \* 3501

COMPACT FILL TO 95%

36"x36" (MIN.)  
CONCRETE PAD

36"x36" (MIN.)  
CONCRETE PAD

36"x36" (MIN.)  
CONCRETE PAD

NOTE:  
FOR COMBUSTION AIR SUPPLY SEE  
\*A ON GENERAL NOTES SHEET

FOR WATER HEATER SEE F-2 ON  
GENERAL NOTES PAGE

# ATTENTION!

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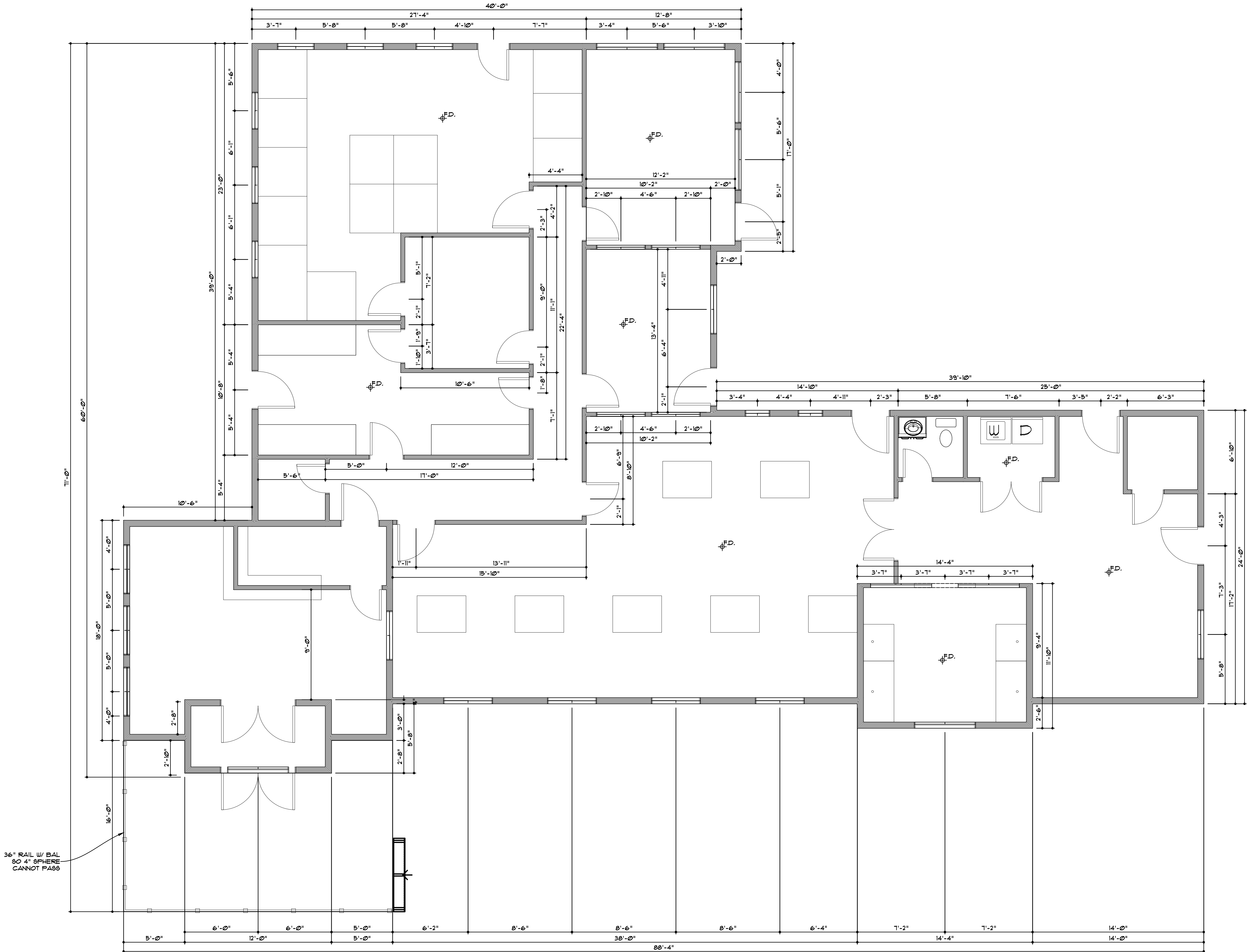
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|                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------|----------|-------------------|-----|--------------------|------|------------------|------|---------------|------|-------------------------|------|
| <div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"><br/><b>DKE</b></div><div style="text-align: center;"><b>DESIGN &amp; ENGINEERING FIRM</b><br/><br/>928 S. Aldo Mill Dr. #3<br/>Aurora, CO 80013<br/>(801) 742-8611<br/>www.dkefirm.com</div></div> |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| JOB # 221.1                                                                                                                                                                                                                                                                                                                                                                                             |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>PROJECT:</b><br><b>DOG KENNEL</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>STREET:</b><br>1234 S. 5678 E.<br><br><b>CITY:</b><br>SOMEWHERE, UTAH |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>CONTRACTOR TO VERIFY ALL CONDITIONS &amp; DIMENSIONS</b>                                                                                                                                                                                                                                                                                                                                             |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>DO NOT SCALE</b>                                                                                                                                                                                                                                                                                                                                                                                     |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>SHEET SIZE:</b>                                                                                                                                                                                                                                                                                                                                                                                      | <b>ARCH D<br/>24X36</b>                                                  |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| FOOTING AND FOUNDATION                                                                                                                                                                                                                                                                                                                                                                                  |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 30%;">DATE</td><td>8/2/2021</td></tr><tr><td>2ND FLOOR SQ. FT.</td><td>235</td></tr><tr><td>MAIN FLOOR SQ. FT.</td><td>1234</td></tr><tr><td>BASEMENT SQ. FT.</td><td>1234</td></tr><tr><td>TOTAL SQ. FT.</td><td>5555</td></tr><tr><td>LIVING SPACE ABV. GRADE</td><td>4444</td></tr></table>                  |                                                                          | DATE | 8/2/2021 | 2ND FLOOR SQ. FT. | 235 | MAIN FLOOR SQ. FT. | 1234 | BASEMENT SQ. FT. | 1234 | TOTAL SQ. FT. | 5555 | LIVING SPACE ABV. GRADE | 4444 |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                    | 8/2/2021                                                                 |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| 2ND FLOOR SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                       | 235                                                                      |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| MAIN FLOOR SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                      | 1234                                                                     |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| BASEMENT SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                        | 1234                                                                     |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| TOTAL SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                           | 5555                                                                     |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| LIVING SPACE ABV. GRADE                                                                                                                                                                                                                                                                                                                                                                                 | 4444                                                                     |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>PLAN SUBMITTAL DATES</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                            | <b>DESCRIPTION:</b>                                                      |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
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| <b>DRAWN BY:</b>                                                                                                                                                                                                                                                                                                                                                                                        | J. DOE                                                                   |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>PROJ. ENGINEER:</b>                                                                                                                                                                                                                                                                                                                                                                                  | J. DOE                                                                   |      |          |                   |     |                    |      |                  |      |               |      |                         |      |
| <b>SHEET #</b><br><div style="font-size: 48px; font-weight: bold; text-align: center;">1.0</div>                                                                                                                                                                                                                                                                                                        |                                                                          |      |          |                   |     |                    |      |                  |      |               |      |                         |      |

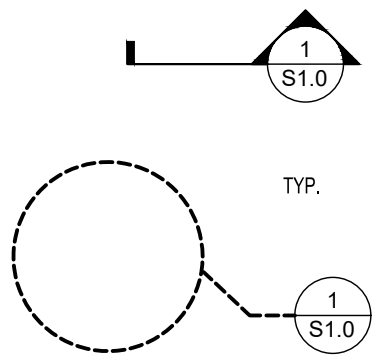




MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

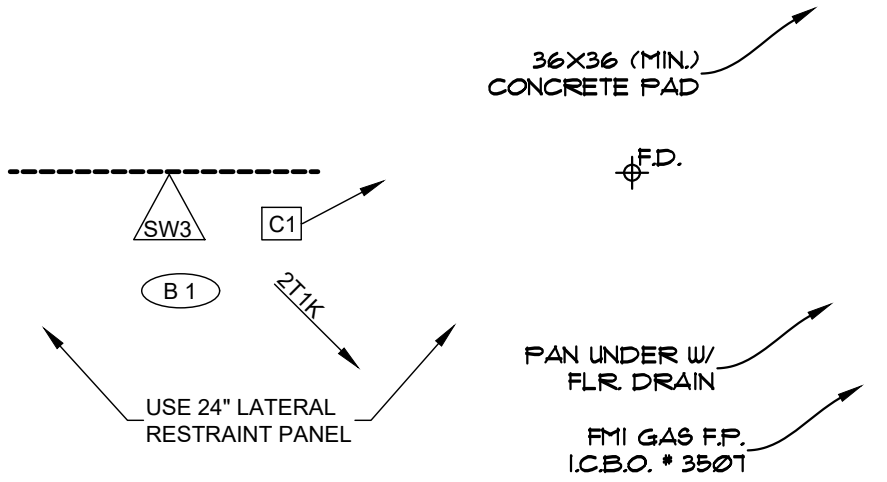
NOTE:  
ALL EXTERIOR WALLS: 2X6 @ 16" O.C. U.N.O.  
ALL INTERIOR WALLS: 2X4 @ 16" O.C. U.N.O.

NOTE:  
FOR COMBUSTION AIR SUPPLY SEE  
\*A ON GENERAL NOTES SHEET  
FOR WATER HEATER SEE P-2 ON  
GENERAL NOTES PAGE



4" CONC SLAB FL.  
SLOPED 3"  
20 MINUTE STL. DR.

PROVIDE 1-LAYER 3" TYPE X GYP  
BD. ON CLG. AND 1-LAYER TYPE X  
GYP. BD. ON WALLS SEPARATING  
GARAGE FROM HOUSE AND  
GARAGE BEARING WALLS.



0 3' 6' 12'  
1/4" = 1'-0"

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JOB # 0000

PROJECT:  
TEMPLATE

STREET:  
1234 S. 5678 E.

CITY:  
SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

MAIN

DATE 8/2/2021

2ND FLOOR SQ. FT. 235

MAIN FLOOR SQ. FT. 1234

BASEMENT SQ. FT. 1234

TOTAL SQ. FT. 5555

LIVING SPACE ABV. GRADE 4444

PLAN SUBMITTAL DATES

DATE: DESCRIPTION:

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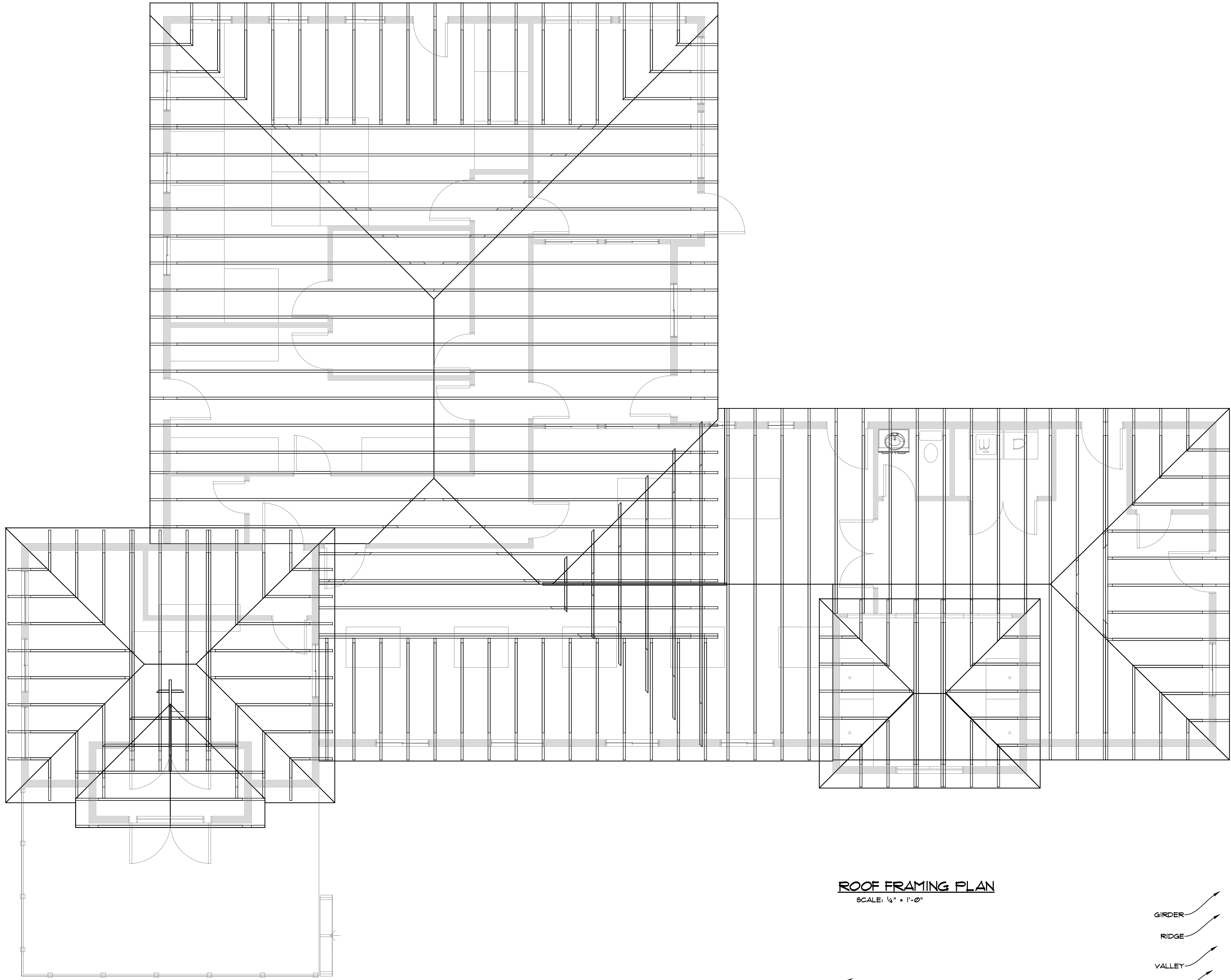
DRAWN BY: J. DOE

PROJ. ENGINEER: J. DOE

SHEET #

2.1

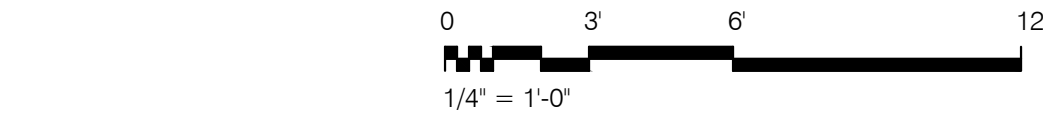




ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

2X12 DF-L #2 ROOF  
JOISTS @ 24" O.C.

ROOF SHEATHING TO BE 5/8" w/8d  
NAILS @ 6" EDGES, 12" FIELD



- GIRDER
- RIDGE
- VALLEY
- HIP

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S1.0

TYP.

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S1.0

ATTENTION !

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ATTENTION!

CONTRACTOR TO PROVIDE DKE WITH TRUSS PACKAGE FOR APPROVAL PRIOR TO TRUSS MANUFACTURING AND INSTALLATION

JOB # 221.1

PROJECT:  
**DOG KENNEL**

STREET:  
1234 S. 5678 E.

CITY:  
SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

ROOF FRAMING

DATE 8/2/2021

2ND FLOOR SQ. FT. 235

MAIN FLOOR SQ. FT. 1234

BASEMENT SQ. FT. 1234

TOTAL SQ. FT. 5555

LIVING SPACE ABV. GRADE 4444

PLAN SUBMITTAL DATES

DATE: DESCRIPTION:

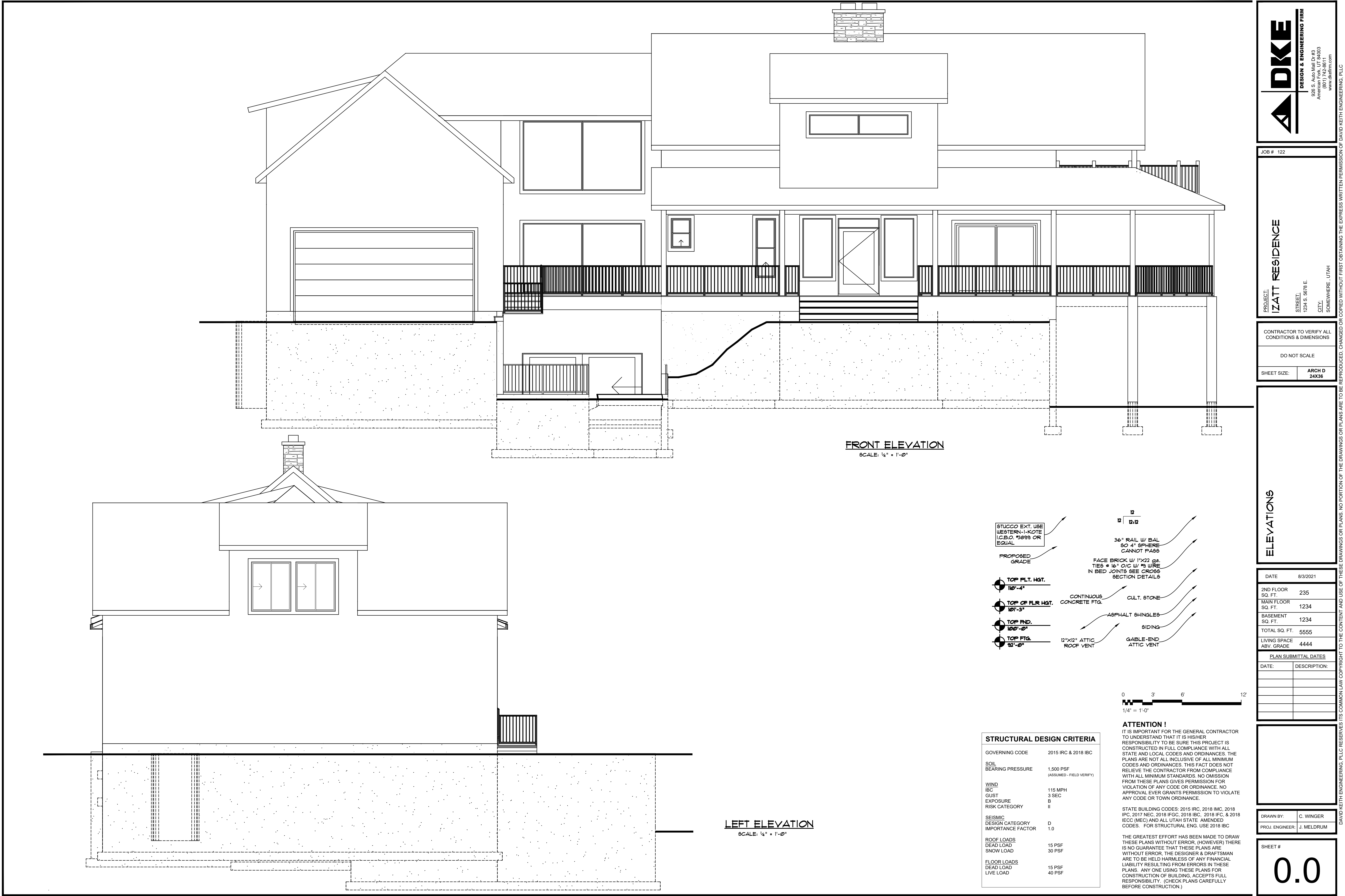
DRAWN BY: J. DOE

PROJ. ENGINEER: J. DOE

SHEET #

4.0



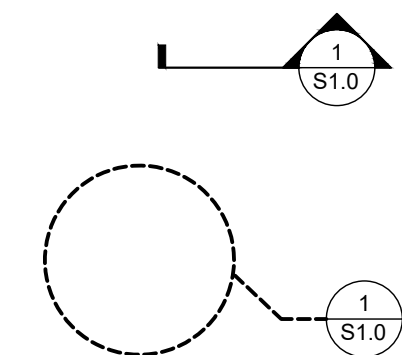








CONCRETE LID  
10" CONCRETE LID WHEN 11 1/4" F.J. ARE USED, USE #4 STABS OUT OF FOUNDATION WALL @ 12" O.C. BENT INTO LID, AND USE #4 REBAR @ 12" O.C. EACH WAY IN LID. SEE SHEET 1.0 DETAIL 8



CONNECT FOUNDATION BY DRILLING 3/8" HOLE 6" INTO EXISTING FOUNDATION. EMBED NEW WALL HORIZONTAL REINF. HILTI HIT-HY200-R EPOXY OR EQUIVALENT

W2 F1

T.O.F. 92'-0"

T.O.W. 100'-0"

BLOCK-OUT FOUND DOWN 16" FOR DR.

COMPACT FILL TO 95%  
STEP IN TOP FND.

T.O.F.W. 100'-2"

B.O.F. 30" MIN. B.G.

## FOOTING & FOUNDATION PLAN

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

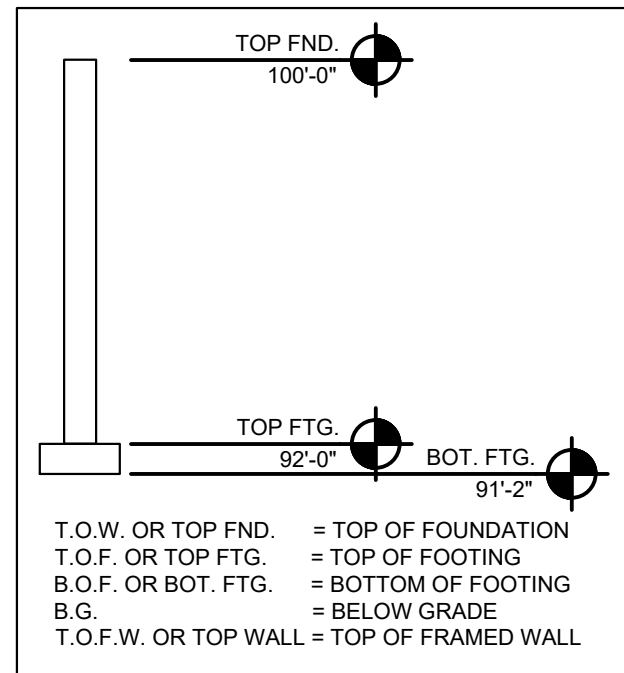
NOTE:  
FOR COMBUSTION AIR SUPPLY SEE "A" ON GENERAL NOTES SHEET  
FOR WATER HEATER SEE P-2 ON GENERAL NOTES PAGE

36x36 (MIN) CONCRETE PAD

F.D.

36" RAIL W/ BAL 80 4" SPHERE CANNOT PASS

FAN UNDER W/ FLR DRAIN  
FM1 GAS FP, I.C.B.O. # 3501



### ATTENTION !

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## FOOTING AND FOUNDATION

|                         |              |
|-------------------------|--------------|
| DATE                    | 8/3/2021     |
| 2ND FLOOR SQ. FT.       | 235          |
| MAIN FLOOR SQ. FT.      | 1234         |
| BASEMENT SQ. FT.        | 1234         |
| TOTAL SQ. FT.           | 5555         |
| LIVING SPACE ABV. GRADE | 4444         |
| PLAN SUBMITTAL DATES    |              |
| DATE:                   | DESCRIPTION: |
|                         |              |
|                         |              |
|                         |              |
|                         |              |

DRAWN BY: C. WINGER  
PROJ. ENGINEER: J. MELDRUM

SHEET #  
1.0

**DKE**  
DESIGN & ENGINEERING FIRM  
926 S. Auto Mall Dr #3  
American Fork, UT 84003  
(801) 416-8800  
www.dkefirm.com

JOB # 122

PROJECT: IZATT RESIDENCE  
STREET: 1234 S. 5678 E.  
CITY: SOMEWHERE, UTAH

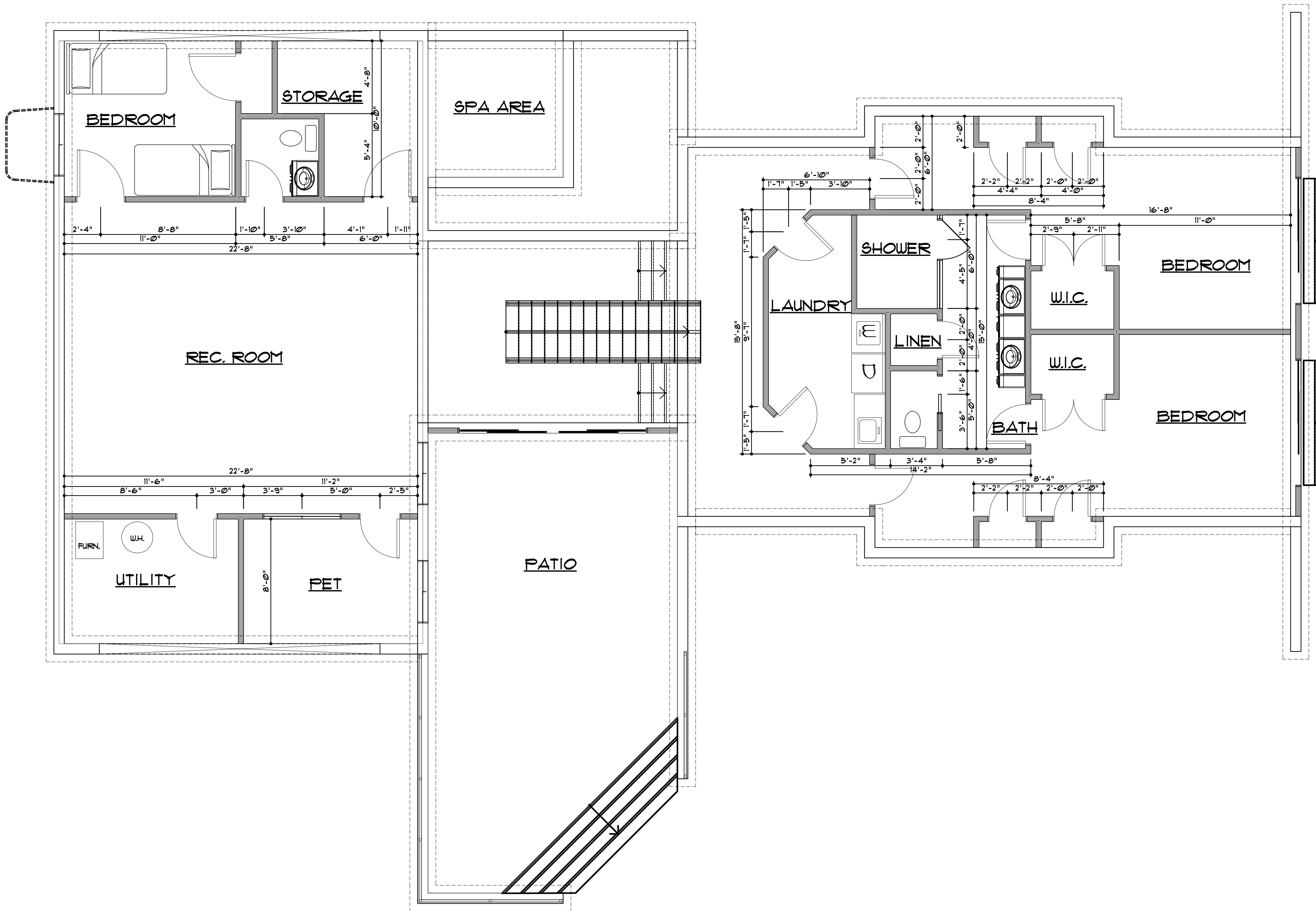
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

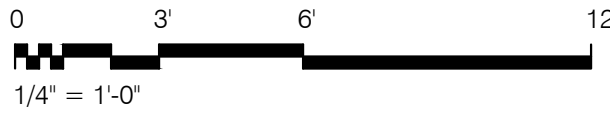
SHEET SIZE: ARCH D  
24X36

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**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

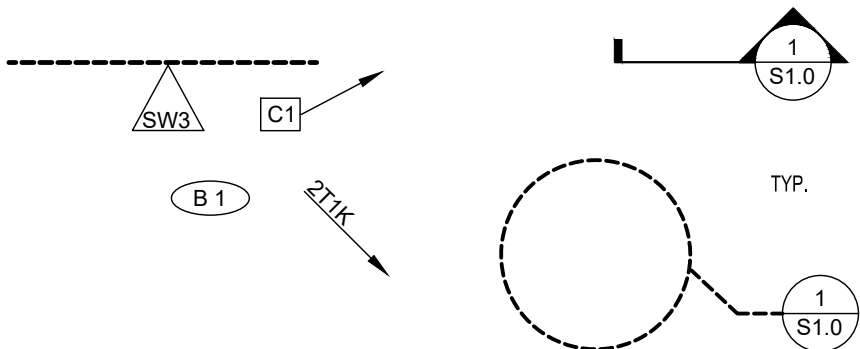


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**CONCRETE LID**  
10" CONCRETE LID WHEN 1 1/8" F.J. ARE USED. USE #4 STABS OUT OF FOUNDATION WALL @ 12" O.C. BENT INTO LID. AND USE #4 REBAR @ 12" O.C. EACH WAY IN LID. SEE SHEET 1.0 DETAIL 8



**NOTE:**  
FOR COMBUSTION AIR SUPPLY SEE #A ON GENERAL NOTES SHEET  
FOR WATER HEATER SEE F-2 ON GENERAL NOTES PAGE

BLOCK-OUT FOUND DOWN 16" FOR DR.  
36X36 (MIN.) CONCRETE PAD  
F.D.

36" RAIL W/ BAL.  
SO 4" SPHERE CANNOT PASS

PAN UNDER W/ FLR. DRAIN

F-11 GAS F.P.  
I.C.B.O. \* 3501

- TYPICAL U.N.O.:**
- FLOOR SHEATHING TO BE 3" OSB T & G GLUED, NAILED W/ 10d 6.6.12
  - ROOF SHEATHING TO BE 5/8" W/8d NAILS @ 6" EDGES, 12" FIELD
  - EXTERIOR WALLS: 2X6 @ 16" O.C.
  - INTERIOR WALLS: 2X4 @ 16" O.C.

JOB # 122

PROJECT: **IZATT RESIDENCE**  
STREET: 1234 S. 5678 E.  
CITY: SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

**BASEMENT**

DATE: 8/3/2021

2ND FLOOR SQ. FT. 235

MAIN FLOOR SQ. FT. 1234

BASEMENT SQ. FT. 1234

TOTAL SQ. FT. 5555

LIVING SPACE ABV. GRADE 4444

PLAN SUBMITTAL DATES

DATE: DESCRIPTION:



JOB # 0000

PROJECT:  
**TEMPLATE**  
STREET:  
1234 S. 5678 E.  
CITY:  
SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

MAIN

DATE 8/3/2021

2ND FLOOR SQ. FT. 235

MAIN FLOOR SQ. FT. 1234

BASEMENT SQ. FT. 1234

TOTAL SQ. FT. 5555

LIVING SPACE ABV. GRADE 4444

PLAN SUBMITTAL DATES

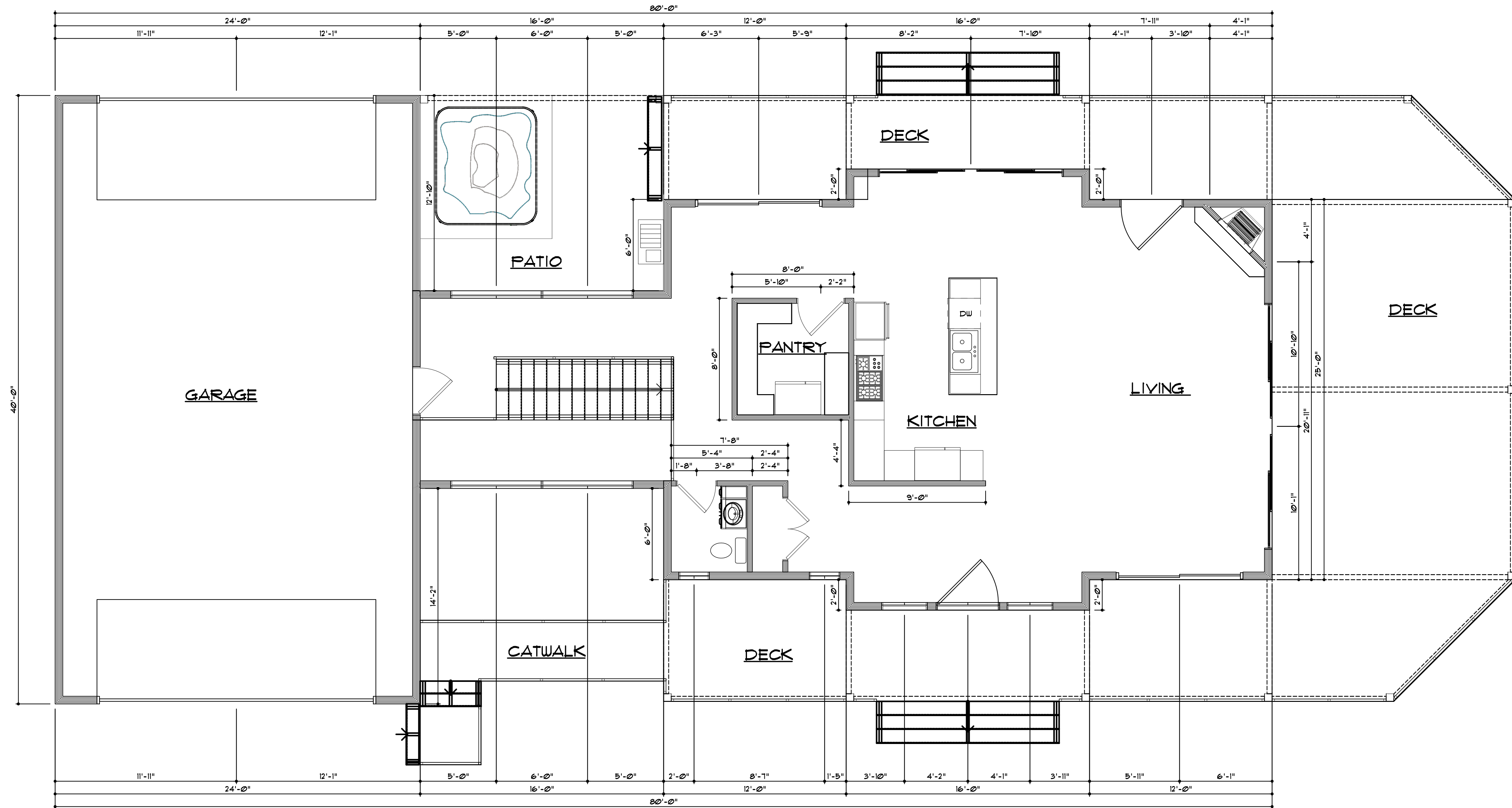
DATE: DESCRIPTION:

DRAWN BY: C. WINGER

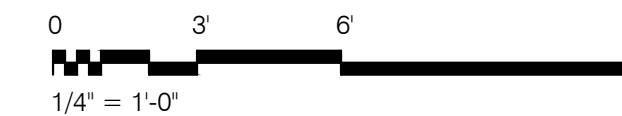
PROJ. ENGINEER: J. MELDRUM

SHEET #

2.1



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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**NOTE:**  
FOR COMBUSTION AIR SUPPLY SEE #4 ON GENERAL NOTES SHEET  
FOR WATER HEATER SEE F-2 ON GENERAL NOTES PAGE

36x36 (MIN.)  
CONCRETE PAD

F.P.D.

36" RAIL W/ BAL  
90 4" SPHERES  
CANNOT PASS

PAN UNDER W/  
FLR DRAIN

PHI 648 F.P.  
I.C.B.O. # 3501

- TYPICAL U.N.O.:
- FLOOR SHEATHING TO BE 3/8" OSB T & G GLUED, NAILED W/ 10d 6.6, 12
  - ROOF SHEATHING TO BE 3/4" W/8d NAILS @ 6" EDGES, 12" FIELD
  - EXTERIOR WALLS: 2X6 @ 16" O.C.
  - INTERIOR WALLS: 2X4 @ 16" O.C.

PROVIDE 1-LAYER 5/8" TYPE X GYP. BD. ON CLG. AND 1-LAYER TYPE X GYP. BD. ON WALLS SEPARATING GARAGE FROM HOUSE AND GARAGE BEARING WALLS.

4" CONC SLAB FL.  
SLOPED 3"

20 MINUTE STL. DR.

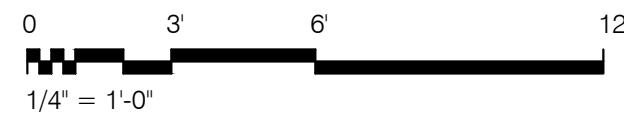
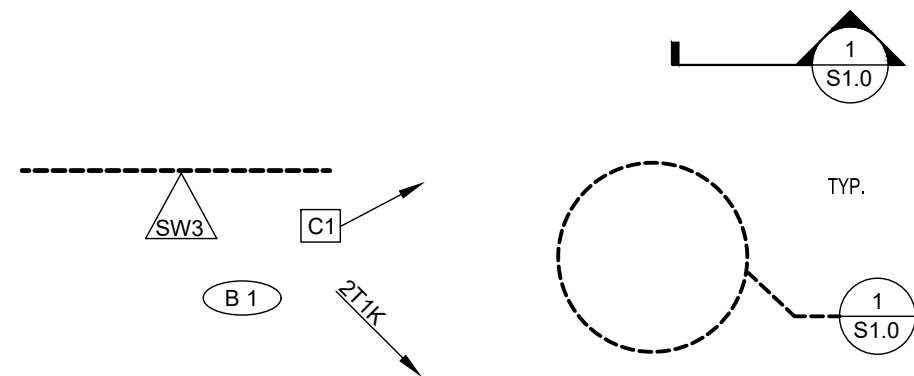
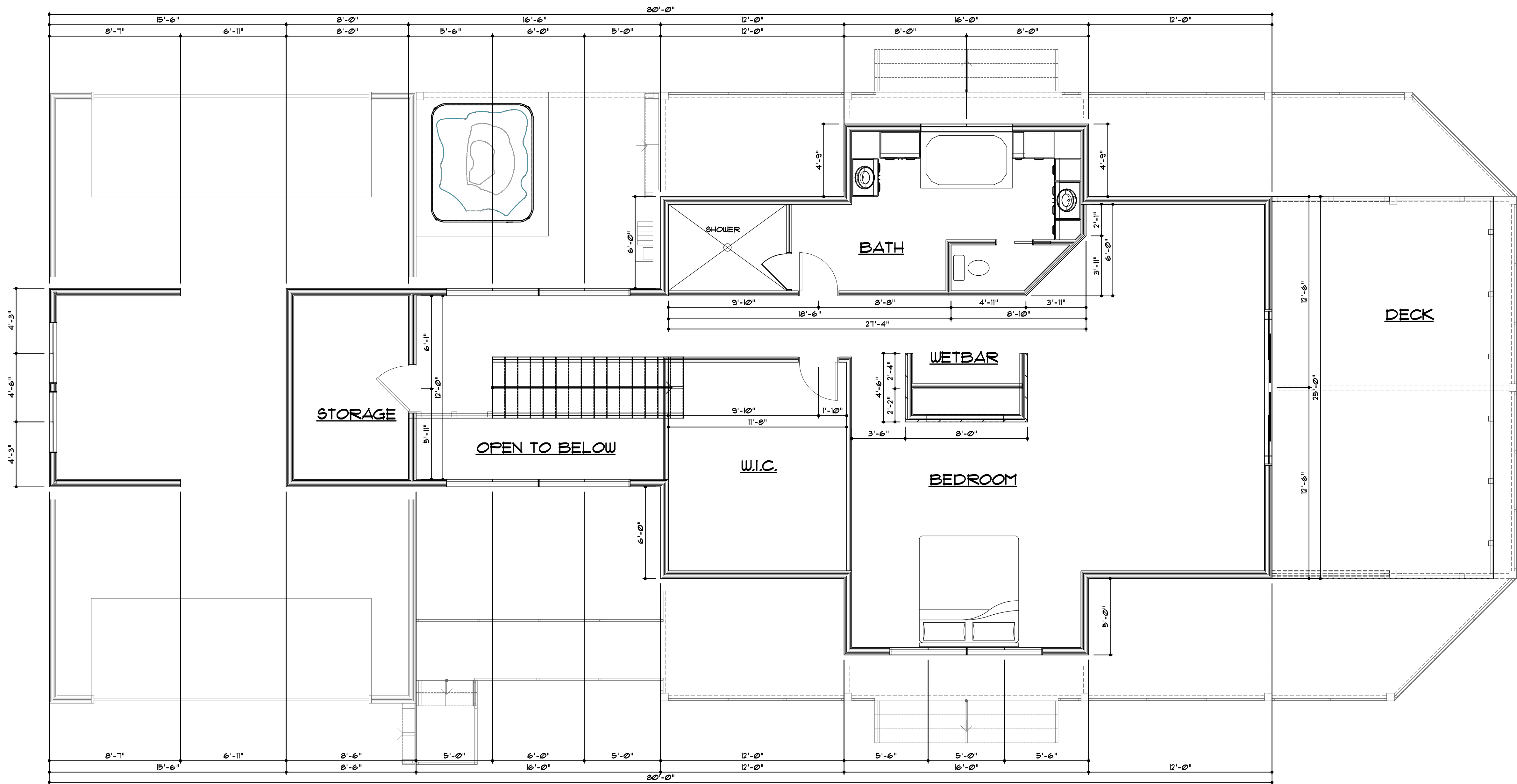
1 S1.0

TYP.

1 S1.0

USE 24" LATERAL  
RESTRAINT PANEL





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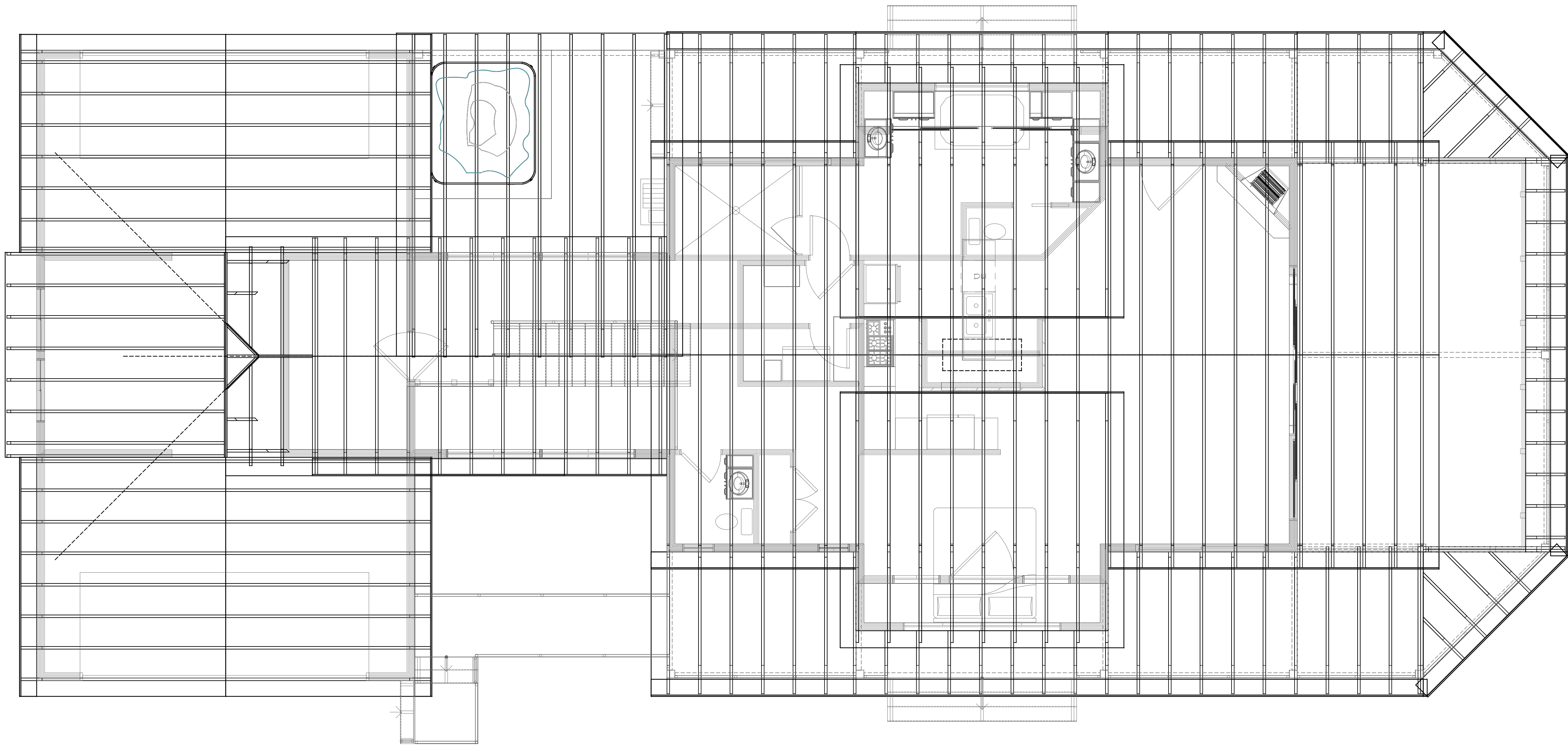
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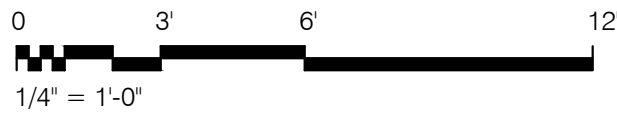
|                         |              |
|-------------------------|--------------|
| DATE                    | 8/3/2021     |
| 2ND FLOOR SQ. FT.       | 235          |
| MAIN FLOOR SQ. FT.      | 1234         |
| BASEMENT SQ. FT.        | 1234         |
| TOTAL SQ. FT.           | 5555         |
| LIVING SPACE ABV. GRADE | 4444         |
| PLAN SUBMITTAL DATES    |              |
| DATE:                   | DESCRIPTION: |
|                         |              |
|                         |              |
|                         |              |
|                         |              |
|                         |              |

|                 |            |
|-----------------|------------|
| DRAWN BY:       | C. WINGER  |
| PROJ. ENGINEER: | J. MELDRUM |

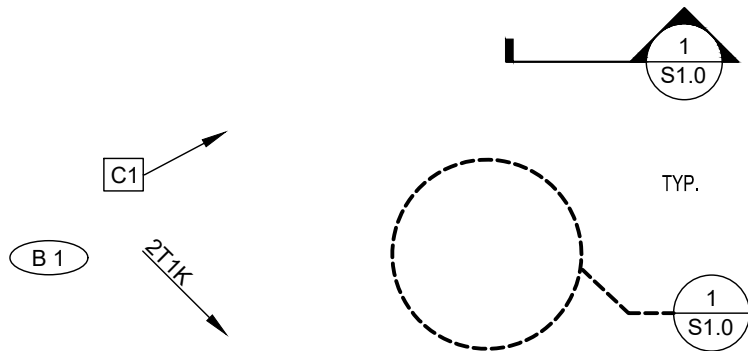




ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



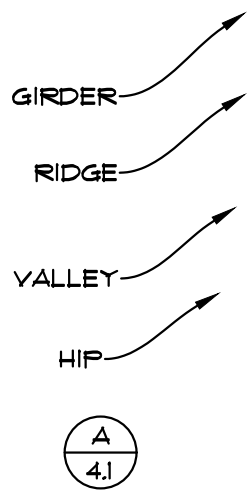
**ATTENTION!**  
CONTRACTOR TO PROVIDE DKE WITH TRUSS  
PACKAGE FOR APPROVAL PRIOR TO TRUSS  
MANUFACTURING AND INSTALLATION



2X12 DF-L #2 ROOF  
JOISTS @ 24" O.C.

- FLOOR JOIST:
1. NO FLOOR JOIST SHALL RUN DIRECTLY UNDER A PLUMBING WALL.
  2. ALLOW 4" OPENING 12 1/2" AWAY FROM A PLUMBING WALL W/ A TOILET.
  3. ALLOW 2" OPENING 7 1/2" AWAY FROM A PLUMBING WALL W/ A TUB.
  4. SOLID BLOCK OVER BEARING POINTS.
  5. FLOOR JOISTS TO BE INSTALLED PER MANF. INSTRUCTIONS.

- TYPICAL U.N.O.:
1. FLOOR SHEATHING TO BE 3" OSB T & G GLUED, NAILED W/ 16d 6.6, 12
  2. ROOF SHEATHING TO BE 5/8" W8d NAILS @ 6" EDGES, 12" FIELD
  3. EXTERIOR WALLS: 2X6 @ 16" O.C.
  4. INTERIOR WALLS: 2X4 @ 16" O.C.



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JOB # 122

PROJECT: **IZATT RESIDENCE**  
STREET: 1234 S. 5678 E.  
CITY: SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL  
CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: **ARCH D  
24X36**

ROOF FRAMING

DATE 8/3/2021

2ND FLOOR SQ. FT. 235

MAIN FLOOR SQ. FT. 1234

BASEMENT SQ. FT. 1234

TOTAL SQ. FT. 5555

LIVING SPACE ABV. GRADE 4444

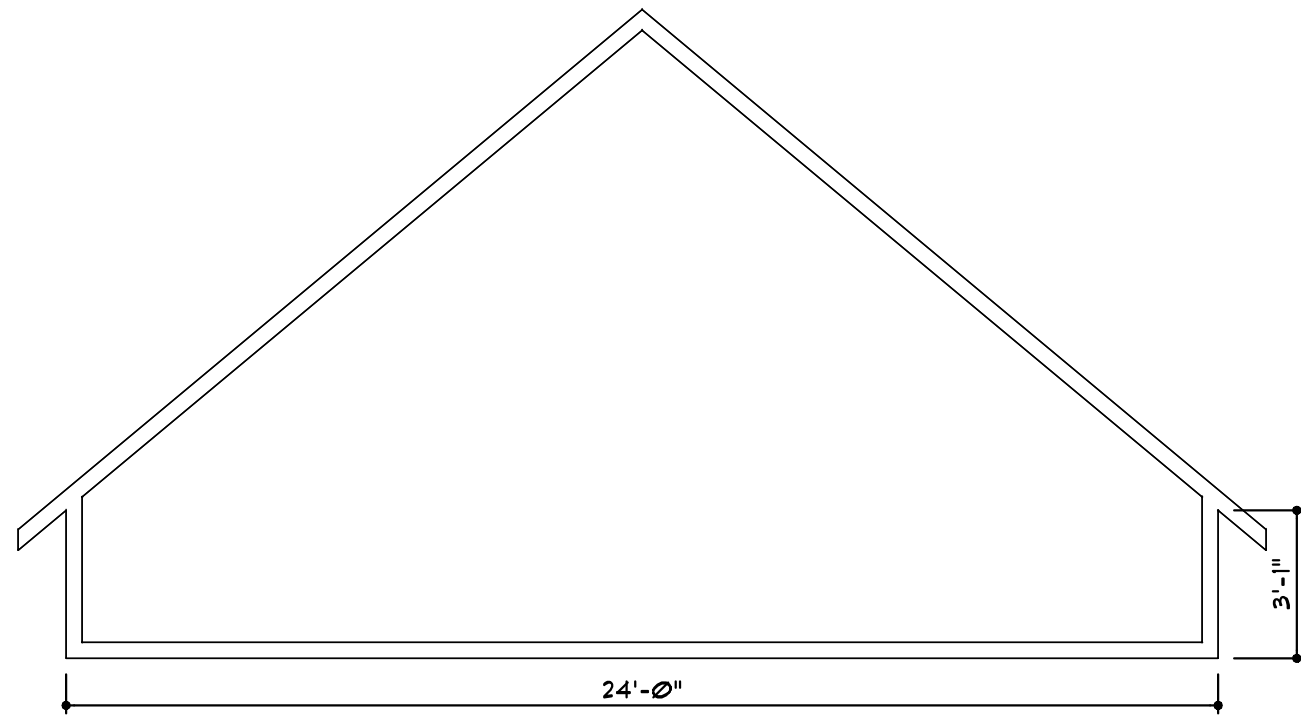
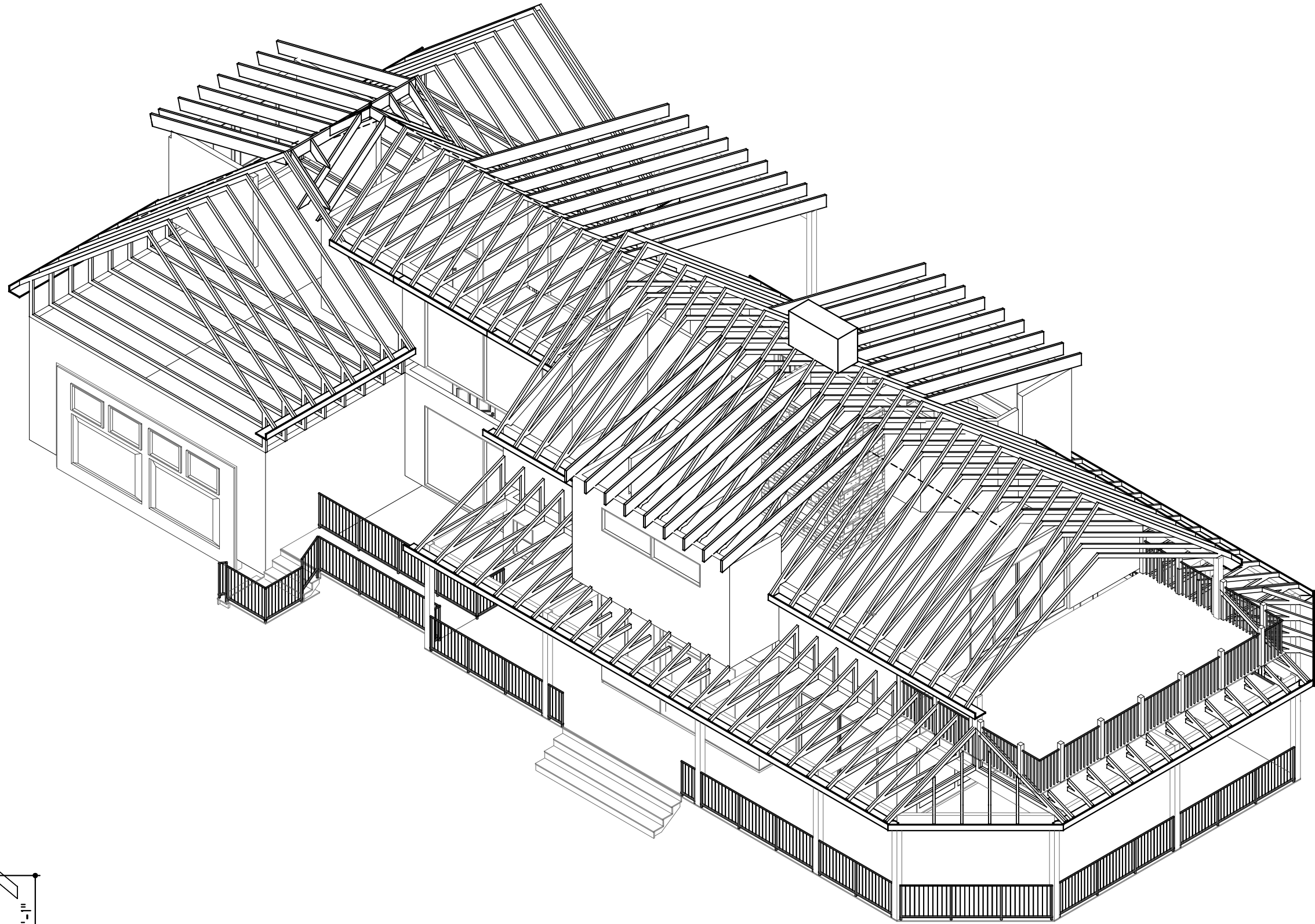
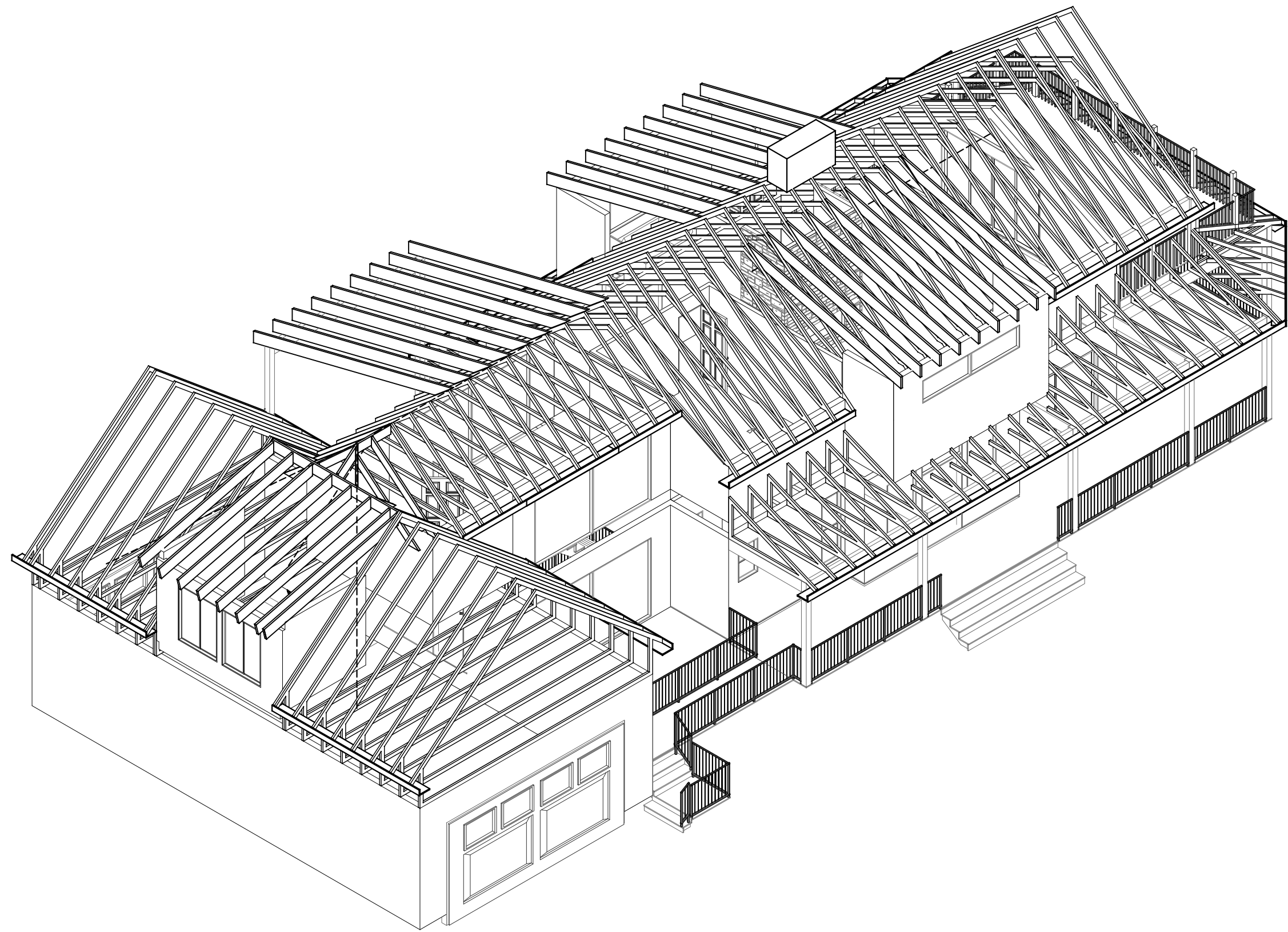
PLAN SUBMITTAL DATES

DATE: DESCRIPTION:

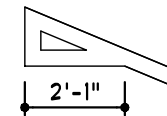
SHEET #

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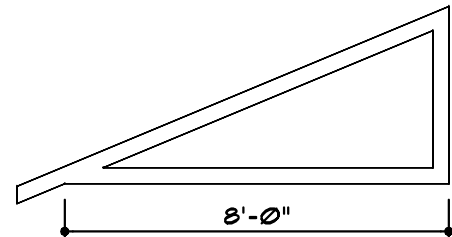




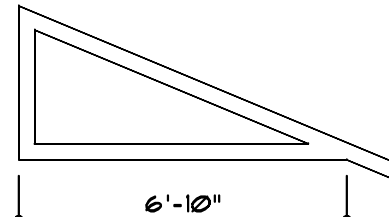
TRUSS DETAIL A  
SCALE: 1/4" = 1'-0"



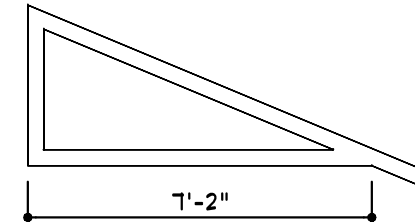
TRUSS DETAIL B  
SCALE: 1/4" = 1'-0"



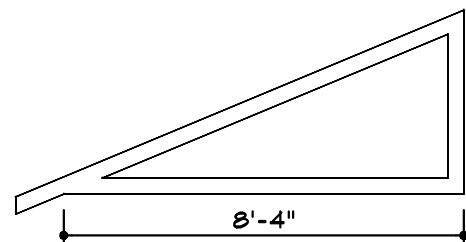
TRUSS DETAIL H  
SCALE: 1/4" = 1'-0"



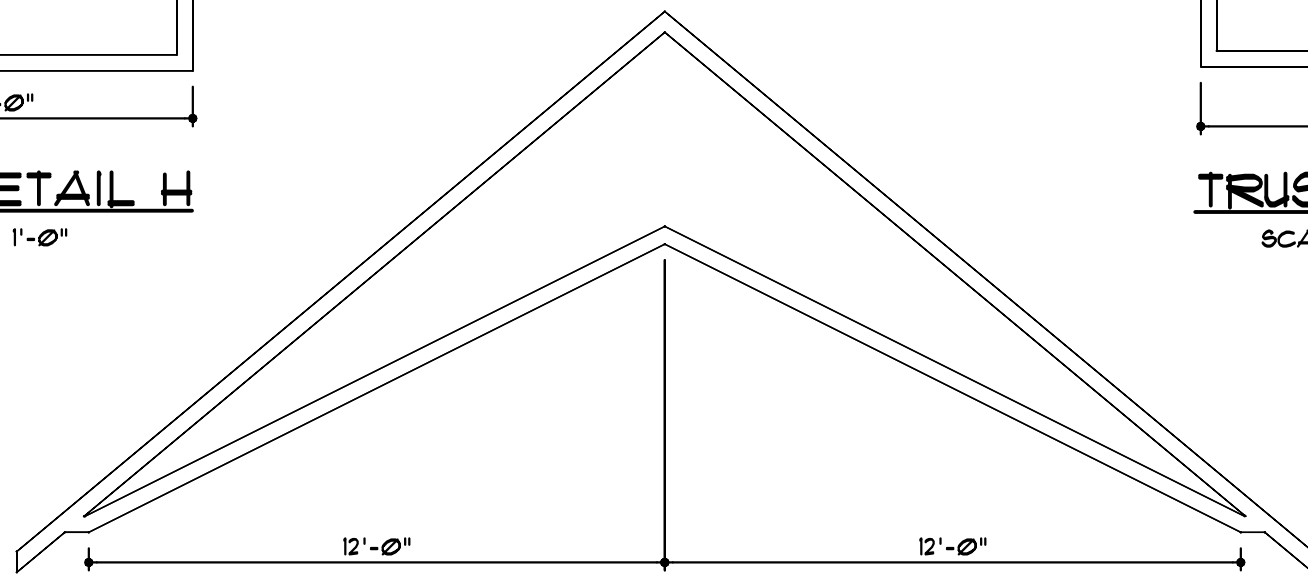
TRUSS DETAIL D  
SCALE: 1/4" = 1'-0"



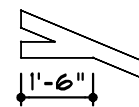
TRUSS DETAIL C  
SCALE: 1/4" = 1'-0"



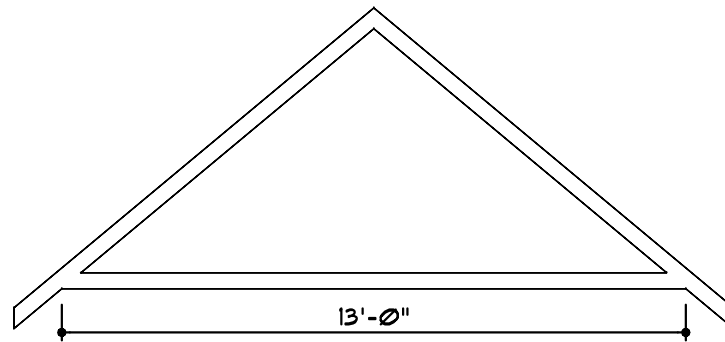
TRUSS DETAIL I  
SCALE: 1/4" = 1'-0"



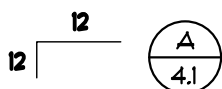
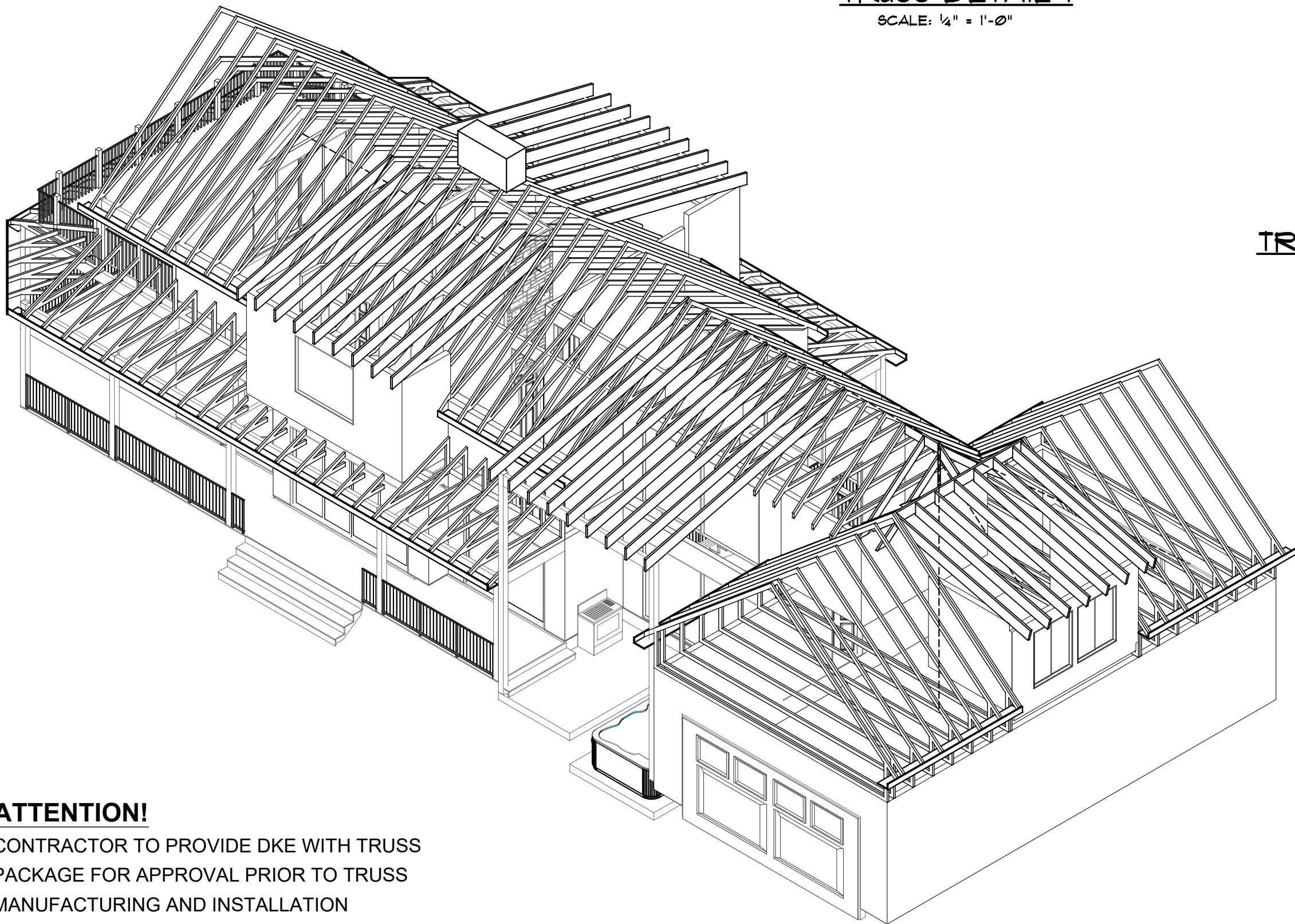
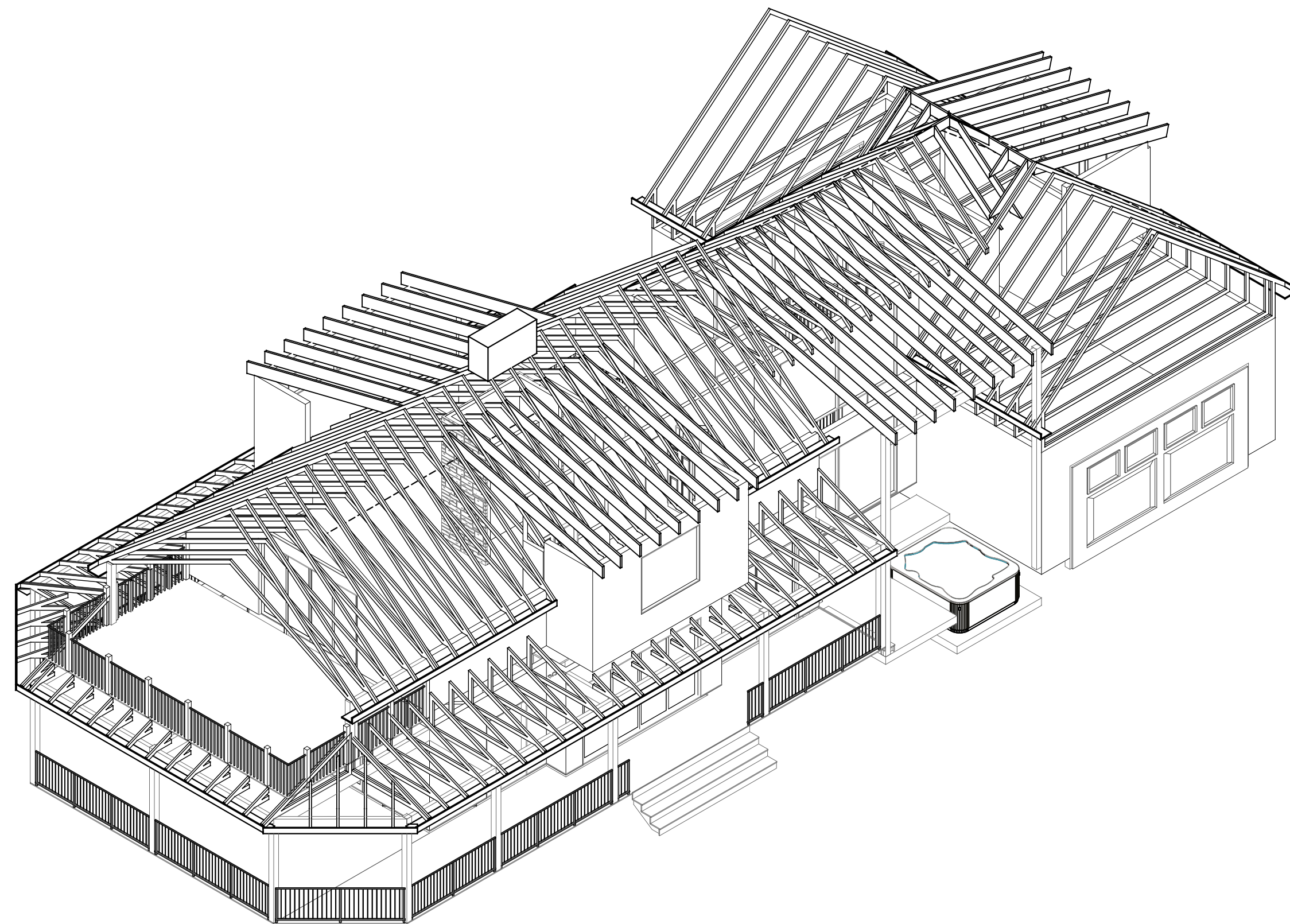
TRUSS DETAIL E  
SCALE: 1/4" = 1'-0"



TRUSS DETAIL G  
SCALE: 1/4" = 1'-0"



TRUSS DETAIL F  
SCALE: 1/4" = 1'-0"



ROOF PERSPECTIVE VIEWS  
SCALE: 1/4" = 1'-0"

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IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE.

STATE BUILDING CODES: 2015 IRC, 2018 IMC, 2018 IPC, 2017 NEC, 2018 IFGC, 2018 IBC, 2018 IFC, & 2018 IECC (MEC) AND ALL UTAH STATE AMENDED CODES. FOR STRUCTURAL ENG. USE 2018 IBC

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR. (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE DESIGNER & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING, ACCEPTS FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE CONSTRUCTION.)

**ATTENTION!**  
CONTRACTOR TO PROVIDE DKE WITH TRUSS PACKAGE FOR APPROVAL PRIOR TO TRUSS MANUFACTURING AND INSTALLATION

JOB # 122

PROJECT: **IZATT RESIDENCE**  
STREET: 1234 S. 5678 E.  
CITY: SOMEWHERE, UTAH

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

DO NOT SCALE

SHEET SIZE: ARCH D  
24X36

ROOF FRAMING

|                         |          |
|-------------------------|----------|
| DATE                    | 8/3/2021 |
| 2ND FLOOR SQ. FT.       | 235      |
| MAIN FLOOR SQ. FT.      | 1234     |
| BASEMENT SQ. FT.        | 1234     |
| TOTAL SQ. FT.           | 5555     |
| LIVING SPACE ABV. GRADE | 4444     |

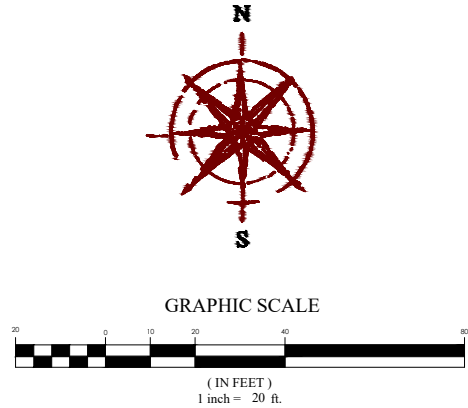
| PLAN SUBMITTAL DATES |              |
|----------------------|--------------|
| DATE:                | DESCRIPTION: |
|                      |              |
|                      |              |
|                      |              |
|                      |              |

DRAWN BY: C. WINGER  
PROJ. ENGINEER: J. MELDRUM

SHEET #

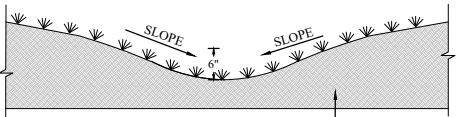
4.1





- NOTES:**
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
  2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
  3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
  4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING THE ELEVATION OF THE SEWER LATERAL.
  5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%). R401.3
  6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
  7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
  8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
  9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS
  10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
  11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

**LEGEND:**  
FF = FINISHED FLOOR  
TOF = TOP OF FOUNDATION  
TOP = TOP OF PORCH  
GFF = GARAGE FLOOR  
BFF = BASEMENT FINISHED FLOOR



NOTE: DRAINAGE SWALES TO BE CREATED ON PROPERTY TO PREVENT STORM RUN-OFF FROM IMPACTING ADJACENT STRUCTURES.

**DRAINAGE SWALE DETAIL**  
NTS

**IZATT PROJECT**  
EAGLE MOUNTAIN, UTAH  
SITE PLAN

| REVISION BLOCK |      | DESCRIPTION |     |
|----------------|------|-------------|-----|
| #              | DATE | DESCRIPTION |     |
| 1              | ###  | ###         | ### |
| 2              | ###  | ###         | ### |
| 3              | ###  | ###         | ### |
| 4              | ###  | ###         | ### |
| 5              | ###  | ###         | ### |
| 6              | ###  | ###         | ### |

**SITE PLAN**

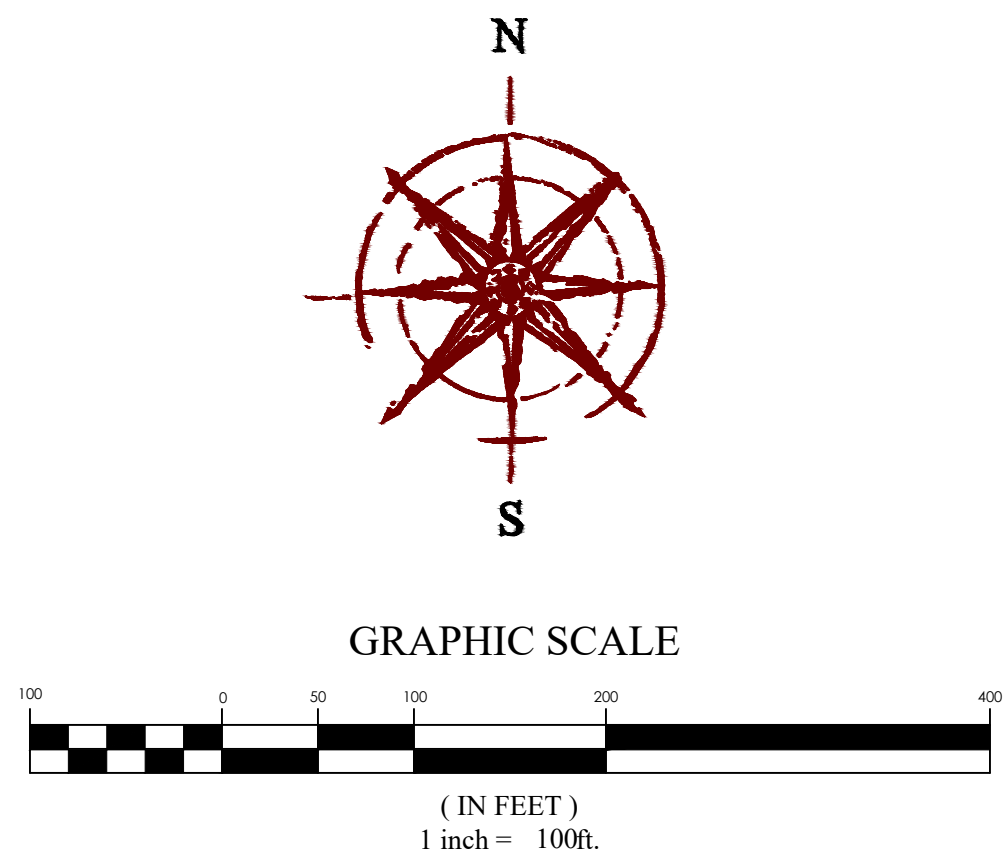
|                  |                |
|------------------|----------------|
| Scale: 1"=20'    | Drawn: MI      |
| Date: 08/20/2021 | Job #: 21-0425 |
| Sheet:           |                |

SP-1

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com





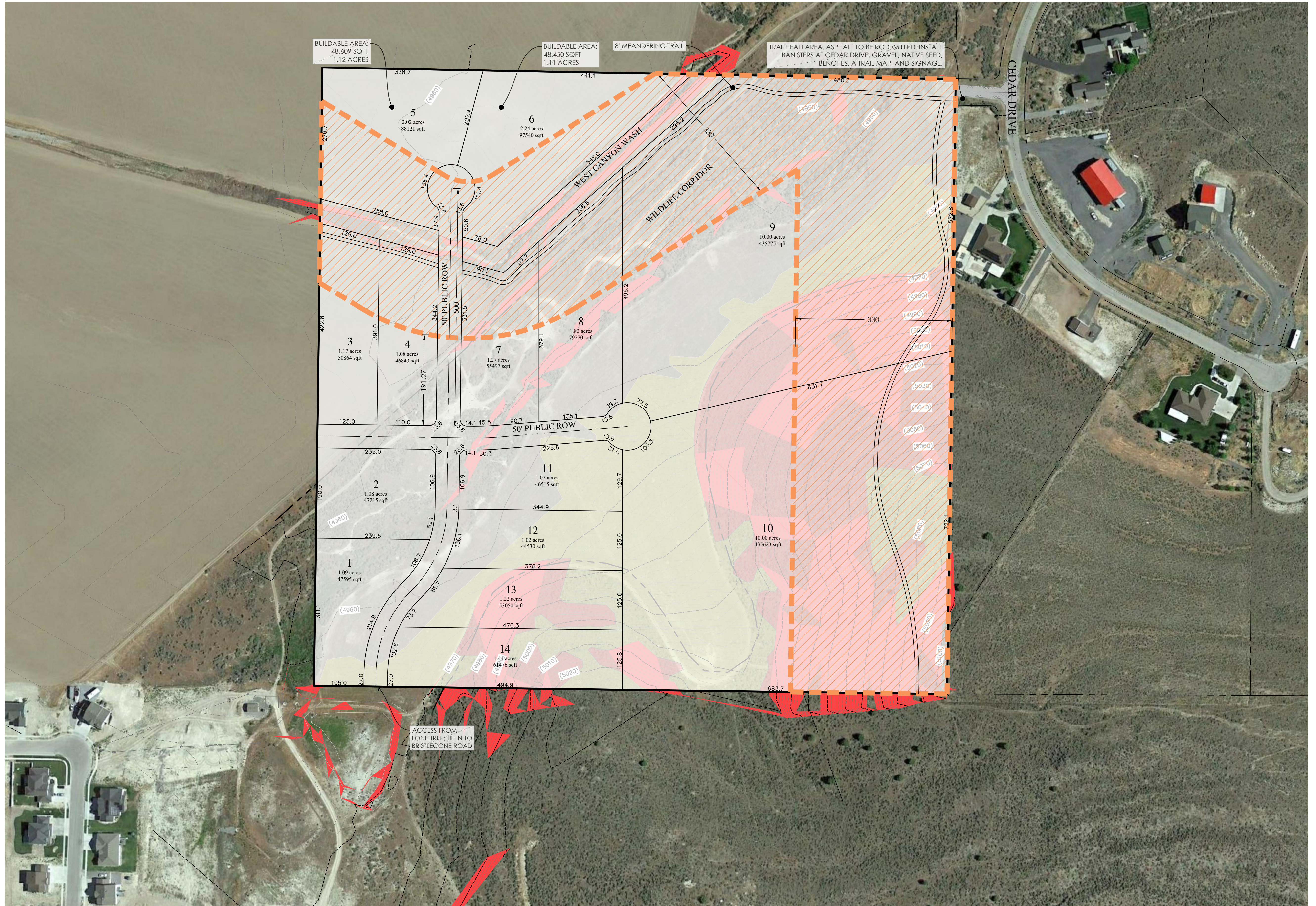


**PROPERTY OVERVIEW**

|                    |                 |
|--------------------|-----------------|
| TOTAL ACREAGE      | ±39.77 ACRES    |
| SINGLE FAMILY LOTS | 14              |
| TOTAL DENSITY      | 0.35 UNITS/ACRE |

**PROPOSED ZONING**

|                   |             |
|-------------------|-------------|
| ZONE              | RD1         |
| LOT SIZE          | 43,560 SQFT |
| FRONTAGE          | 125'        |
| -ON CUL-DE-SAC    | 75'         |
| CUL-DE-SAC RADIUS | 50'         |
| ROW WIDTH         | 53'         |
| RURAL ROW WIDTH   | 50'         |



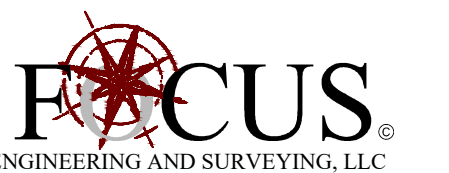
## DEER HAVEN concept plan P

EAGLE MOUNTAIN CITY, UTAH COUNTY

3/12/2021

15-200

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.







**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 28, 2021**

|                                                                   |                                            |                         |                                |
|-------------------------------------------------------------------|--------------------------------------------|-------------------------|--------------------------------|
| <b>TITLE:</b>                                                     | PUBLIC HEARING - Spring Run Phase D        |                         |                                |
| <b>ITEM TYPE:</b>                                                 | Master Development Plan & Preliminary Plat |                         |                                |
| <b>FISCAL IMPACT:</b>                                             |                                            |                         |                                |
| <b>APPLICANT:</b>                                                 | Jim Allred & Ralph Johnson                 |                         |                                |
| <b>GENERAL PLAN DESIGNATION</b><br>Neighborhood Residential 1 & 2 | <b>CURRENT ZONE</b><br>Spring Run MDA      | <b>ACREAGE</b><br>24.62 | <b>COMMUNITY</b><br>Spring Run |

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Tayler Jensen, Planning

**PRESENTED BY:**

Tayler Jensen

**RECOMMENDATION:**

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

**BACKGROUND:**

**Proposal**

The Spring Run Phase D Preliminary Plat was approved on February 6th 2018, it was approved with 178 Single Family Lots.

This proposal only changes plats 5,6 and 7 within Phase D, and is for 68 dwelling units. Plats 1,2,3 and 4 were approved for 114 units, meaning with this change the total would be for 182 units, increasing the number of units in Phase D of Spring Run by 4.

The proposed change is driven by a staff request to move the road stub to the east to provide better access to the neighboring property, and also makes changes to the Spring Run ring road, breaking it up to better move traffic to SR-73 without winding through residential neighborhoods.

This reason for this proposed change is directly related to a City request to reroute the road system in Spring Run to provide better access to the parcel located to the east of Area 1 and West of Area 3. giving any potential development there direct access to State Road 73 via the collector roadway within Spring Run

### **Spring Run MDA**

The Spring Run MDA was approved on May 5th 2012 with approval for up to 1,016 total units, this MDA was amended on February 3rd 2015, and again on July 29th 2015, with the total unit count being reduced to 951 DU. Finally on the MDA was amended again on October 18th 2016 to allow for up to 621 units.

The current Spring Run MDA (effective October 18th 2016) divides the Spring Run project into 3 areas and 17 parcels. All residential parcels are located within area 1, with Spring Run Phase D incorporating portions of Parcels 1,2 ,5,6, and 9.

- Parcel 1 is 6.29 Acres in size and was approved for up to 23 units, with an average lot size of 10,000 SF and an overall density of 3.2 DU/AC
- Parcel 2 is 12.37 Acres in size and was approved for up to 41 units, with an average lot size of 8,00 SF and an overall density of 4.25 DU/AC
- Parcel 5 is 15.74 Acres in size and was approved for up to 66 units, with an average lot size of 10,000 SF and an overall density of 3.5 DU/AC
- Parcel 6 is 20.87 Acres in size and was approved for up to 77 units, with an average lot size of 8,000 SF and an overall density of 3.77 DU/AC
- Parcel 9 is 14.69 Acres in size and was approved for up to 61 units, with an average lot size of 6,000 SF and an overall density of 4.75 DU/AC

Thus the area included in Phase D includes 69.96 Acres and up to 268 units for an overall density of 3.83 DU/AC

The approved Spring Run Phase D Preliminary plat included approximately 68.55 acres and 178 dwelling units for an overall density of 2.60 DU/AC, this proposal would increase the number of units to 182 and increase the density to 2.72 DU/AC, which is still within compliance with the approved MDA/MDP

**Plat Approvals:**

Spring Run Phase D is the 4th preliminary plat within the Spring Run Development to date the following units have been recorded:

- Phase A: Preliminary Plat Approval: 71 DU on 34.23 Acres, for an overall density of 2.07 DU/AC
- Spring Run Phase A Plats 1-3 include 82 DU
- Phase B: Preliminary Plat Approval: 125 DU on 25.43 Acres for an overall density of 5.94 DU/AC
- Spring Run Phase B Plats 1-5 include: 125 DU
- Phase C Preliminary Plat Approval: 156 Townhome DU on 17.58 Acres for an overall density of 8.87 DU/AC
- Spring Run Phase C Site Plan Approval: 156 Townhomes
- Phase D Preliminary Plat Approval: 178 DU on 68.55 Acres for an overall density of 2.60 DU/AC
- Spring Run Phase D Plats 1-4 include: 114 Units
- Spring Run Preliminary Plat Total approvals: 531 DU
- Spring Run Phase A-D approved Units: 447 Units
- Spring Run A-D including proposed plat: 545 DU

**ITEMS FOR CONSIDERATION:**

Although this proposal is increasing the overall number of units with Spring Run Phase D, it is still within compliance with the approved MDA/MDP and comes in well below the maximum unit count and density.

Cul-de-sacs are discouraged in the connectivity code, and per 16.30.090.C.3 they are prohibited in R1, R2, R3, and RC zones unless there is clear and convincing evidence that a cul-de-sac is necessary. The proposal utilizes cul-de-sacs to remove the ring road, and also to allow the full development of parcels in phase 5, they are necessary due to topographical concerns limited access onto Spring Mountain Drive.



16.30.090.C.4.a requires hard surface pedestrian connections between cul-de-sacs. The applicant is proposing to not put pedestrian connections between the two cul-de-sacs in phase 5 due to topographical concerns, and the short length of the block.

No additional parks or landscaping plans shall be required as the proposed plat changes make no changes to park locations or configurations.

**REQUIRED FINDINGS:**

Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat may be found in EMMC 16.20.050 and the [Spring Run Master Development Agreement](#).

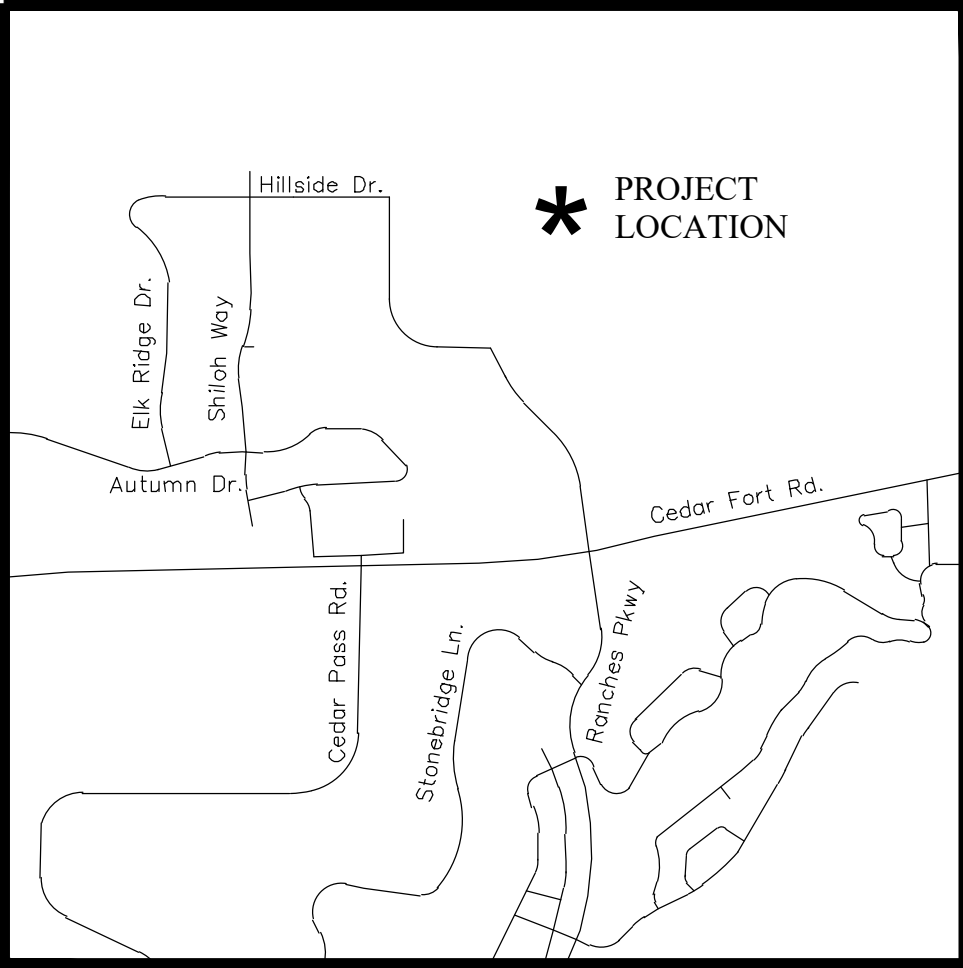
Master Development Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Master Development Plan may be found in EMMC 16.10.070 and 16.10.020.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

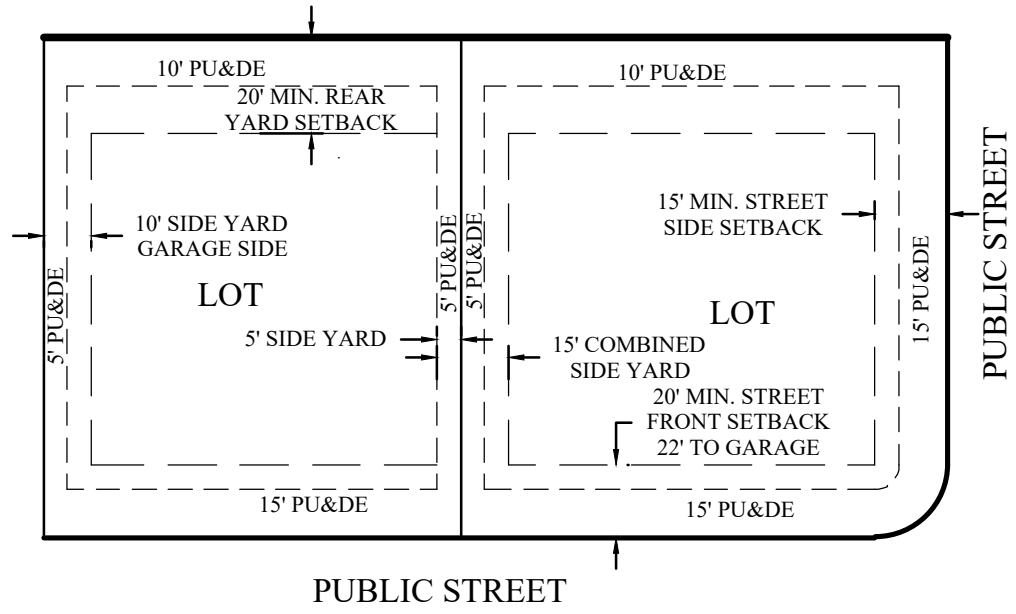
**ATTACHMENTS:**

[Spring Run D - Amended Preliminary Plat](#)  
[Approved Spring Run D Preliminary Plat](#)





VICINITY MAP  
N.T.S.



TYPICAL BUILDING SETBACKS  
N.T.S.

NOTES:

1. LANDSCAPING WITHIN THE 25' SEWER AND DRAINAGE EASEMENT ON LOT 319 SHALL MAINTAIN A DEPRESSION TO ALLOW FOR STORM DRAIN RUNOFF CONVEYANCE TO SPRING MOUNTAIN DRIVE.

# PRELIMINARY PLAT

## SPRING RUN PHASE D

LOCATED IN THE SE<sup>1</sup><sub>4</sub> OF SECTION 18, T5S, R1W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

|                        |                |
|------------------------|----------------|
| TOTAL ACREAGE:         | 66.81± ACRES   |
| TOTAL ACREAGE IN LOTS: | 38.13± ACRES   |
| TOTAL ACREAGE IN ROW:  | 18.18± ACRES   |
| TOTAL OPEN SPACE:      | 10.5± ACRES    |
| IMPROVED OPEN SPACE:   | 0.13± ACRES    |
| AVERAGE LOT SIZE:      | 0.23± ACRES    |
| LARGEST LOT SIZE:      | 0.45± ACRES    |
| SMALLEST LOT SIZE:     | 0.16± ACRES    |
| OVERALL DENSITY:       | 2.72 LOTS/ACRE |
| TOTAL # OF LOTS:       | 182 LOTS       |
| TOTAL ASPHALT:         | 446,964 SQ. FT |

BOUNDARY DESCRIPTION

A portion of the NW<sup>1</sup><sub>4</sub> of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of Hillside Drive located N00°14'22"E along the Section line 1,683.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M; running thence along said Section line N00°14'22"E 938.10 feet to the Northwest Corner of said Section 17; thence along the Section line S88°23'55"E 1,342.51 feet to a 2001 BLM 1/16th Corner Monument; thence along the Section line S88°24'11"E 100.01 feet; thence S00°48'01"W 80.05 feet; thence S89°12'40"E 151.00 feet; thence S00°48'01"W 20.74 feet; thence S89°12'40"E 99.83 feet; thence S88°19'11"E 57.07 feet; thence S84°53'43"E 73.19 feet; thence S75°34'59"E 37.69 feet; thence S68°43'09"E 40.25 feet; thence S58°24'41"E 76.67 feet; thence S44°49'33"E 77.33 feet; thence S33°32'13"E 133.29 feet; thence N53°11'49"E 9.02 feet; thence S49°12'45"E 123.26 feet; thence S54°11'55"E 69.78 feet; thence S58°40'22"E 118.99 feet; thence S52°27'03"E 80.62 feet; thence S26°15'12"E 44.55 feet; thence S57°17'19"E 123.44 feet; thence S57°17'40"E 52.52 feet; thence southwesterly along the arc of a non-tangent curve to the right having a radius of 250.50 feet (radius bears: N69°35'50"W) a distance of 94.06 feet through a central angle of 21°30'53" Chord: S31°09'36"W 93.51 feet; thence S89°45'00"E 149.44 feet to the 1/4 Section line; thence along said 1/4 Section line S00°17'16"W 1,848.10 feet to the Southeast Corner of the Northwest 1/4 of said Section 17; thence along the 1/4 Section line N88°53'28"W 760.48 feet; thence northwesterly along the arc of a non-tangent curve to the right having a radius of 524.00 feet (radius bears: N46°36'19"E) a distance of 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; thence N29°26'22"W 377.13 feet; thence along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'27" Chord: N26°31'09"W 73.77 feet; thence easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°32'47" Chord: N76°10'09"E 10.21 feet; thence N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 280.13 feet through a central angle of 75°53'15" Chord: N37°56'37"E 260.10 feet; thence North 43.44 feet; thence along the arc of a curve to the right with a radius of 288.50 feet a distance of 247.77 feet through a central angle of 49°12'28" Chord: N24°36'14"E 240.23 feet; thence N40°47'32"W 156.69 feet; thence North 370.48 feet; thence N57°40'49"E 63.45 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 468.50 feet (radius bears: S57°40'49"W) a distance of 483.64 feet through a central angle of 59°08'50" Chord: N61°53'36"W 462.45 feet; thence S01°24'21"E 12.00 feet; thence S88°35'39"W 57.24 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: S67°28'21"W 10.81 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: S67°20'05"W 42.97 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: S53°42'54"W 17.04 feet; thence N68°39'30"W 35.04 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N71°48'28"W) a distance of 25.36 feet through a central angle of 96°51'50" Chord: N30°14'24"W 22.45 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 518.50 feet a distance of 161.61 feet through a central angle of 17°51'29" Chord: N69°44'34"W 160.95 feet; thence N60°48'50"W 208.98 feet; thence along the arc of a curve to the left with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: S87°32'40"W 284.34 feet; thence S55°54'10"W 221.43 feet; thence along the arc of a curve to the left with a radius of 361.50 feet a distance of 234.40 feet through a central angle of 37°09'04" Chord: S37°19'37"W 230.32 feet; thence N71°25'13"W 77.00 feet; thence southerly along the arc of a non-tangent curve to the left having a radius of 438.50 feet (radius bears: S71°16'43"E) a distance of 13.64 feet through a central angle of 01°46'56" Chord: S17°49'49"W 13.64 feet; thence N89°45'38"W 615.72 feet to the point of beginning.

Contains: 66.81 acres±/-



GRAPHIC SCALE

(IN FEET)  
1 inch = 80 ft.



# SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

## PRELIMINARY PLAT

| REVISION BLOCK |      | DESCRIPTION |     |
|----------------|------|-------------|-----|
| #              | DATE |             |     |
| 1              | ---  | ---         | --- |
| 2              | ---  | ---         | --- |
| 3              | ---  | ---         | --- |
| 4              | ---  | ---         | --- |
| 5              | ---  | ---         | --- |
| 6              | ---  | ---         | --- |

### PRELIMINARY PLAT

|        |          |        |        |
|--------|----------|--------|--------|
| Scale: | 1"=80'   | Drawn: | GB     |
| Date:  | 09/20/21 | Job #: | 17-277 |
| Sheet: |          |        |        |

C2



PRELIMINARY PLAT  
SPRING RUN PHASE D

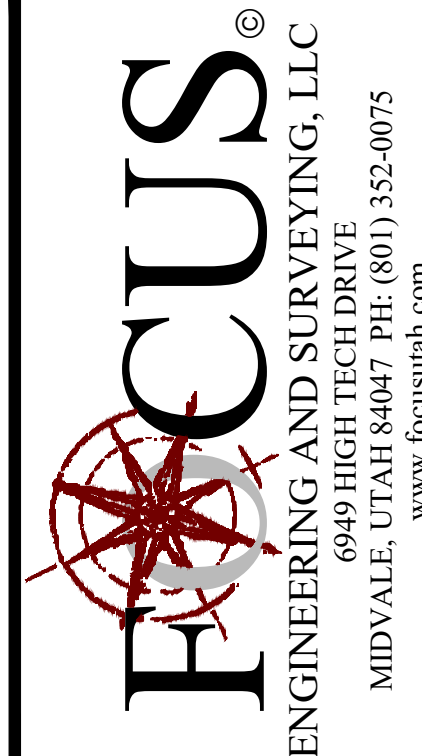
LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 18, T5S, R1W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE



(IN FEET)  
1 inch = 80 ft.



For Review

SPRING RUN PHASE D  
EAGLE MOUNTAIN CITY, UTAH  
PRELIMINARY PLAT

| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

PRELIMINARY  
PLAT

Scale: 1"=80'  
Date: 09/20/21  
Job #: 17-277

C2.1



APPROVED/RECORDED LOT  
LAYOUT





PRELIMINARY PLAT  
SPRING RUN PHASE D  
LOCATED IN THE SE<sub>4</sub> OF SECTION 18, T5S, R1W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

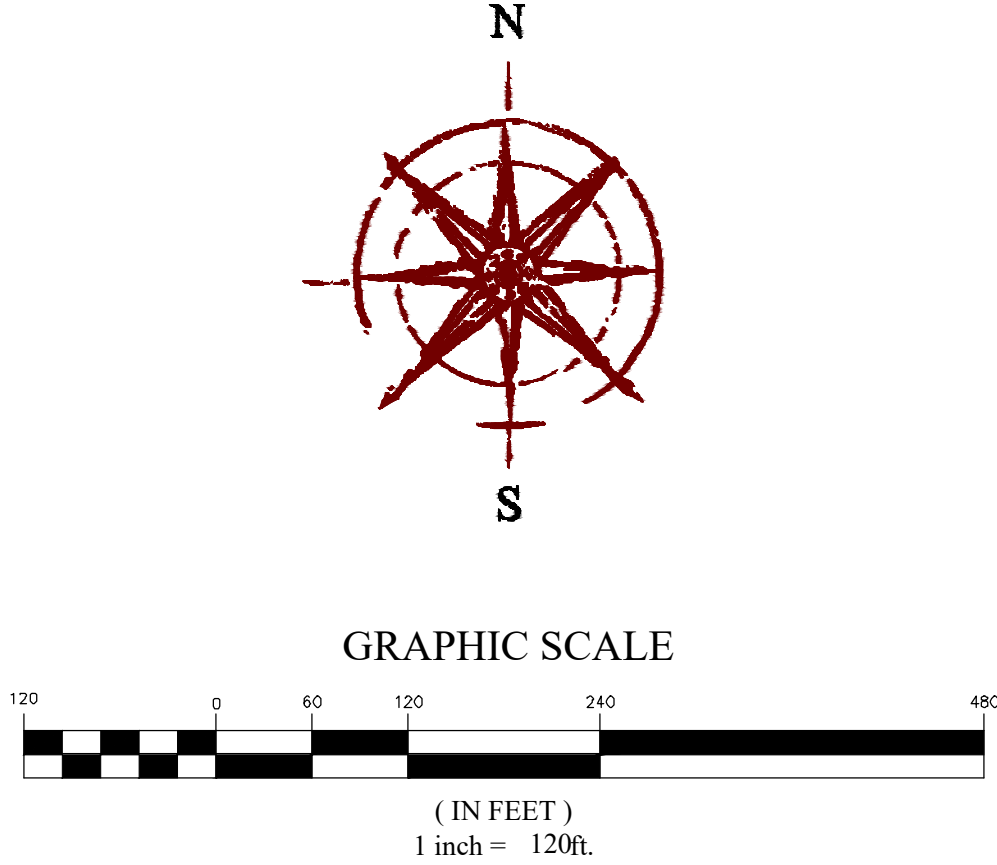
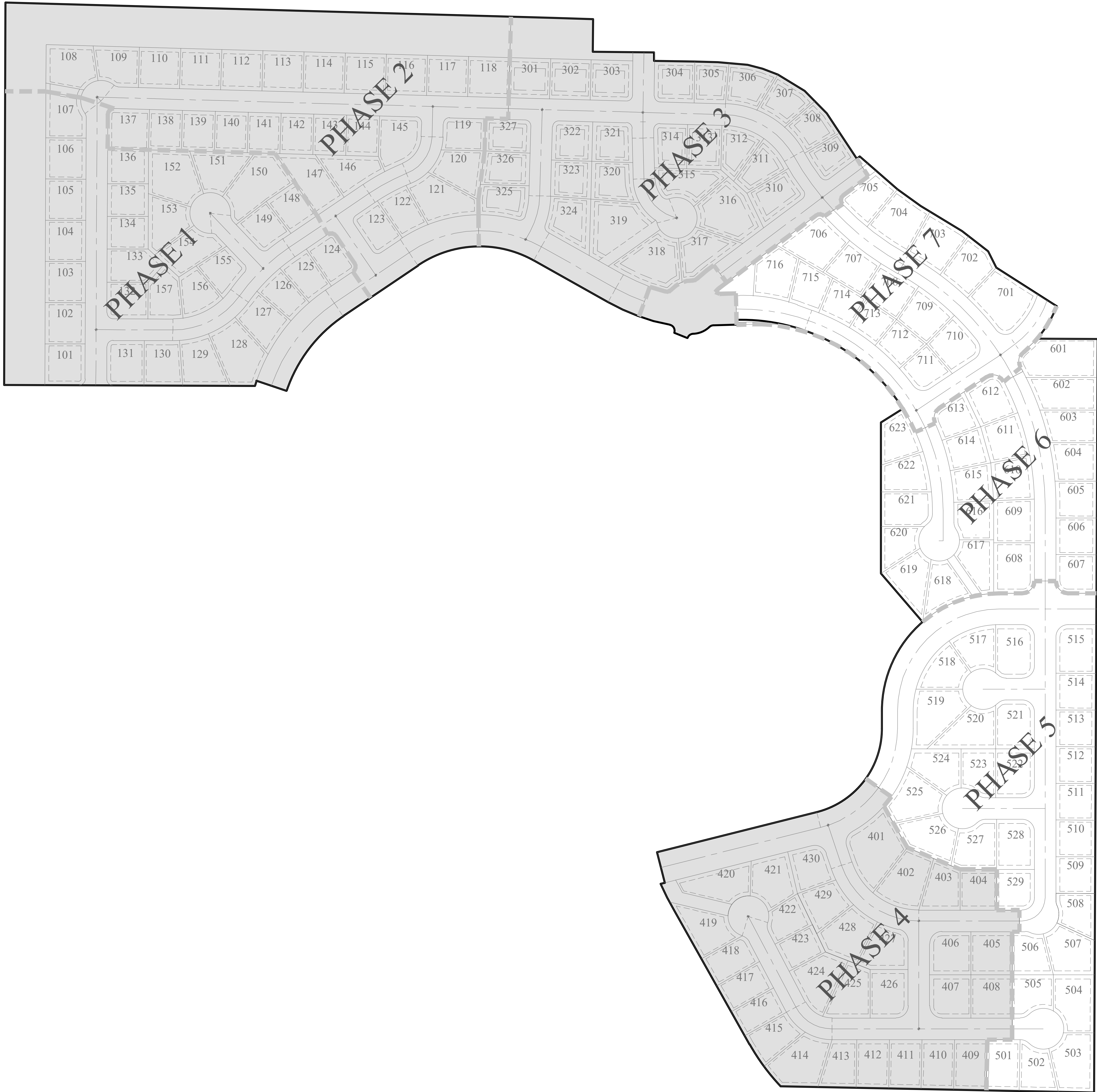
| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | N01°29'12"W | 100.24 |
| L2         | N01°29'12"W | 100.24 |
| L3         | N55°54'10"E | 98.56  |
| L4         | S34°05'50"E | 81.17  |
| L5         | S55°54'10"W | 81.82  |
| L6         | N55°54'10"E | 58.60  |
| L7         | S34°05'50"E | 81.17  |
| L8         | N55°54'10"E | 58.52  |
| L9         | N01°38'12"E | 33.92  |
| L10        | N01°38'12"E | 33.87  |
| L11        | S43°46'36"E | 98.15  |
| L12        | S43°46'36"E | 98.18  |
| L13        | N00°48'01"E | 106.18 |
| L14        | N00°48'01"E | 86.58  |
| L15        | N00°32'31"W | 37.95  |
| L16        | N71°39'35"E | 47.79  |
| L17        | N49°21'38"W | 48.36  |
| L18        | N49°21'38"W | 52.83  |
| L19        | S29°11'47"E | 44.10  |
| L20        | N88°21'48"W | 66.75  |
| L21        | N88°21'48"W | 85.00  |
| L22        | S48°03'52"E | 41.95  |
| L23        | N48°03'52"W | 61.25  |
| L24        | N68°40'19"W | 81.05  |
| L25        | S00°00'00"E | 43.44  |

| Curve Table |        |            |        |                 |              |
|-------------|--------|------------|--------|-----------------|--------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 15.00  | 90°00'00"  | 23.56  | N45°14'22"E     | 21.21        |
| C2          | 15.00  | 39°48'28"  | 10.42  | N19°39'52"W     | 10.21        |
| C3          | 50.00  | 42°58'24"  | 37.50  | N18°04'54"W     | 36.63        |
| C4          | 50.00  | 60°11'35"  | 52.53  | N56°40'12"E     | 50.15        |
| C5          | 50.00  | 44°38'34"  | 38.96  | S70°54'44"E     | 37.98        |
| C6          | 50.00  | 170°58'40" | 149.21 | S45°55'14"W     | 99.69        |
| C7          | 15.00  | 39°48'29"  | 10.42  | S68°29'41"E     | 10.21        |
| C8          | 15.00  | 91°21'43"  | 23.92  | S45°55'14"W     | 21.46        |
| C9          | 15.00  | 90°02'07"  | 23.57  | N43°22'52"W     | 21.22        |
| C10         | 15.00  | 89°57'53"  | 23.55  | S46°37'08"W     | 21.21        |
| C11         | 125.50 | 14°20'39"  | 31.42  | S08°48'31"W     | 31.34        |
| C12         | 125.50 | 28°49'20"  | 63.13  | S30°23'31"W     | 62.47        |
| C13         | 125.50 | 23°11'17"  | 50.79  | S56°23'50"W     | 50.44        |
| C14         | 125.50 | 66°21'16"  | 145.34 | N34°48'50"E     | 137.35       |
| C15         | 100.00 | 66°21'16"  | 115.81 | N34°48'50"E     | 109.45       |
| C16         | 74.50  | 66°21'16"  | 86.28  | N34°48'50"E     | 81.54        |
| C17         | 519.50 | 5°16'58"   | 47.90  | N65°20'59"E     | 47.88        |
| C18         | 519.50 | 6°48'20"   | 61.71  | N59°18'20"E     | 61.67        |
| C19         | 519.50 | 12°05'18"  | 109.61 | S61°56'49"W     | 109.40       |
| C20         | 494.00 | 12°05'18"  | 104.23 | S61°56'49"W     | 104.03       |
| C21         | 468.50 | 12°05'18"  | 98.85  | S61°56'49"W     | 98.66        |
| C22         | 468.50 | 1°30'43"   | 12.36  | S67°14'07"W     | 12.36        |
| C23         | 468.50 | 9°47'01"   | 80.00  | S61°35'15"W     | 79.90        |
| C24         | 468.50 | 0°47'34"   | 6.48   | S56°17'57"W     | 6.48         |
| C25         | 15.00  | 90°00'00"  | 23.56  | S10°54'10"W     | 21.21        |
| C26         | 15.00  | 90°00'00"  | 23.56  | S79°05'50"E     | 21.21        |
| C27         | 15.00  | 90°00'00"  | 23.56  | N10°54'10"E     | 21.21        |
| C28         | 15.00  | 90°00'00"  | 23.56  | N79°05'50"W     | 21.21        |
| C29         | 505.50 | 5°11'40"   | 45.83  | S53°18'20"W     | 45.81        |
| C30         | 15.00  | 85°30'54"  | 22.39  | S86°32'03"E     | 20.37        |
| C31         | 15.00  | 51°27'32"  | 13.47  | S18°02'50"E     | 13.02        |
| C32         | 50.00  | 61°53'28"  | 54.01  | S23°15'48"E     | 51.42        |
| C33         | 50.00  | 60°07'59"  | 52.48  | S84°16'32"E     | 50.10        |
| C34         | 50.00  | 57°17'45"  | 50.00  | N37°00'36"E     | 47.94        |
| C35         | 50.00  | 57°17'45"  | 50.00  | N20°17'09"W     | 47.94        |
| C36         | 50.00  | 46°18'07"  | 40.41  | N72°05'04"W     | 39.32        |
| C37         | 50.00  | 282°55'04" | 246.89 | S46°13'24"W     | 62.31        |
| C38         | 15.00  | 51°27'32"  | 13.47  | N69°30'22"W     | 13.02        |
| C39         | 15.00  | 85°33'34"  | 22.40  | N00°59'49"W     | 20.38        |
| C40         | 505.50 | 6°10'01"   | 54.41  | S38°41'58"W     | 54.38        |
| C41         | 480.00 | 10°37'53"  | 89.06  | S40°55'54"W     | 88.94        |
| C42         | 480.00 | 9°39'19"   | 80.89  | S51°04'30"W     | 80.79        |
| C43         | 480.00 | 20°17'12"  | 169.95 | S45°45'34"W     | 169.07       |
| C44         | 454.50 | 20°17'12"  | 160.92 | S45°45'34"W     | 160.09       |
| C45         | 454.50 | 5°51'15"   | 46.44  | S52°58'32"W     | 46.42        |
| C46         | 454.50 | 10°05'06"  | 80.00  | S45°00'21"W     | 79.90        |
| C47         | 454.50 | 4°20'51"   | 34.49  | S37°47'23"W     | 34.48        |
| C48         | 225.50 | 16°38'46"  | 65.51  | S43°56'21"W     | 65.28        |
| C49         | 225.50 | 18°12'31"  | 71.66  | N61°21'59"E     | 71.36        |
| C50         | 225.50 | 17°41'48"  | 69.65  | S79°19'08"W     | 69.37        |
| C51         | 225.50 | 2°04'20"   | 8.16   | S89°12'12"W     | 8.16         |
| C52         | 225.50 | 54°37'24"  | 214.98 | N62°55'40"E     | 206.93       |
| C53         | 200.00 | 54°37'24"  | 190.67 | N62°55'40"E     | 183.53       |
| C54         | 174.50 | 54°37'24"  | 166.36 | N62°55'40"E     | 160.13       |
| C55         | 174.50 | 9°25'41"   | 28.71  | N40°19'48"E     | 28.68        |
| C56         | 174.50 | 36°54'04"  | 112.39 | N63°29'41"E     | 110.45       |
| C57         | 174.50 | 8°17'39"   | 25.26  | N86°05'32"E     | 25.24        |
| C58         | 15.00  | 90°00'00"  | 23.56  | S44°45'38"E     | 21.21        |
| C59         | 15.00  | 90°00'00"  | 23.56  | S45°14'22"W     | 21.21        |
| C60         | 15.00  | 90°00'02"  | 23.56  | S44°45'38"E     | 21.21        |
| C61         | 438.50 | 13°51'06"  | 106.01 | S23°51'53"W     | 105.75       |
| C62         | 438.50 | 10°13'42"  | 78.28  | N35°54'17"E     | 78.18        |
| C63         | 438.50 | 8°19'07"   | 63.66  | N45°10'42"E     | 63.61        |
| C64         | 438.50 | 6°33'55"   | 50.24  | N52°37'12"E     | 50.22        |
| C65         | 438.50 | 37°10'53"  | 284.56 | S37°18'43"W     | 279.59       |
| C66         | 400.00 | 37°13'40"  | 259.90 | S37°20'56"W     | 255.35       |
| C67         | 348.00 | 1°04'03"   | 6.48   | N56°26'11"E     | 6.48         |
| C68         | 348.00 | 11°40'09"  | 70.88  | N62°48'17"E     | 70.75        |
| C69         | 348.00 | 20°49'07"  | 126.45 | N79°02'55"E     | 125.75       |
| C70         | 348.00 | 16°11'32"  | 98.35  | S82°26'45"E     | 98.02        |
| C71         | 348.00 | 49°44'51"  | 302.15 | S80°46'35"W     | 292.75       |

| Curve Table |        |            |        |                 |              |
|-------------|--------|------------|--------|-----------------|--------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C72         | 309.50 | 63°17'00"  | 341.84 | S87°32'40"W     | 324.73       |
| C73         | 15.00  | 86°52'13"  | 22.74  | N62°12'55"E     | 20.63        |
| C74         | 174.50 | 17°08'36"  | 52.21  | N10°12'30"E     | 52.02        |
| C75         | 15.00  | 90°02'07"  | 23.57  | N43°22'52"W     | 21.22        |
| C76         | 15.00  | 89°57'53"  | 23.55  | S46°37'08"W     | 21.21        |
| C77         | 225.50 | 18°14'59"  | 71.83  | N10°45'42"E     | 71.52        |
| C78         | 200.00 | 32°35'06"  | 113.74 | N17°55'45"E     | 112.22       |
| C79         | 309.50 | 7°54'48"   | 42.75  | N64°46'14"W     | 42.71        |
| C80         | 15.00  | 81°24'38"  | 21.31  | S20°49'08"E     | 19.57        |
| C81         | 480.00 | 19°37'39"  | 164.43 | S70°37'40"E     | 163.63       |
| C82         | 441.50 | 10°12'43"  | 78.69  | S65°55'12"E     | 78.59        |
| C83         | 15.00  | 73°03'46"  | 19.13  | N72°26'34"E     | 17.86        |
| C84         | 99.50  | 37°49'33"  | 65.69  | N54°49'27"E     | 64.50        |
| C85         | 99.50  | 38°14'29"  | 66.41  | S87°08'32"E     | 65.18        |
| C86         | 99.50  | 76°04'02"  | 132.10 | S73°56'41"W     | 122.61       |
| C87         | 15.00  | 75°16'10"  | 19.71  | N74°20'38"E     | 18.32        |
| C88         | 225.50 | 16°28'26"  | 64.84  | S44°56'46"W     | 64.61        |
| C89         | 200.00 | 17°11'12"  | 59.99  | S44°35'23"W     | 59.77        |
| C90         | 173.50 | 2°03'35"   | 7.10   | N52°00'41"E     | 7.10         |
| C91         | 15.00  | 28°49'38"  | 7.55   | N36°25'35"E     | 7.47         |
| C92         | 15.00  | 44°59'14"  | 11.78  | N68°54'44"W     | 11.48        |
| C93         | 400.00 | 4°46'51"   | 33.38  | N88°46'11"W     | 33.37        |
| C94         | 400.00 | 12°43'26"  | 88.83  | N80°01'03"W     | 88.65        |
| C95         | 400.00 | 3°13'25"   | 22.51  | N72°02'37"W     | 22.50        |
| C96         | 400.00 | 20°43'42"  | 144.71 | N80°47'46"W     | 143.92       |
| C97         | 521.50 | 1°59'55"   | 18.19  | N69°37'59"W     | 18.19        |
| C98         | 521.50 | 9°11'23"   | 83.64  | N64°02'20"W     | 83.55        |
| C99         | 521.50 | 8°27'44"   | 77.02  | N55°12'47"W     | 76.95        |
| C100        | 521.50 | 8°58'49"   | 81.74  | N46°29'31"W     | 81.65        |
| C101        | 521.50 | 5°54'29"   | 53.77  | N39°02'52"W     | 53.75        |
| C102        | 521.50 | 34°32'06"  | 314.33 | N53°21'41"W     | 309.60       |
| C103        | 495.00 | 61°36'12"  | 532.21 | N80°39'43"W     | 506.95       |
| C104        | 468.50 | 70°37'44"  | 577.52 | N35°18'52"W     | 541.64       |
| C105        | 468.50 | 14°16'07"  | 116.67 | S25°11'08"E     | 116.37       |
| C106        | 468.50 | 12°20'52"  | 100.97 | S11°52'38"E     | 100.77       |
| C107        | 468.50 | 5°42'12"   | 46.64  | N72°05'04"W     | 46.62        |
| C108        | 30.00  | 54°27'41"  | 28.52  | S27°13'51"W     | 27.45        |
| C109        | 50.00  | 10°02'04"  | 8.76   | S49°26'39"W     | 8.75         |
| C110        | 50.00  | 66°12'26"  | 57.78  | S11°19'24"W     | 54.62        |
| C111        | 50.00  | 45°50'12"  | 40.00  | S44°41'55"E     | 38.94        |
| C112        | 50.00  | 45°50'12"  | 40.00  | N89°27'53"E     | 38.94        |
| C113        | 50.00  | 45°50'12"  | 40.00  | N20°33'15"E     | 38.94        |
| C114        | 50.00  | 31°24'31"  | 27.41  | N18°04'06"W     | 27.07        |
| C115        | 50.00  | 268°14'03" | 234.08 | N79°39'20"W     | 71.79        |
| C116        | 30.00  | 33°46'22"  | 17.68  | N16°53'11"W     | 17.43        |
| C117        | 521.50 | 2°17'39"   | 20.88  | N01°08'50"W     | 20.88        |
| C118        | 521.50 | 8°31'40"   | 77.62  | N06°33'29"W     | 77.55        |
| C119        | 521.50 | 8°29'37"   | 77.31  | N15°04'08"W     | 77.24        |
| C120        | 521.50 | 4°59'59"   | 45.51  | N21°48'56"W     | 45.49        |
| C121        | 521.50 | 24°18'55"  | 221.32 | S12°09'28"E     | 219.66       |
| C122        | 495.00 | 29°51'37"  | 257.97 | S14°55'49"E     | 255.07       |
| C123        | 30.00  | 80°56'08"  | 42.38  | N16°09'09"E     | 38.94        |
| C124        | 30.00  | 87°17'10"  | 45.70  | N79°44'13"W     | 41.41        |
| C125        | 30.00  | 94°56'10"  | 49.71  | S09°09'08"W     | 44.21        |
| C126        | 648.50 | 7°30'54"   | 85.06  | S42°04'24"E     | 85.00        |
| C127        | 648.50 | 9°54'56"   | 112.23 | S50°47'19"E     | 112.09       |
| C128        | 648.50 | 5°21'41"   | 60.68  | S58°25'38"E     | 60.66        |
| C129        | 648.50 | 22°47'31"  | 257.97 | N49°42'43"W     | 256.27       |
| C130        | 717.50 | 3°48'51"   | 47.76  | S59°12'02"E     | 47.76        |
| C131        | 717.50 | 7°36'52"   | 95.35  | S53°29'11"E     | 95.28        |
| C132        | 717.50 | 6°54'39"   | 86.54  | S46°13'25"E     | 86.49        |
| C133        | 717.50 | 18°02'23"  | 229.66 | N51°56'17"E     | 228.68       |
| C134        | 15.00  | 84°02'56"  | 22.00  | S84°47'33"E     | 20.08        |
| C135        | 15.00  | 89°13'35"  | 23.44  | N08°25'13"E     | 21.13        |
| C136        | 716.50 | 5°19'18"   | 66.55  | N33°40'55"W     | 66.53        |
| C137        | 716.50 | 1°34'23"   | 19.67  | N30°14'04"W     | 19.67        |
| C138        | 716.50 | 6°53'41"   | 86.22  | S32°53'43"E     | 86.17        |
| C139        | 174.50 | 25°05'48"  | 76.43  | N41°59'47"W     | 75.82        |
| C140        | 174.50 | 33°51'14"  | 103.11 | N71°28'18"W     | 101.61       |
| C141        | 174.50 | S8°57'02"  | 179.54 | N58°55'24"W     | 171.72       |
| C142        | 15.00  | 91°53'16"  | 24.06  | S45°39'27"W     | 21.56        |

| Curve Table |         |            |        |                 |              |
|-------------|---------|------------|--------|-----------------|--------------|
| CURVE       | RADIUS  | DELTA      | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C143        | 974.50  | 1°12'01"   | 20.41  | S00°53'11"E     | 20.41        |
| C144        | 74.50   | 39°10'06"  | 50.93  | S21°04'14"E     | 49.94        |
| C145        | 15.00   | 72°19'54"  | 18.94  | S76°49'14"E     | 17.70        |
| C146        | 50.00   | 79°09'40"  | 69.08  | S73°24'21"E     | 63.72        |
| C147        | 50.00   | 59°34'13"  | 51.98  | S04°02'25"E     | 49.67        |
| C148        | 50.00   | 59°34'15"  | 51.99  | S55°31'49"W     | 49.68        |
| C149        | 50.00   | 59°34'15"  | 51.99  | N64°53'56"W     | 49.68        |
| C150        | 50.00   | 22°02'06"  | 19.23  | N24°05'46"W     | 19.11        |
| C151        | 50.00   | 279°54'28" | 244.27 | N26°58'03"E     | 64.34        |
| C152        | 15.00   | 40°40'33"  | 10.65  | N33°25'00"W     | 10.43        |
| C153        | 125.50  | 24°39'04"  | 54.00  | N41°25'44"W     | 53.58        |
| C154        | 125.50  | 27°37'01"  | 60.49  | N15°17'42"W     | 59.91        |
| C155        | 125.50  | 52°16'04"  | 114.49 | S27°37'14"E     | 110.56       |
| C156        | 100.00  | 71°07'08"  | 124.13 | S37°02'46"E     | 116.31       |
| C157        | 1000.00 | 2°17'13"   | 39.91  | S00°20'35"E     | 39.91        |
| C158        | 1025.50 | 1°20'50"   | 24.11  | S00°48'47"E     | 24.11        |





APPROVED/RECORDED LOT LAYOUT



**FOCUS**<sup>®</sup>  
ENGINEERING AND SURVEYING, LLC  
6949 HIGH TECH DRIVE  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

For Review

# SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

## PHASING PLAN

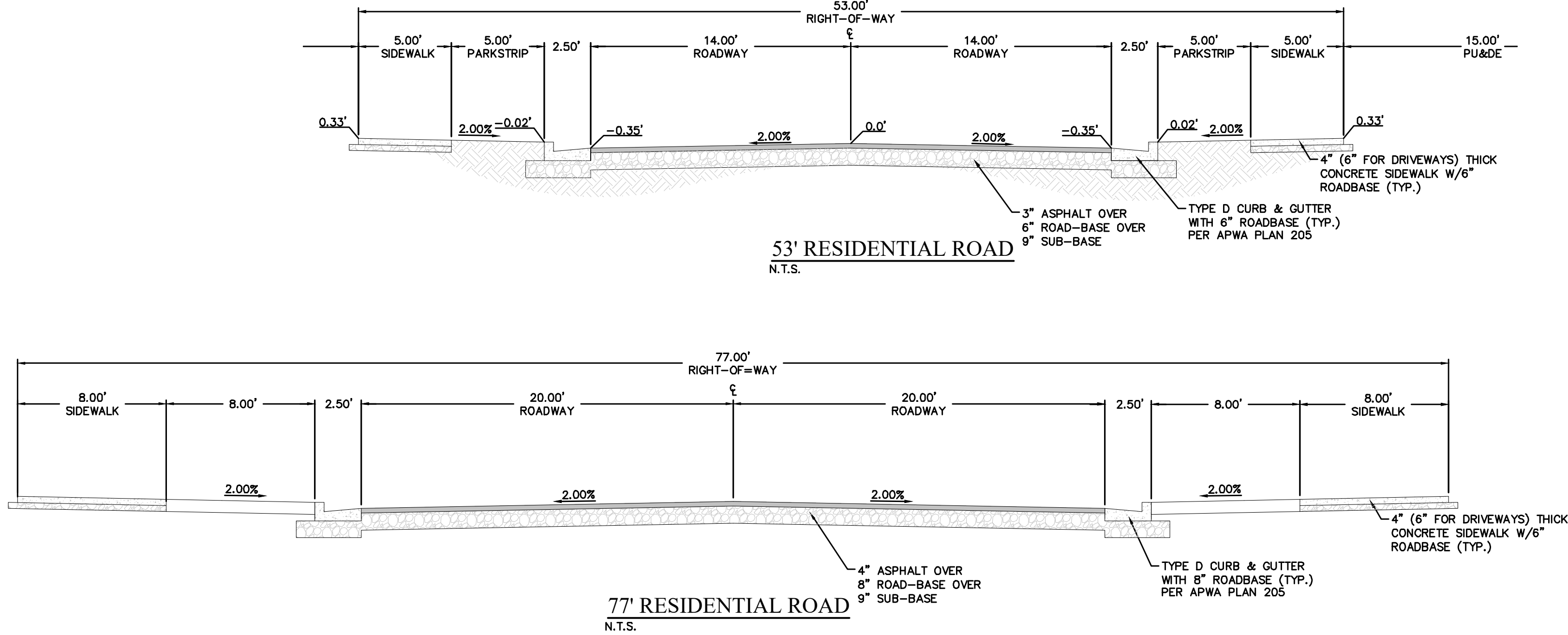
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|----------------|------|-------------|
| #              | DATE |             |
| 1              | ---  | ---         |
| 2              | ---  | ---         |
| 3              | ---  | ---         |
| 4              | ---  | ---         |
| 5              | ---  | ---         |
| 6              | ---  | ---         |

PHASING PLAN

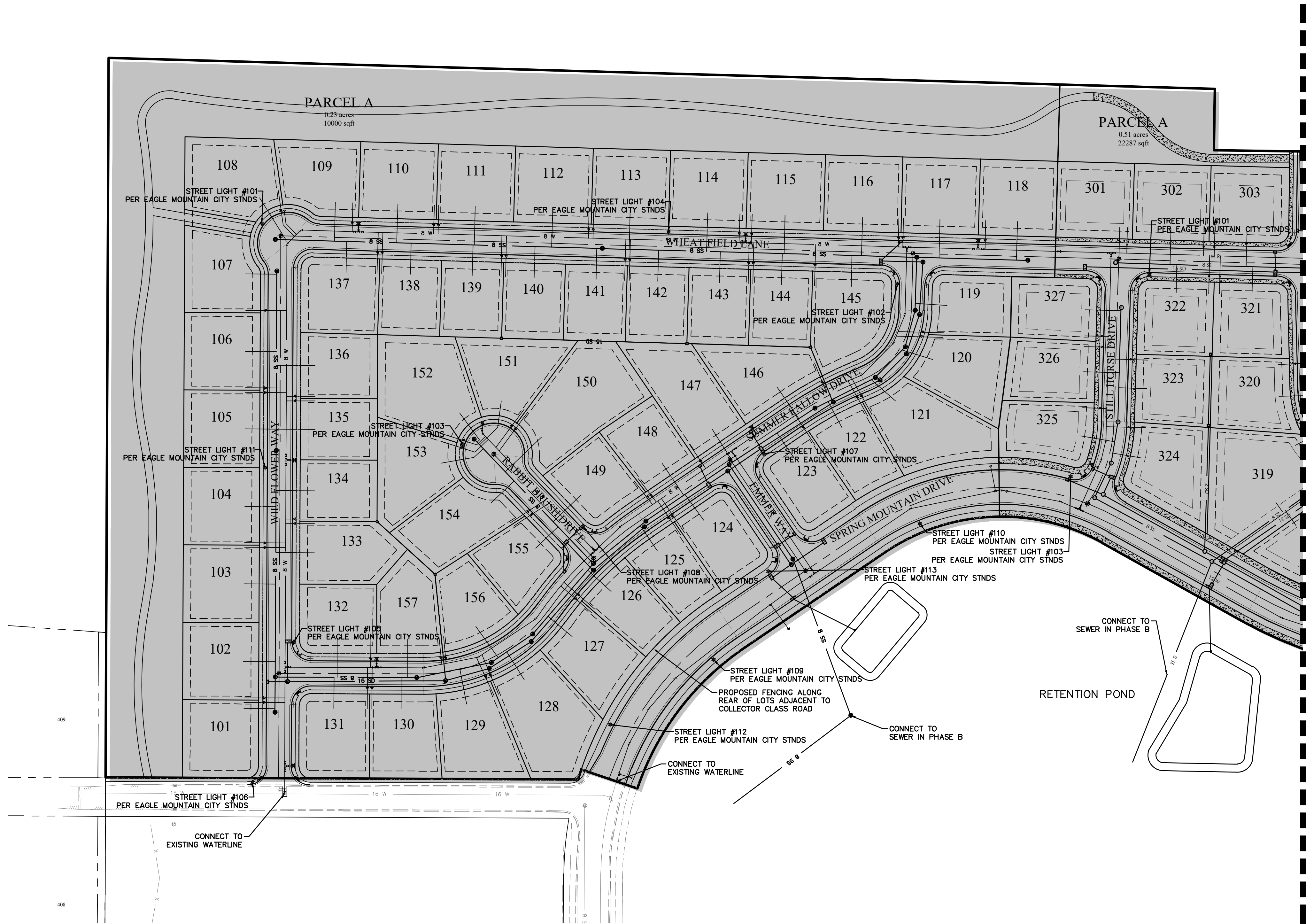
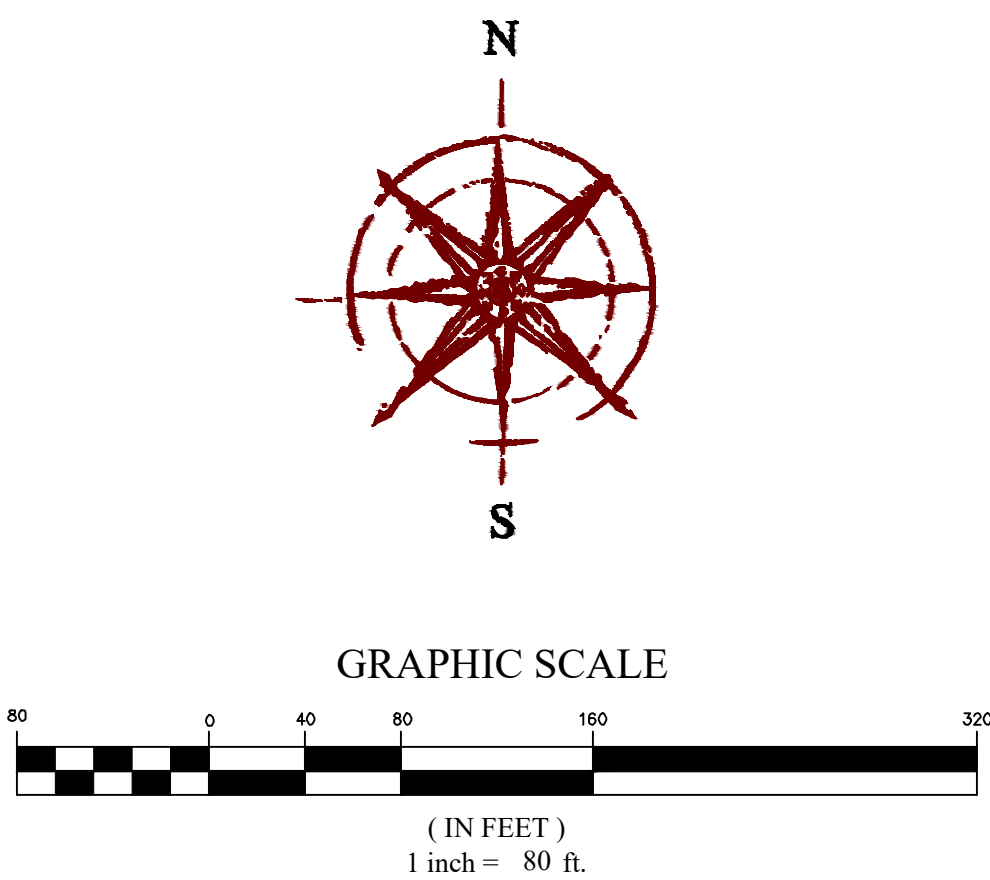
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Date: 09/20/21  
Sheet:

Drawn: GB  
Job #: 17-277  
C3

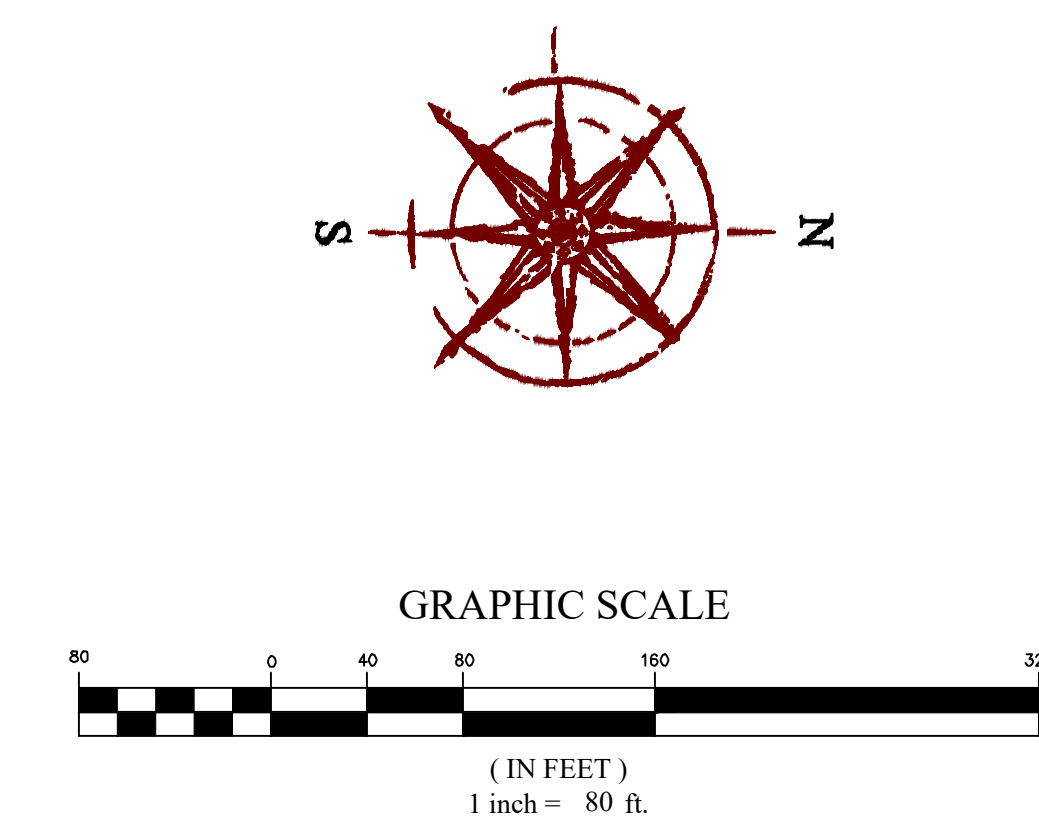




| LEGEND   |                             |
|----------|-----------------------------|
| [Symbol] | BOUNDARY                    |
| [Symbol] | ROW                         |
| [Symbol] | CENTERLINE                  |
| [Symbol] | LOT LINE                    |
| [Symbol] | EASEMENT                    |
| [Symbol] | 15" SD                      |
| [Symbol] | 8" SS                       |
| [Symbol] | 8" W                        |
| [Symbol] | 8" CULINARY WATER           |
| [Symbol] | CONTOUR MAJOR               |
| [Symbol] | CONTOUR MINOR               |
| [Symbol] | EXIST. STORM DRAIN          |
| [Symbol] | EXIST. SANITARY SEWER       |
| [Symbol] | EXIST. CULINARY WATER       |
| [Symbol] | EXIST. FENCE                |
| [Symbol] | EXIST. CONTOUR MAJOR        |
| [Symbol] | EXIST. CONTOUR MINOR        |
| [Symbol] | SIGN                        |
| [Symbol] | STREET LIGHT                |
| [Symbol] | SD MH, INLET, AND COMBO     |
| [Symbol] | SEWER MANHOLE               |
| [Symbol] | VALVE, TEE & BEND           |
| [Symbol] | WATER BLOW-OFF              |
| [Symbol] | FIRE HYDRANT                |
| [Symbol] | STREET MONUMENT (TO BE SET) |
| [Symbol] | EXIST. STREET MONUMENT      |
| [Symbol] | EXIST. SD INLET & MH        |
| [Symbol] | EXIST. SEWER MH             |
| [Symbol] | EXIST. VALVE, TEE, & BEND   |
| [Symbol] | EXIST. FIRE HYDRANT         |
| [Symbol] | SPOT ELEVATION              |









MAJOR BASIN CHARACTERISTICS:  
THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:  
THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

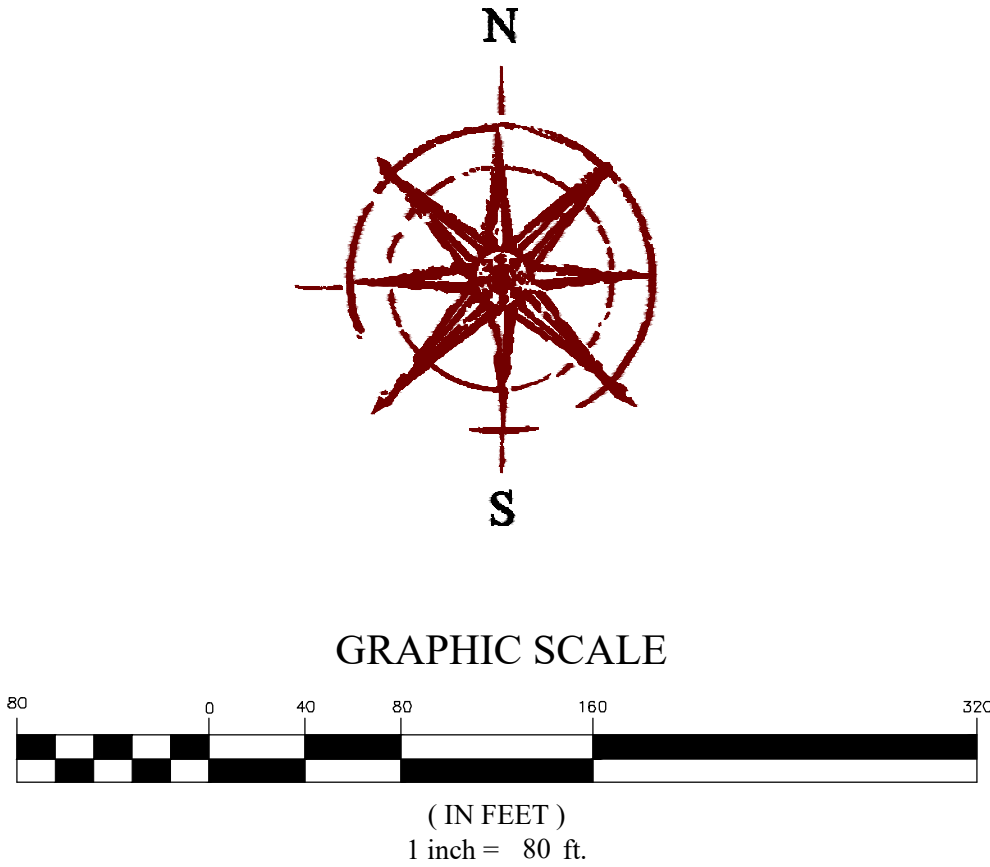
PROPOSED SYSTEM NARATIVE:  
THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:  
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:  
THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:  
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.

| LEGEND |                             |
|--------|-----------------------------|
|        | BOUNDARY                    |
|        | ROW                         |
|        | CENTERLINE                  |
|        | LOT LINE                    |
|        | EASEMENT                    |
|        | 15" STORM DRAIN             |
|        | 8" SANITARY SEWER           |
|        | 8" CULINARY WATER           |
|        | CONTOUR MAJOR               |
|        | CONTOUR MINOR               |
|        | EXIST. STORM DRAIN          |
|        | EXIST. SANITARY SEWER       |
|        | EXIST. CULINARY WATER       |
|        | EXIST. FENCE                |
|        | EXIST. CONTOUR MAJOR        |
|        | EXIST. CONTOUR MINOR        |
|        | SIGN                        |
|        | STREET LIGHT                |
|        | SD MH, INLET, AND COMBO     |
|        | SEWER MANHOLE               |
|        | VALVE, TEE & BEND           |
|        | WATER BLOW-OFF              |
|        | FIRE HYDRANT                |
|        | STREET MONUMENT (TO BE SET) |
|        | EXIST. STREET MONUMENT      |
|        | EXIST. SD INLET & MH        |
|        | EXIST. SEWER MH             |
|        | EXIST. VALVE, TEE, & BEND   |
|        | EXIST. FIRE HYDRANT         |
|        | SPOT ELEVATION              |
|        | XXXX.XX                     |



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6040 HIGHLAND DRIVE

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For Review

SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=##' Drawn: GB

Date: 09/20/21 Job #: 17-277

Sheet: C5



Retention Pond

Project: Spring Run Phase D  
Location: Eagle Mountain City, Utah  
Date: 11/14/2017  
Designer: Brandon Parr



100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14  
Return Period: 100 year  
Allowable Discharge: 0.00 cfs/acre Per Eagle Mountain City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs  
Other Discharge: 0.00 cfs Source:  
Total Discharge: 0 cfs

Weighted "C" Value

| Surface Type         | Area (sf) | "C" Value | C*A        |
|----------------------|-----------|-----------|------------|
| Homes (rooftops)     | 126,000   | 0.90      | 113,400    |
| Drives               | 480,000   | 0.85      | 408,000    |
| Roadway and Sidewalk | 270,912   | 0.85      | 230,275    |
| Landscape            | 570,410   | 0.15      | 85,562     |
| Totals               | 1,447,322 |           | 837,236.70 |
| Weighted "C" Value   |           | 0.58      |            |

Drainage Calculations

| Duration | Intensity | Runoff C | Area  | Rainfall | Accumulate | Allowable | Discharge | Required |
|----------|-----------|----------|-------|----------|------------|-----------|-----------|----------|
| min      | in/hr     |          | Ac    | cf       | cf         | cf        | cf        | cf       |
| 15.0     | 3.85      | 0.58     | 33.23 | 74.00    | 66,598     | 0.00      | 0         | 66,598   |
| 30.0     | 2.59      | 0.58     | 33.23 | 49.78    | 89,605     | 0.00      | 0         | 89,605   |
| 60.0     | 1.60      | 0.58     | 33.23 | 30.75    | 110,709    | 0.00      | 0         | 110,709  |
| 120.0    | 0.87      | 0.58     | 33.23 | 16.63    | 119,704    | 0.00      | 0         | 119,704  |
| 180.0    | 0.58      | 0.58     | 33.23 | 11.15    | 120,396    | 0.00      | 0         | 120,396  |
| 360.0    | 0.31      | 0.58     | 33.23 | 6.00     | 129,530    | 0.00      | 0         | 129,530  |
| 720.0    | 0.18      | 0.58     | 33.23 | 3.36     | 145,306    | 0.00      | 0         | 145,306  |
| 1440.0   | 0.09      | 0.58     | 33.23 | 1.81     | 156,100    | 0.00      | 0         | 156,100  |

Maximum Storage Requirement: 156,100  
Maximum Storage Requirement (ac-ft): 3.58

Retention Basin Design

Storage Requirement: 156,100 cf  
Allowable Depth: 3.0 ft Retention Calculated Using Basic Geometry  
Retention Pond Volume: 162,475 cf of a Trapezoidal Trench  
Roadway Sump Storage: 0 cf

Total Storage 162,475 RETENTION ADEQUATE

Q10 Designed Pipe Flows

Project: Spring Run Phase D  
Location: Eagle Mountain City, Utah  
Date: 11/14/2017  
Designer: Brandon Parr



10-Year Flow Contained Within Pipe Network

| Based on 0.5% Slope |                |            |                    |            |                       |                         |            |               |          | Manning<br>using<br>n=0.013 |       |       |  |
|---------------------|----------------|------------|--------------------|------------|-----------------------|-------------------------|------------|---------------|----------|-----------------------------|-------|-------|--|
| Reach               | Upstream Reach | Flow (CFS) | Contributing Basin | Flow (CFS) | Cumulative Flow (CFS) | Estimated Size (Inches) | Pipe Slope | Required Size | New Size | Size Used                   | Reach | Notes |  |
| 1                   | 2              | 8.96       | A                  | 0.42       | 9.38                  | 21                      | 0.75%      | 18.2          | 21       | 21                          | 1     |       |  |
| 2                   | 3              | 8.32       | B                  | 0.64       | 8.96                  | 21                      | 0.75%      | 17.9          | 18       | 18                          | 2     |       |  |
| 3                   | 4,5            | 8.32       | N/A                | 0.00       | 8.32                  | 21                      | 0.75%      | 17.4          | 18       | 18                          | 3     |       |  |
| 4                   | N/A            | 0.00       | BB                 | 0.44       | 0.44                  | 15                      | 0.75%      | 5.8           | 15       | 15                          | 4     |       |  |
| 5                   | 6              | 7.74       | D                  | 0.14       | 7.88                  | 21                      | 0.75%      | 17.0          | 18       | 18                          | 5     |       |  |
| 6                   | 7              | 7.60       | C                  | 0.14       | 7.74                  | 21                      | 0.75%      | 16.9          | 18       | 18                          | 6     |       |  |
| 7                   | 8,9            | 7.60       | N/A                | 0.00       | 7.60                  | 21                      | 0.75%      | 16.8          | 18       | 18                          | 7     |       |  |
| 8                   | N/A            | 0.00       | E                  | 0.47       | 0.47                  | 15                      | 0.75%      | 5.9           | 15       | 15                          | 8     |       |  |
| 9                   | 10,11          | 5.86       | F                  | 1.27       | 7.13                  | 18                      | 0.75%      | 16.4          | 18       | 18                          | 9     |       |  |
| 10                  | N/A            | 0.00       | G                  | 0.87       | 0.87                  | 15                      | 0.75%      | 7.5           | 15       | 15                          | 10    |       |  |
| 11                  | 12,14          | 4.99       | N/A                | 0.00       | 4.99                  | 18                      | 0.75%      | 14.4          | 15       | 15                          | 11    |       |  |
| 12                  | 13             | 1.26       | H                  | 0.93       | 2.19                  | 15                      | 0.75%      | 10.5          | 15       | 15                          | 12    |       |  |
| 13                  | N/A            | 0.00       | I                  | 1.28       | 1.28                  | 15                      | 0.75%      | 8.6           | 15       | 15                          | 13    |       |  |
| 14                  | 15             | 2.04       | J                  | 0.75       | 2.80                  | 15                      | 0.75%      | 11.6          | 15       | 15                          | 14    |       |  |
| 15                  | 16             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15                          | 15    |       |  |
| 16                  | 17             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15                          | 16    |       |  |
| 17                  | 18             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15                          | 17    |       |  |
| 18                  | 19             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15                          | 18    |       |  |
| 19                  | 20             | 1.44       | K                  | 0.60       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15                          | 19    |       |  |
| 20                  | N/A            | 0.00       | L                  | 1.44       | 1.44                  | 15                      | 0.75%      | 9.0           | 15       | 15                          | 20    |       |  |
| 21                  | 22             | 10.09      | M                  | 0.38       | 10.45                 | 21                      | 0.75%      | 18.9          | 21       | 21                          | 21    |       |  |
| 22                  | 23,27          | 9.25       | N                  | 0.83       | 10.09                 | 21                      | 0.75%      | 18.7          | 21       | 21                          | 22    |       |  |
| 23                  | 24,25          | 1.36       | N/A                | 0.00       | 1.36                  | 15                      | 0.75%      | 8.8           | 15       | 15                          | 23    |       |  |
| 24                  | N/A            | 0.00       | O                  | 0.25       | 0.25                  | 15                      | 0.75%      | 4.7           | 15       | 15                          | 24    |       |  |
| 25                  | 26             | 0.64       | Q                  | 0.47       | 1.11                  | 15                      | 0.75%      | 8.2           | 15       | 15                          | 25    |       |  |
| 26                  | N/A            | 0.00       | P                  | 0.64       | 0.64                  | 15                      | 0.75%      | 6.6           | 15       | 15                          | 26    |       |  |
| 27                  | 28             | 7.90       | N/A                | 0.00       | 7.90                  | 21                      | 0.75%      | 17.1          | 18       | 18                          | 27    |       |  |
| 28                  | 29             | 6.11       | R                  | 1.79       | 7.90                  | 21                      | 0.75%      | 17.1          | 18       | 18                          | 28    |       |  |
| 29                  | 30             | 6.11       | N/A                | 0.00       | 6.11                  | 18                      | 0.75%      | 15.5          | 18       | 18                          | 29    |       |  |
| 30                  | 31             | 6.11       | N/A                | 0.00       | 6.11                  | 18                      | 0.75%      | 15.5          | 18       | 18                          | 30    |       |  |
| 31                  | 32,34,36       | 6.11       | N/A                | 0.00       | 6.11                  | 18                      | 0.75%      | 15.5          | 18       | 18                          | 31    |       |  |
| 32                  | 33             | 0.55       | T                  | 1.11       | 1.66                  | 15                      | 0.75%      | 9.5           | 15       | 15                          | 32    |       |  |
| 33                  | N/A            | 0.00       | S                  | 0.55       | 0.55                  | 15                      | 0.75%      | 6.3           | 15       | 15                          | 33    |       |  |
| 34                  | 35             | 0.15       | U                  | 0.15       | 0.30                  | 15                      | 0.75%      | 5.0           | 15       | 15                          | 34    |       |  |
| 35                  | N/A            | 0.00       | V                  | 0.15       | 0.15                  | 15                      | 0.75%      | 3.9           | 15       | 15                          | 35    |       |  |
| 36                  | 37,38          | 3.11       | X                  | 1.03       | 4.15                  | 15                      | 0.75%      | 13.4          | 15       | 15                          | 36    |       |  |
| 37                  | N/A            | 0.00       | W                  | 0.16       | 0.16                  | 15                      | 0.75%      | 3.9           | 15       | 15                          | 37    |       |  |
| 38                  | 39,40          | 2.95       | N/A                | 0.00       | 2.95                  | 15                      | 0.75%      | 11.8          | 15       | 15                          | 38    |       |  |
| 39                  | N/A            | 0.00       | Y                  | 0.20       | 0.20                  | 15                      | 0.75%      | 4.3           | 15       | 15                          | 39    |       |  |
| 40                  | 41             | 0.97       | AA                 | 1.79       | 2.76                  | 15                      | 0.75%      | 11.5          | 15       | 15                          | 40    |       |  |
| 41                  | N/A            | 0.00       | Z                  | 0.97       | 0.97                  | 15                      | 0.75%      | 7.8           | 15       | 15                          | 41    |       |  |

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:

- 15" RCP @ 0.5% minimum = 4.58
- 18" RCP @ 0.5% minimum = 7.45
- 21" RCP @ 0.5% minimum = 11.23
- 24" RCP @ 0.5% minimum = 16.03
- 27" RCP @ 0.5% minimum = 21.96
- 30" RCP @ 0.5% minimum = 29.08
- 36" RCP @ 0.5% minimum = 64.56
- 48" RCP @ 0.5% minimum = 116.48



For Review

SPRING RUN PHASE D  
EAGLE MOUNTAIN CITY, UTAH  
PRELIMINARY DRAINAGE CALCULATIONS

| REVISION BLOCK |      | DESCRIPTION |  |
|----------------|------|-------------|--|
| #              | DATE |             |  |
| 1              |      |             |  |
| 2              |      |             |  |
| 3              |      |             |  |
| 4              |      |             |  |
| 5              |      |             |  |
| 6              |      |             |  |

PRELIMINARY DRAINAGE CALCULATIONS

Scale: NA Drawn: GB  
Date: 09/20/21 Job #: 17-277  
Sheet:

C5.1



MAJOR BASIN CHARACTERISTICS:  
THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:  
THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:  
THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

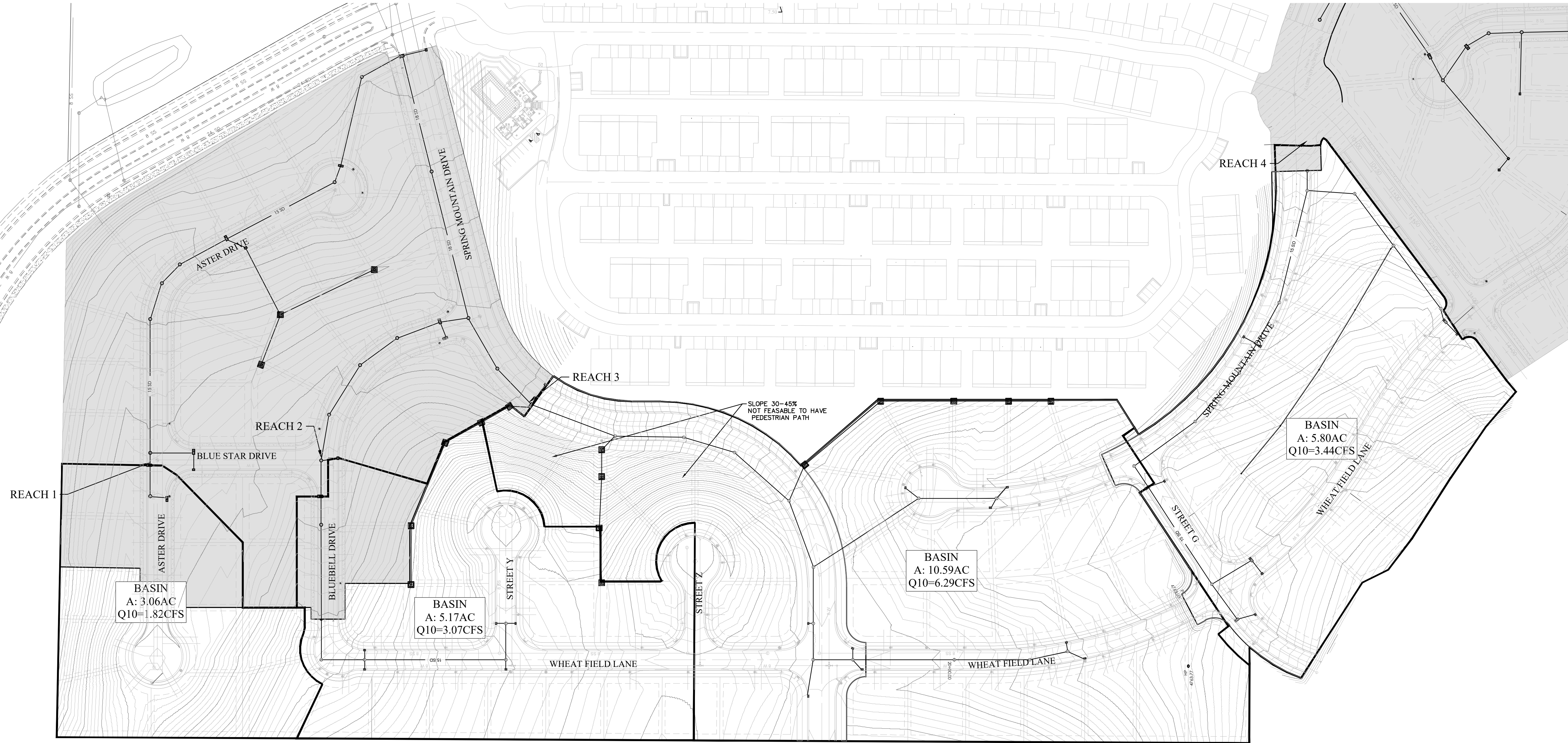
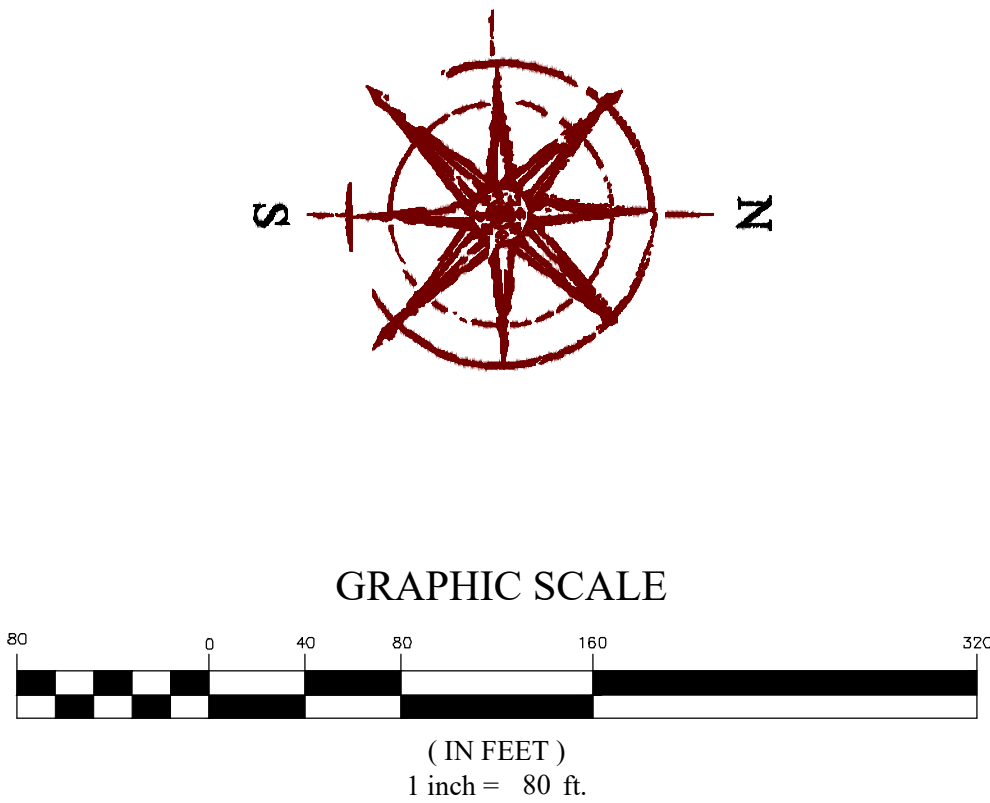
EROSION CONTROL NARRATIVE:  
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:  
THE PROPERTY CONTAINS NO SLOPES GREATER THAN 45%.

DRAINAGE CALCULATIONS:  
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.

NOTE: LOTS TO GRADE TO THE STREET. ANY LOT THAT CAN'T DRAIN TO STREET TO HAVE YARD DRAIN OR REAR YARD RETENTION POND.

| PIPE CAPACITY TABLE<br>(BASED ON MANNING'S EQUATION) |               |               |           |         |                   |           |            |           |
|------------------------------------------------------|---------------|---------------|-----------|---------|-------------------|-----------|------------|-----------|
| Pipe Name                                            | Size (Inches) | Length (Feet) | Slope (%) | C-VALUE | Intensity (In/Hr) | Tc (Min.) | Qcap (CFS) | Q10 (CFS) |
| 1                                                    | 15            | 19            | 0.95%     | 0.45    | 1.32              | 15        | 6.3        | 1.820     |
| 2                                                    | 15            | 72            | 4.24%     | 0.45    | 1.32              | 15        | 13.3       | 3.070     |
| 3                                                    | 15            | 77            | 7.42%     | 0.45    | 1.32              | 15        | 17.6       | 6.290     |
| 4                                                    | 18            | 106           | 4.20%     | 0.45    | 1.32              | 15        | 21.6       | 3.440     |





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ENGINEERING AND SURVEYING, LLC

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MIDVALE, UTAH 84047 PH: (801) 352-0075

www.focusutah.com

For Review

SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

| REVISION BLOCK |      | DESCRIPTION |  |
|----------------|------|-------------|--|
| #              | DATE |             |  |
| 1              | ---- |             |  |
| 2              | ---- |             |  |
| 3              | ---- |             |  |
| 4              | ---- |             |  |
| 5              | ---- |             |  |
| 6              | ---- |             |  |

PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=80'

Date: 09/20/21

Sheet:

Drawn: GB

Job #: 17-277

C5.2

Z:\2017\17-277 Spring run phase d\Design 17-277.dwg (sheets\revised preliminary)\C5.2 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg







# PRELIMINARY PLAT

## SPRING RUN PHASE D

LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 18, T5S, R1W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE

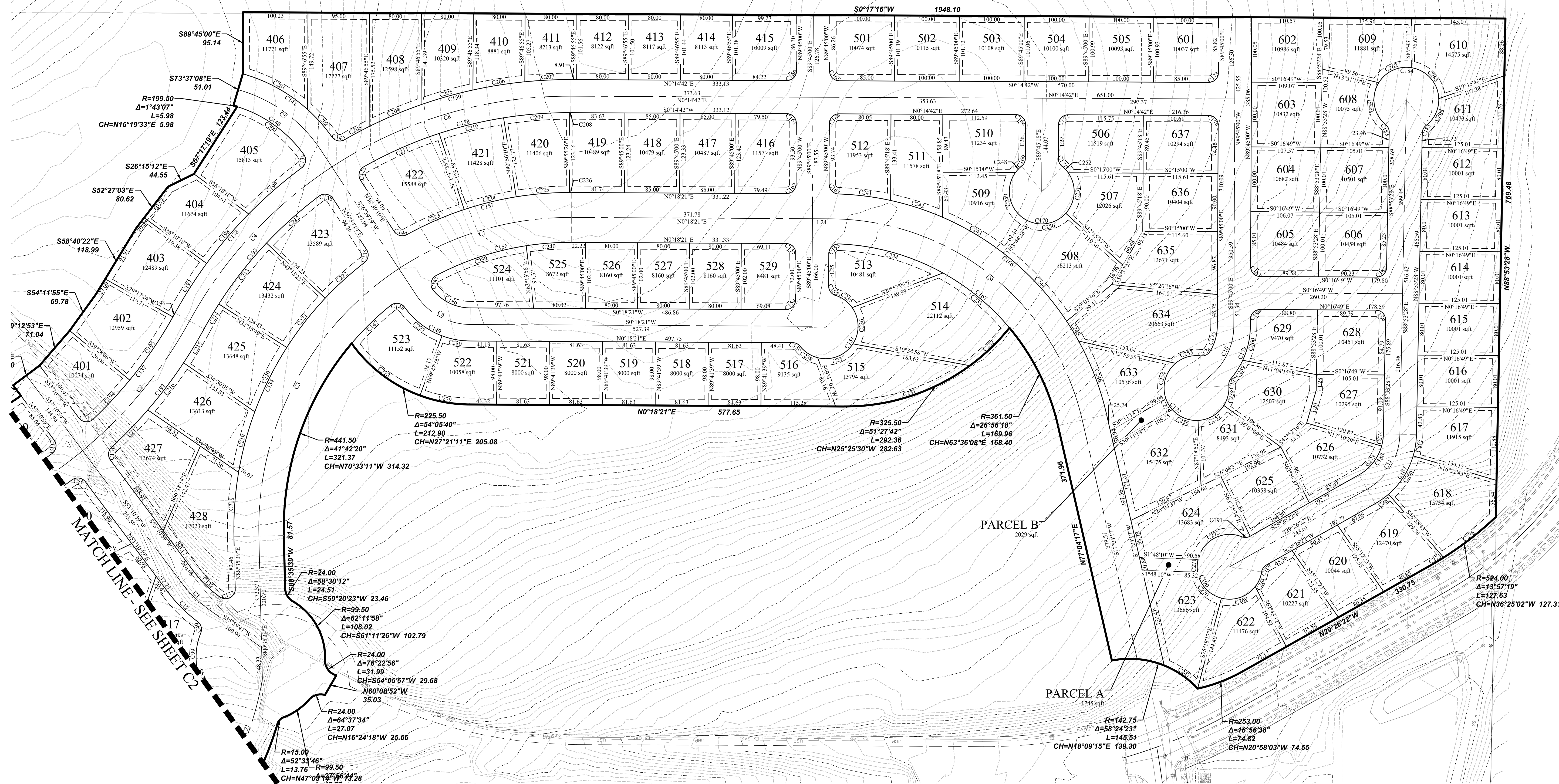


(IN FEET)  
1 inch = 80 ft.

# SPRING RUN PHASE D

## EAGLE MOUNTAIN CITY, UTAH

### PRELIMINARY PLAT



| REVISION BLOCK |             |
|----------------|-------------|
| #              | DESCRIPTION |
| 1              |             |
| 2              |             |
| 3              |             |
| 4              |             |
| 5              |             |
| 6              |             |

PRELIMINARY  
PLAT

Scale: 1"=80'  
Date: 12/26/2017  
Sheet: 17-277

C2.1





PRELIMINARY PLAT  
SPRING RUN PHASE D

LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 18, T5S, R1W, SLB&M  
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

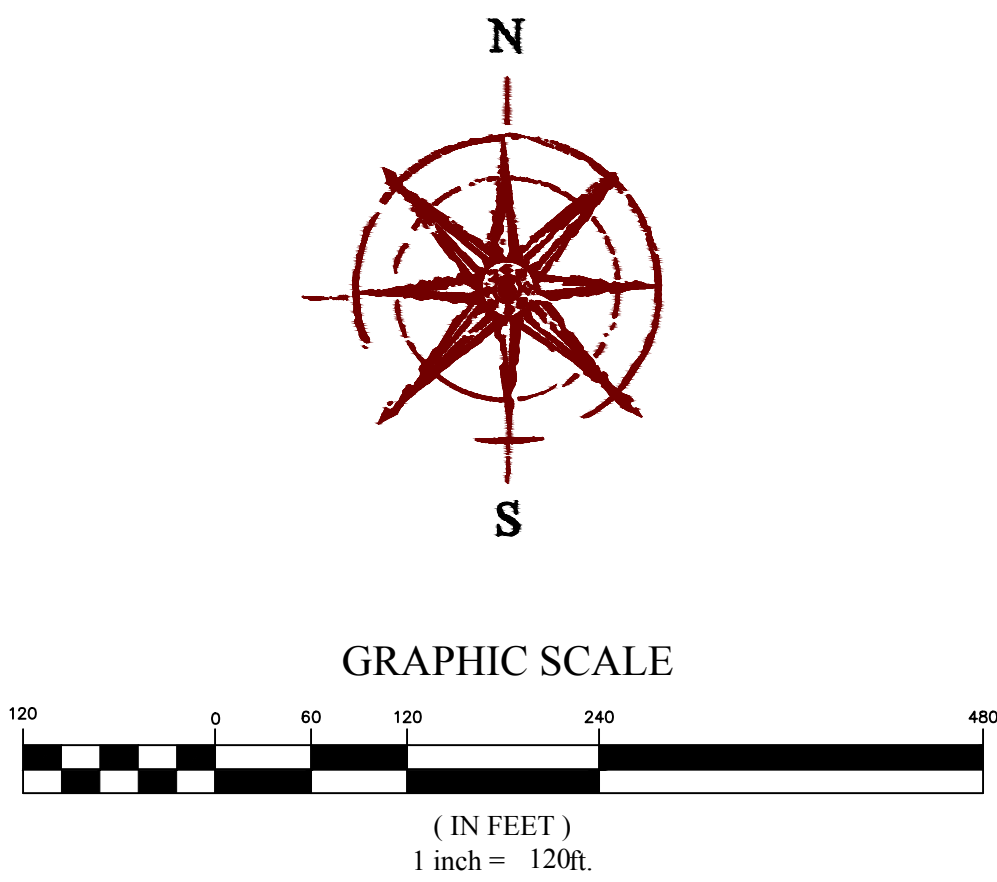
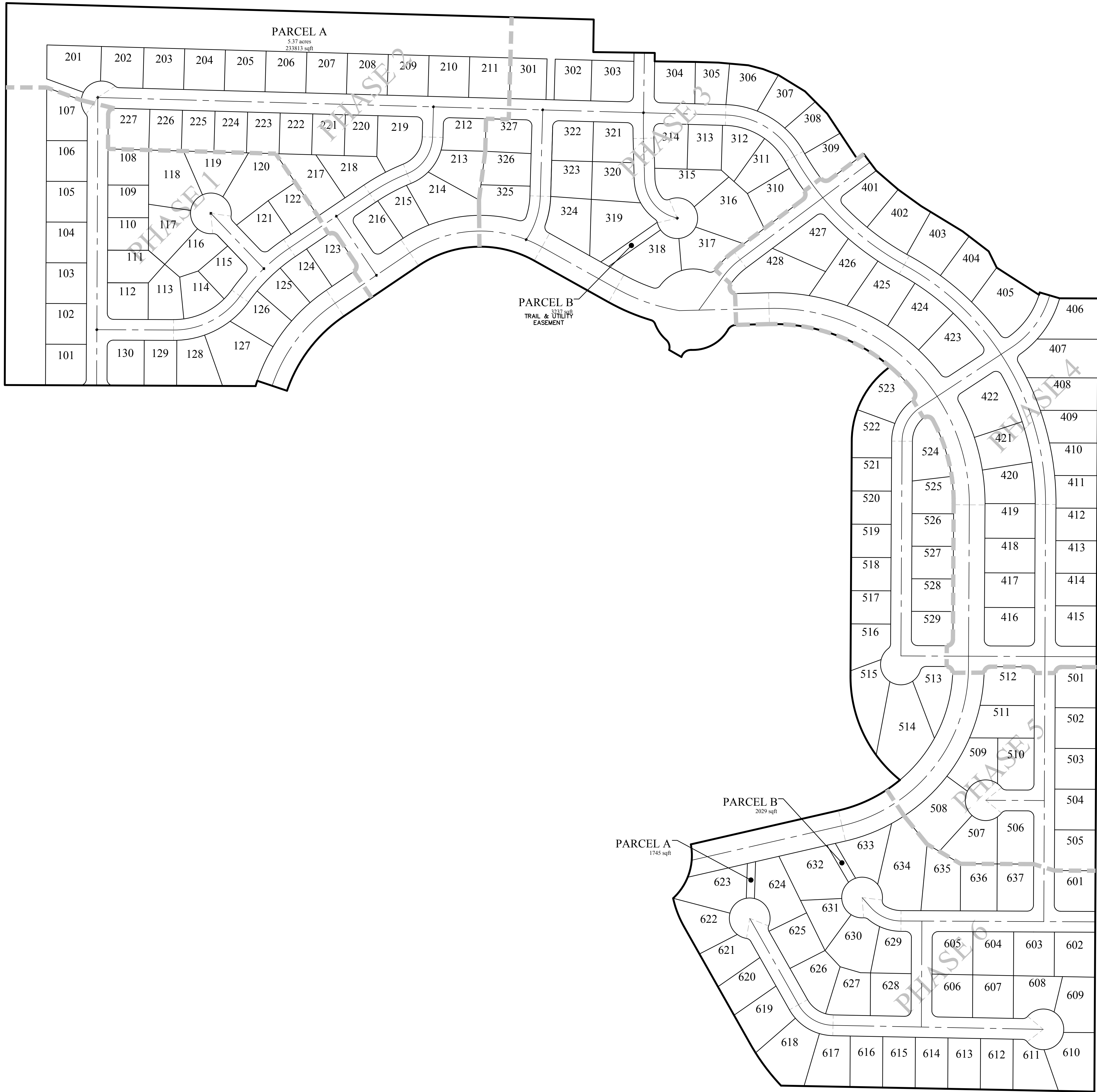
| Line Table |             |        |
|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH |
| L1         | N01°29'12"W | 100.24 |
| L2         | N01°29'12"W | 100.24 |
| L3         | N55°54'10"E | 98.56  |
| L4         | S34°05'50"E | 81.17  |
| L5         | S55°54'10"W | 81.82  |
| L6         | N55°54'10"E | 58.60  |
| L7         | S34°05'50"E | 81.17  |
| L8         | N55°54'10"E | 58.52  |
| L9         | N01°38'12"E | 33.92  |
| L10        | N01°38'12"E | 33.87  |
| L11        | S43°46'36"E | 98.15  |
| L12        | S43°46'36"E | 98.18  |
| L13        | N00°48'01"E | 106.18 |
| L14        | N00°48'01"E | 86.58  |
| L15        | N00°32'31"W | 37.95  |
| L16        | N71°39'33"E | 47.79  |
| L17        | N49°21'38"W | 48.36  |
| L18        | N49°21'38"W | 52.83  |
| L19        | S29°11'47"E | 44.10  |
| L20        | N88°21'48"W | 66.75  |
| L21        | N88°21'48"W | 85.00  |
| L22        | S48°03'52"E | 41.95  |
| L23        | N48°03'52"W | 61.25  |
| L24        | N00°18'21"E | 28.67  |
| L25        | N89°45'00"W | 50.13  |
| L26        | S89°45'18"E | 52.73  |
| L27        | N89°45'18"W | 52.73  |
| L28        | S88°53'28"E | 24.60  |
| L29        | S73°47'18"E | 52.11  |

| Curve Table |         |            |        |                 |
|-------------|---------|------------|--------|-----------------|
| CURVE       | RADIUS  | DELTA      | LENGTH | CHORD DIRECTION |
| C1          | 200.00  | 17°11'12"  | 59.99  | S44°35'23"W     |
| C2          | 691.00  | 21°37'35"  | 260.82 | S50°29'15"E     |
| C3          | 480.00  | 58°03'40"  | 486.41 | N62°22'31"W     |
| C4          | 667.50  | 28°04'03"  | 326.99 | N47°16'01"W     |
| C5          | 225.00  | 41°05'07"  | 161.34 | N36°06'46"E     |
| C6          | 100.00  | 56°20'58"  | 98.35  | S28°28'50"W     |
| C7          | 480.00  | 33°39'02"  | 281.91 | N16°31'10"W     |
| C8          | 667.50  | 33°28'42"  | 390.02 | N16°29'39"W     |
| C9          | 400.00  | 76°45'56"  | 535.92 | N38°41'19"E     |
| C10         | 100.00  | 48°21'20"  | 84.40  | S65°34'20"E     |
| C11         | 99.50   | 59°27'06"  | 103.24 | S59°09'55"E     |
| C12         | 225.50  | 16°28'26"  | 64.84  | S44°56'46"W     |
| C13         | 200.00  | 58°57'02"  | 205.78 | N58°55'24"W     |
| C14         | 691.00  | 10°13'35"  | 123.33 | S34°33'40"E     |
| C15         | 200.00  | 54°37'24"  | 190.67 | N62°55'40"E     |
| C16         | 480.00  | 20°17'12"  | 169.95 | S45°45'34"W     |
| C17         | 494.00  | 12°05'18"  | 104.23 | S61°56'49"W     |
| C18         | 100.00  | 66°21'16"  | 115.81 | N34°48'50"E     |
| C19         | 400.00  | 37°13'40"  | 259.90 | S37°20'56"W     |
| C20         | 309.50  | 63°17'00"  | 341.84 | S87°32'40"W     |
| C21         | 480.00  | 19°37'39"  | 164.43 | S70°37'40"E     |
| C22         | 200.00  | 32°35'06"  | 113.74 | N17°55'45"E     |
| C23         | 1000.00 | 2°17'13"   | 39.91  | S00°20'35"E     |
| C24         | 100.00  | 71°07'08"  | 124.13 | S37°02'46"E     |
| C25         | 15.00   | 90°00'00"  | 23.56  | N45°14'22"E     |
| C26         | 15.00   | 39°48'28"  | 10.42  | N19°39'52"W     |
| C27         | 50.00   | 170°58'00" | 149.21 | S45°55'14"W     |
| C28         | 15.00   | 39°48'29"  | 10.42  | S68°29'41"E     |
| C29         | 15.00   | 90°48'04"  | 23.77  | N46°12'03"E     |
| C30         | 15.00   | 89°11'56"  | 23.35  | S43°47'57"E     |
| C31         | 225.50  | 58°57'02"  | 232.01 | N58°55'24"W     |
| C32         | 665.50  | 6°50'08"   | 79.40  | S32°51'57"E     |
| C33         | 716.50  | 6°53'41"   | 86.22  | S32°53'43"E     |
| C34         | 174.50  | 58°57'02"  | 179.54 | N58°55'24"W     |
| C35         | 15.00   | 91°53'16"  | 24.06  | S45°39'27"W     |
| C36         | 974.50  | 1°12'01"   | 20.41  | S00°53'11"E     |
| C37         | 74.50   | 39°10'06"  | 50.93  | S21°04'14"E     |
| C38         | 15.00   | 72°19'54"  | 18.94  | S76°49'14"E     |
| C39         | 50.00   | 279°54'28" | 244.27 | N26°58'03"E     |
| C40         | 125.50  | 24°39'04"  | 54.00  | N41°25'44"W     |
| C41         | 125.50  | 52°16'04"  | 114.49 | S27°37'14"E     |
| C42         | 15.00   | 88°15'33"  | 23.11  | N44°16'08"W     |
| C43         | 15.00   | 89°57'53"  | 23.55  | S46°37'08"W     |
| C44         | 225.50  | 18°14'59"  | 71.83  | N10°45'42"E     |
| C45         | 15.00   | 81°24'38"  | 21.31  | S20°49'08"W     |
| C46         | 441.50  | 10°12'43"  | 78.69  | S65°55'12"E     |
| C47         | 15.00   | 73°03'46"  | 19.13  | N72°26'34"E     |
| C48         | 99.50   | 76°04'02"  | 132.10 | S73°56'41"W     |
| C49         | 15.00   | 75°16'10"  | 19.71  | N74°20'38"E     |
| C50         | 15.00   | 90°00'02"  | 23.56  | S44°45'38"E     |
| C51         | 15.00   | 90°00'00"  | 23.56  | S45°14'22"W     |
| C52         | 225.50  | 54°37'24"  | 214.98 | N62°55'40"E     |
| C53         | 454.50  | 20°17'12"  | 160.92 | S45°45'34"W     |
| C54         | 15.00   | 90°00'00"  | 23.56  | N79°05'50"W     |
| C55         | 15.00   | 90°00'00"  | 23.56  | N10°54'10"E     |
| C56         | 15.00   | 89°31'33"  | 23.44  | N08°25'13"E     |
| C57         | 15.00   | 90°00'00"  | 23.56  | S79°05'50"E     |
| C58         | 348.00  | 49°44'51"  | 302.15 | S80°46'35"W     |
| C59         | 15.00   | 86°52'13"  | 22.74  | N62°12'55"E     |
| C60         | 174.50  | 17°08'36"  | 52.21  | N10°12'30"E     |
| C61         | 15.00   | 90°02'07"  | 23.57  | N43°22'52"W     |
| C62         | 15.00   | 89°57'53"  | 23.55  | S46°37'08"W     |
| C63         | 125.50  | 66°21'16"  | 145.34 | N34°48'50"E     |
| C64         | 468.50  | 12°05'18"  | 98.85  | S61°56'49"W     |
| C65         | 15.00   | 90°00'00"  | 23.56  | S10°54'10"W     |
| C66         | 15.00   | 90°00'00"  | 23.56  | S44°45'38"E     |
| C67         | 15.00   | 91°21'43"  | 23.92  | S45°55'14"W     |
| C68         | 15.00   | 90°02'07"  | 23.57  | N43°22'52"W     |
| C69         | 74.50   | 66°21'16"  | 86.28  | N34°48'50"E     |
| C70         | 519.50  | 12°05'18"  | 109.61 | S61°56'49"W     |
| C71         | 505.50  | 5°11'40"   | 45.83  | S53°18'20"W     |

| Curve Table |        |            |        |                 |
|-------------|--------|------------|--------|-----------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD DIRECTION |
| C72         | 15.00  | 85°30'54"  | 22.39  | S86°32'03"E     |
| C73         | 15.00  | 51°27'32"  | 13.47  | S18°02'50"E     |
| C74         | 50.00  | 282°55'04" | 246.89 | S46°13'24"W     |
| C75         | 15.00  | 51°27'32"  | 13.47  | N69°30'22"W     |
| C76         | 15.00  | 85°33'34"  | 22.40  | N00°59'49"W     |
| C77         | 505.50 | 6°10'01"   | 54.41  | S38°41'58"W     |
| C78         | 174.50 | 54°37'24"  | 166.36 | N62°55'40"E     |
| C79         | 50.00  | 42°05'24"  | 37.50  | N18°04'54"W     |
| C80         | 50.00  | 60°11'35"  | 52.53  | N56°40'12"E     |
| C81         | 50.00  | 44°38'34"  | 38.96  | S70°54'44"E     |
| C82         | 225.50 | 19°59'59"  | 78.71  | S78°23'56"E     |
| C83         | 225.50 | 20°19'36"  | 80.00  | S58°14'08"E     |
| C84         | 225.50 | 18°37'27"  | 73.30  | S38°45'37"E     |
| C85         | 665.50 | 0°34'41"   | 6.72   | S29°44'14"E     |
| C86         | 665.50 | 6°15'27"   | 72.68  | S33°09'18"E     |
| C87         | 716.50 | 5°19'18"   | 66.55  | N33°40'55"W     |
| C88         | 716.50 | 1°34'23"   | 19.67  | N30°14'04"W     |
| C89         | 174.50 | 25°05'48"  | 76.43  | N41°59'47"W     |
| C90         | 174.50 | 33°51'14"  | 101.11 | N71°28'18"W     |
| C91         | 50.00  | 79°09'40"  | 69.08  | S73°24'21"E     |
| C92         | 50.00  | 59°34'13"  | 51.98  | S04°02'25"E     |
| C93         | 50.00  | 59°34'15"  | 51.99  | S55°31'49"W     |
| C94         | 50.00  | 59°34'15"  | 51.99  | N64°53'56"W     |
| C95         | 15.00  | 35°38'35"  | 9.33   | N35°55'58"W     |
| C97         | 125.50 | 27°37'01"  | 60.49  | N15°17'42"W     |
| C98         | 99.50  | 37°49'33"  | 65.69  | N34°49'27"E     |
| C99         | 99.50  | 38°14'29"  | 66.41  | S87°08'32"E     |
| C100        | 348.00 | 16°11'32"  | 98.35  | S82°26'45"E     |
| C101        | 125.50 | 14°20'39"  | 31.42  | S08°48'31"W     |
| C102        | 125.50 | 28°49'20"  | 63.13  | S30°23'31"W     |
| C103        | 125.50 | 23°11'17"  | 50.79  | S56°23'50"W     |
| C104        | 468.50 | 1°30'43"   | 12.36  | S67°14'07"E     |
| C105        | 468.50 | 9°47'01"   | 80.00  | S61°35'15"W     |
| C106        | 468.50 | 0°47'34"   | 6.48   | S56°17'57"W     |
| C107        | 348.00 | 1°04'03"   | 6.48   | N56°26'11"E     |
| C108        | 348.00 | 11°40'09"  | 70.88  | N62°48'17"E     |
| C109        | 348.00 | 20°49'07"  | 126.45 | N79°02'55"E     |
| C110        | 454.50 | 5°51'15"   | 46.44  | S52°58'32"W     |
| C111        | 454.50 | 10°05'06"  | 80.00  | S45°00'21"W     |
| C112        | 454.50 | 4°20'51"   | 34.49  | S37°47'23"W     |
| C113        | 225.50 | 16°38'46"  | 65.51  | S43°56'21"W     |
| C114        | 15.00  | 90°31'59"  | 23.70  | S81°33'01"E     |
| C115        | 225.50 | 17°41'48"  | 69.65  | S79°19'08"W     |
| C116        | 225.50 | 2°04'20"   | 8.16   | S89°12'12"W     |
| C117        | 15.00  | 96°36'57"  | 25.29  | S04°52'30"W     |
| C118        | 438.50 | 10°13'42"  | 78.28  | N35°54'17"E     |
| C119        | 438.50 | 8°19'07"   | 63.66  | N45°10'42"E     |
| C120        | 438.50 | 6°33'55"   | 50.24  | N52°37'12"E     |
| C121        | 519.50 | 5°16'58"   | 47.90  | N65°20'59"E     |
| C122        | 519.50 | 6°48'20"   | 61.71  | N59°18'20"E     |
| C123        | 50.00  | 61°53'28"  | 54.01  | S23°15'48"E     |
| C124        | 50.00  | 60°07'59"  | 52.48  | S84°16'32"E     |
| C125        | 50.00  | 57°17'45"  | 50.00  | N37°00'36"E     |
| C126        | 50.00  | 57°17'45"  | 50.00  | N20°17'09"W     |
| C127        | 50.00  | 46°18'07"  | 40.41  | N72°05'04"W     |
| C128        | 174.50 | 9°25'41"   | 28.71  | N40°19'48"E     |
| C129        | 174.50 | 36°54'04"  | 112.39 | N63°29'41"E     |
| C130        | 174.50 | 8°17'39"   | 25.26  | N86°05'32"E     |
| C131        | 15.00  | 84°07'10"  | 22.02  | N84°45'26"W     |
| C132        | 174.50 | 17°11'12"  | 52.34  | S44°35'23"W     |
| C133        | 15.18  | 122°56'14" | 32.58  | S21°36'11"E     |
| C134        | 518.50 | 53°42'27"  | 486.03 | N64°33'07"W     |
| C135        | 15.00  | 85°38'47"  | 22.42  | S80°31'17"E     |
| C136        | 15.00  | 93°35'05"  | 24.50  | N09°51'47"E     |
| C137        | 665.50 | 17°52'04"  | 207.54 | S52°22'00"E     |
| C138        | 693.00 | 24°46'02"  | 299.56 | N48°55'02"W     |
| C139        | 15.00  | 89°20'44"  | 23.39  | S81°12'23"E     |
| C140        | 199.50 | 38°39'16"  | 134.59 | N34°47'37"E     |
| C141        | 250.50 | 39°16'12"  | 171.69 | N35°17'16"E     |
| C142        | 15.00  | 84°53'34"  | 22.22  | S12°28'35"W     |
| C143        | 15.00  | 93°49'20"  | 24.56  | N76°26'01"W     |

| Curve Table |        |            |        |                 |              |
|-------------|--------|------------|--------|-----------------|--------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C144        | 15.00  | 85°38'47"  | 22.42  | S13°49'56"W     | 20.39        |
| C145        | 15.00  | 101°30'07" | 26.57  | N78°36'09"W     | 23.23        |
| C146        | 74.50  | 50°20'27"  | 65.46  | S25°28'34"W     | 63.37        |
| C147        | 441.52 | 10°55'28"  | 84.18  | N44°14'20"W     | 84.06        |
| C148        | 15.00  | 92°54'53"  | 24.32  | N07°40'42"E     | 21.74        |
| C149        | 125.50 | 53°49'38"  | 117.90 | S27°13'10"W     | 113.61       |
| C150        | 15.00  | 51°19'54"  | 13.44  | N25°58'18"E     | 12.99        |
| C151        | 50.00  | 214°01'25" | 186.77 | S55°22'27"E     | 95.62        |
| C152        | 15.00  | 72°38'09"  | 19.02  | S53°55'55"W     | 17.78        |
| C153        | 15.00  | 92°01'14"  | 24.09  | N43°44'23"W     | 21.57        |
| C154        | 15.00  | 90°03'21"  | 23.58  | S44°43'20"E     | 21.22        |
| C155        | 15.00  | 89°56'39"  | 23.55  | N45°16'40"E     | 21.20        |
| C156        | 441.50 | 28°09'26"  | 216.97 | N13°46'22"W     | 214.79       |
| C157        | 518.50 | 29°17'48"  | 265.12 | N14°20'33"W     | 262.24       |
| C158        | 642.00 | 29°46'02"  | 333.54 | N14°38'19"W     | 329.80       |
| C159        | 693.00 | 30°12'54"  | 365.45 | N14°51'45"W     | 361.23       |
| C160        | 15.00  | 89°59'42"  | 23.56  | S44°45'09"E     | 21.21        |
| C161        | 15.00  | 90°00'18"  | 23.56  | N45°14'51"E     | 21.21        |
| C162        | 15.00  | 90°03'21"  | 23.58  | S44°43'20"E     | 21.22        |
| C163        | 15.00  | 88°27'22"  | 23.16  | S46°01'19"W     | 20.93        |
| C164        | 15.00  | 89°59'42"  | 23.56  | N44°45'09"W     | 21.21        |
| C165        | 15.00  | 90°00'18"  | 23.56  | S45°14'51"W     | 21.21        |
| C166        | 438.50 | 75°16'39"  | 576.12 | N39°25'57"E     | 535.57       |
| C167        | 361.50 | 74°48'02"  | 471.94 | N39°40'16"E     | 439.44       |
| C168        | 15.00  | 90°00'00"  | 23.56  | N45°14'42"E     | 21.21        |
| C169        | 15.00  | 51°27'32"  | 13.47  | S64°01'32"E     | 13.02        |
| C170        | 50.00  | 282°55'04" | 246.89 | S00°14'42"W     | 62.31        |
| C171        | 15.00  | 51°27'32"  | 13.47  | S64°30'56"W     | 13.02        |
| C172        | 15.00  | 90°00'00"  | 23.56  | N44°45'18"W     | 21.21        |
| C173        | 15.00  | 89°59'42"  | 23.56  | S44°45'09"E     | 21.21        |
| C174        | 15.00  | 90°00'18"  | 23.56  | N45°14'51"E     | 21.21        |
| C175        | 74.50  | 31°40'08"  | 41.18  | S73°54'56"E     | 40.66        |
| C176        | 15.00  | 65°15'46"  | 17.09  | S25°26'59"E     | 16.18        |
| C177        | 50.00  | 281°40'57" | 245.81 | S46°20'25"W     | 61.43        |
| C178        | 15.00  | 44°47'13"  | 11.73  | N72°06'27"W     | 11.45        |
| C179        | 125.50 | 40°02'01"  | 87.69  | S69°43'55"E     | 85.92        |
| C180        | 15.00  | 90°01'49"  | 23.57  | N44°44'05"W     | 21.22        |
| C181        | 15.00  | 89°58'11"  | 23.55  | S45°15'55"W     | 21.21        |
| C182        | 15.00  | 89°10'18"  | 23.35  | S44°18'19"E     | 21.06        |
| C183        | 15.00  | 51°27'32"  | 13.47  | N65°22'46"E     | 13.02        |
| C184        | 50.00  | 282°55'04" | 246.89 | N01°06'32"E     | 62.31        |
| C185        | 15.00  | 51°27'32"  | 13.47  | N63°09'42"W     | 13.02        |
| C186        | 15.00  | 90°49'42"  | 23.78  | N45°41'41"E     | 21.37        |
| C187        | 125.00 | 59°27'06"  | 129.70 | S59°09'55"E     | 123.96       |
| C188        | 74.50  | 59°27'06"  | 76.78  | S59°09'55"E     | 73.39        |
| C189        | 15.00  | 51°27'32"  | 13.47  | N55°10'08"W     | 13.02        |
| C190        | 50.00  | 282°55'04" | 246.89 | S60°33'38"W     | 62.31        |
| C191        | 15.00  | 51°27'32"  | 13.47  | S03°42'36"E     | 13.02        |
| C192        | 716.50 | 18°36'12"  | 232.64 | N51°59'57"E     | 231.62       |
| C193        | 642.00 | 24°22'17"  | 273.08 | N49°06'54"W     | 271.03       |
| C194        | 665.50 | 7°05'55"   | 82.45  | S46°58'56"E     | 82.40        |
| C195        | 665.50 | 10°10'43"  | 118.23 | S35°37'15"E     | 118.07       |
| C196        | 665.50 | 0°35'26"   | 6.86   | S61°00'19"E     | 6.86         |
| C197        | 693.00 | 7°30'18"   | 90.77  | S57°32'54"E     | 90.71        |
| C198        | 693.00 | 8°17'50"   | 100.35 | S49°38'50"E     | 100.27       |
| C199        | 693.00 | 8°57'55"   | 108.44 | N41°00'58"E     | 108.32       |
| C200        | 199.50 | 56°36'09"  | 128.61 | N35°39'11"E     | 126.39       |
| C201        | 250.50 | 26°21'35"  | 115.25 | S28°49'57"W     | 114.23       |
| C202        | 250.50 | 12°54'38"  | 56.45  | S28°03'03"W     | 56.33        |
| C203        | 693.00 | 3°32'43"   | 42.88  | S28°11'51"E     | 42.87        |
| C204        | 693.00 | 7°11'34"   | 80.00  | S22°49'43"E     | 86.94        |
| C205        | 693.00 | 6°53'07"   | 83.28  | S15°47'23"E     | 83.23        |
| C206        | 693.00 | 6°42'16"   | 81.09  | S08°59'41"E     | 81.05        |
| C207        | 693.00 | 5°53'15"   | 71.20  | S02°41'56"E     | 71.18        |
| C208        | 642.00 | 0°09'07"   | 1.71   | S00°10'08"W     | 1.70         |
| C209        | 642.00 | 9°08'07"   | 102.36 | N04°28'28"W     | 102.25       |
| C210        | 642.00 | 9°08'20"   | 102.40 | N13°36'42"W     | 102.29       |
| C211        | 642.00 | 11°20'29"  | 127.08 | N23°51'06"W     | 126.87       |
| C212        | 642.00 | 9°42'39"   | 108.81 | N41°47'05"W     | 108.68       |
| C213        | 642.00 | 10°40'24"  | 119.59 | N51°58'37"W     | 119.42       |
| C214        | 642.00 | 3°59'14"   | 44.68  | N59°18'26"W     | 44.67        |





**SPRING RUN PHASE D**  
EAGLE MOUNTAIN CITY, UTAH  
PHASING PLAN

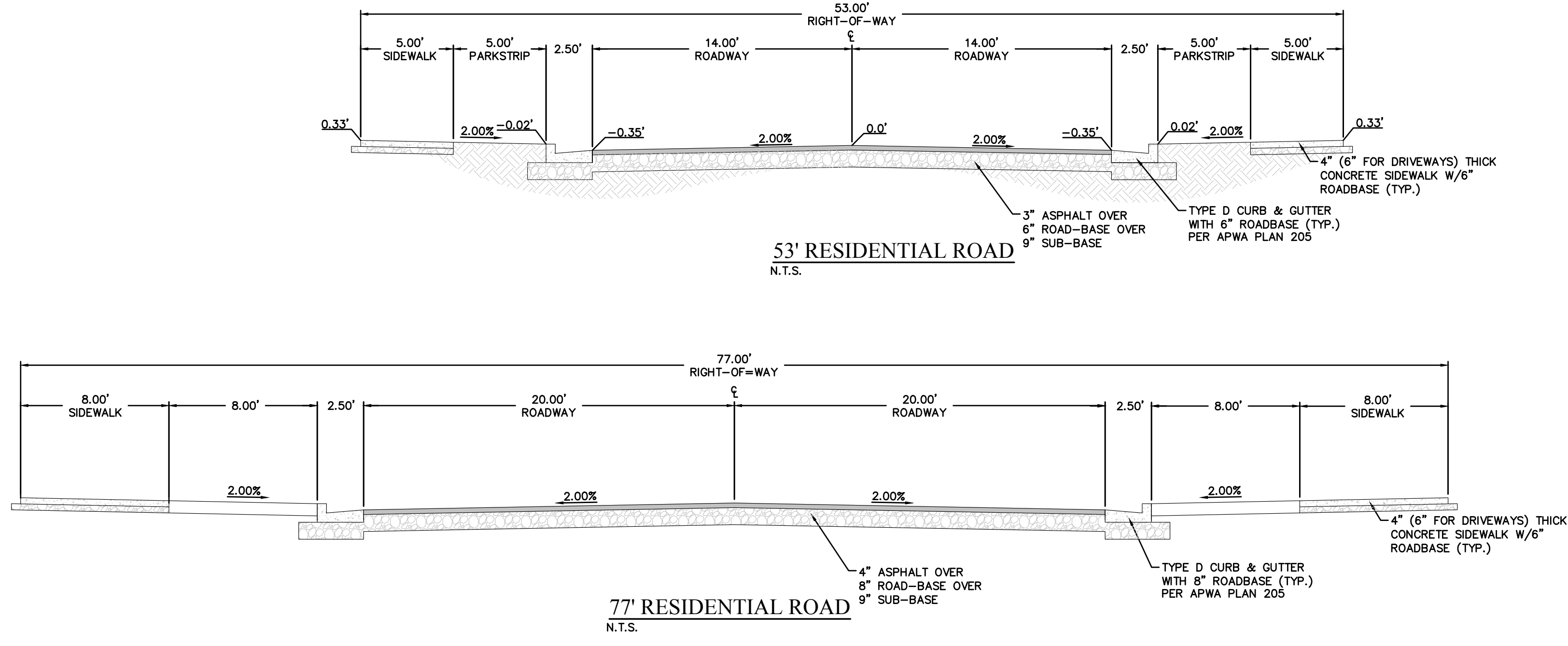
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| 1              | ---- | ----        |
| 2              | ---- | ----        |
| 3              | ---- | ----        |
| 4              | ---- | ----        |
| 5              | ---- | ----        |
| 6              | ---- | ----        |

**PHASING PLAN**

Scale: 1"=120'      Drawn: BP  
Date: 12/26/2017      Job #: 17-277  
Sheet: **C3**

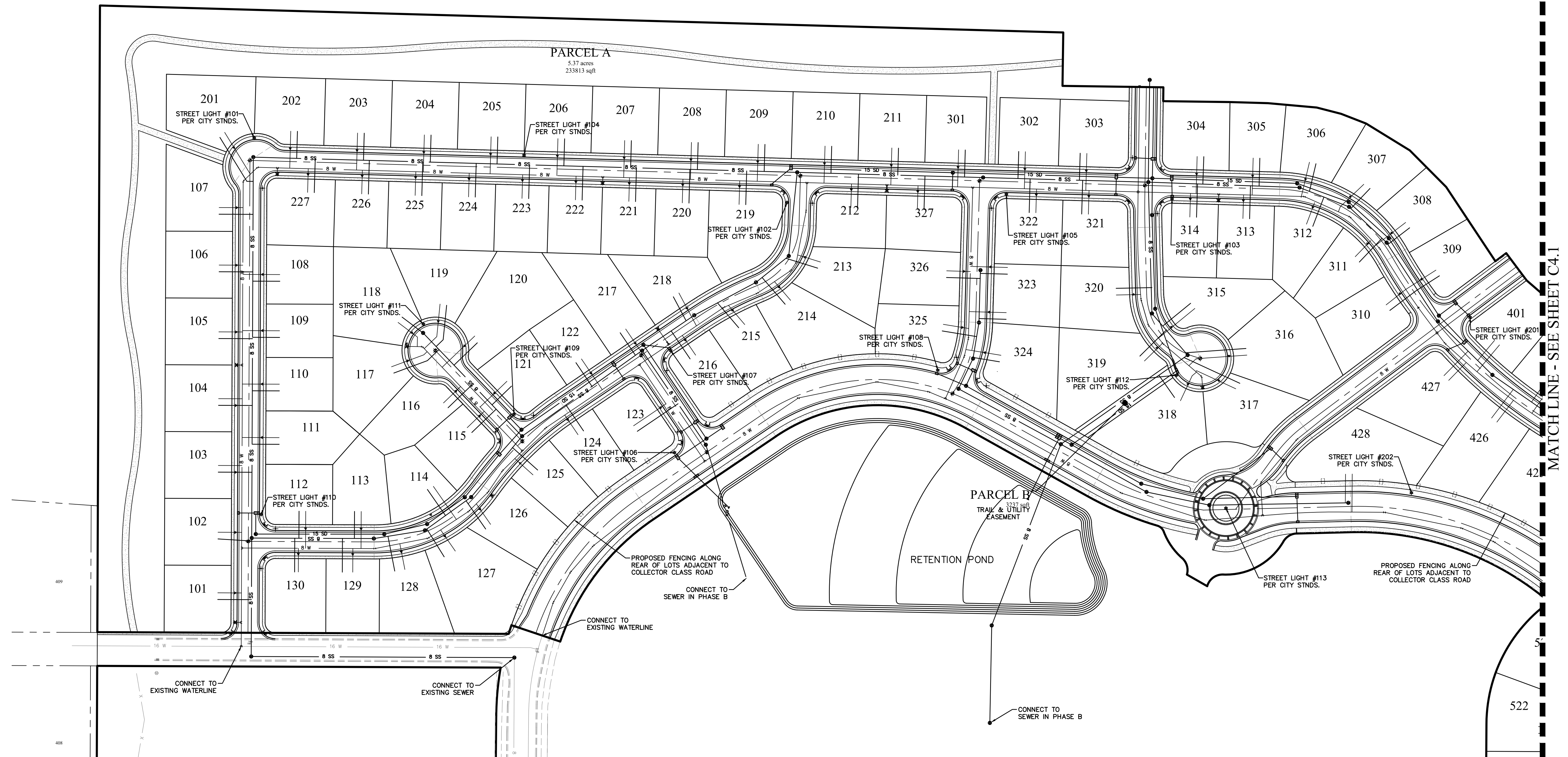
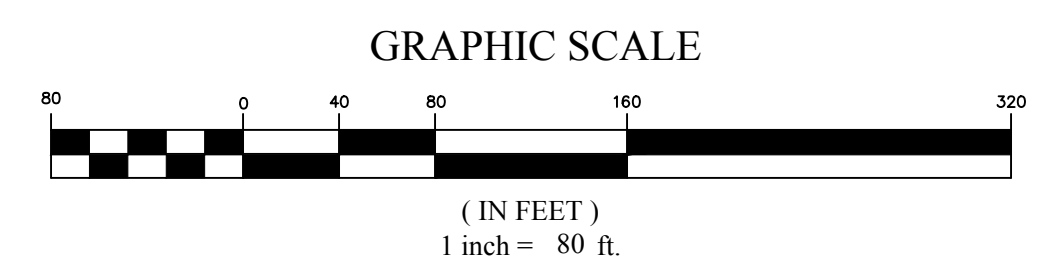






**LEGEND**

|           |                             |
|-----------|-----------------------------|
| ---       | BOUNDARY                    |
| ---       | ROW                         |
| ---       | CENTERLINE                  |
| ---       | LOT LINE                    |
| ---       | EASEMENT                    |
| 15 SD     | 15" STORM DRAIN             |
| 8 SS      | 8" SANITARY SEWER           |
| 8 W       | 8" CULINARY WATER           |
| XXXX      | CONTOUR MAJOR               |
| XXXX      | CONTOUR MINOR               |
| Ex SD     | EXIST. STORM DRAIN          |
| Ex SS     | EXIST. SANITARY SEWER       |
| Ex W      | EXIST. CULINARY WATER       |
| X         | EXIST. FENCE                |
| (XXXX)    | EXIST. CONTOUR MAJOR        |
| (XXXX)    | EXIST. CONTOUR MINOR        |
| ---       | SIGN                        |
| ---       | STREET LIGHT                |
| ---       | SD MH, INLET, AND COMBO     |
| ---       | SEWER MANHOLE               |
| ---       | VALVE, TEE & BEND           |
| ---       | WATER BLOW-OFF              |
| ---       | FIRE HYDRANT                |
| ---       | STREET MONUMENT (TO BE SET) |
| ---       | EXIST. STREET MONUMENT      |
| ---       | EXIST. SD INLET & MH        |
| ---       | EXIST. SEWER MH             |
| ---       | EXIST. VALVE, TEE, & BEND   |
| ---       | EXIST. FIRE HYDRANT         |
| o XXXX.XX | SPOT ELEVATION              |



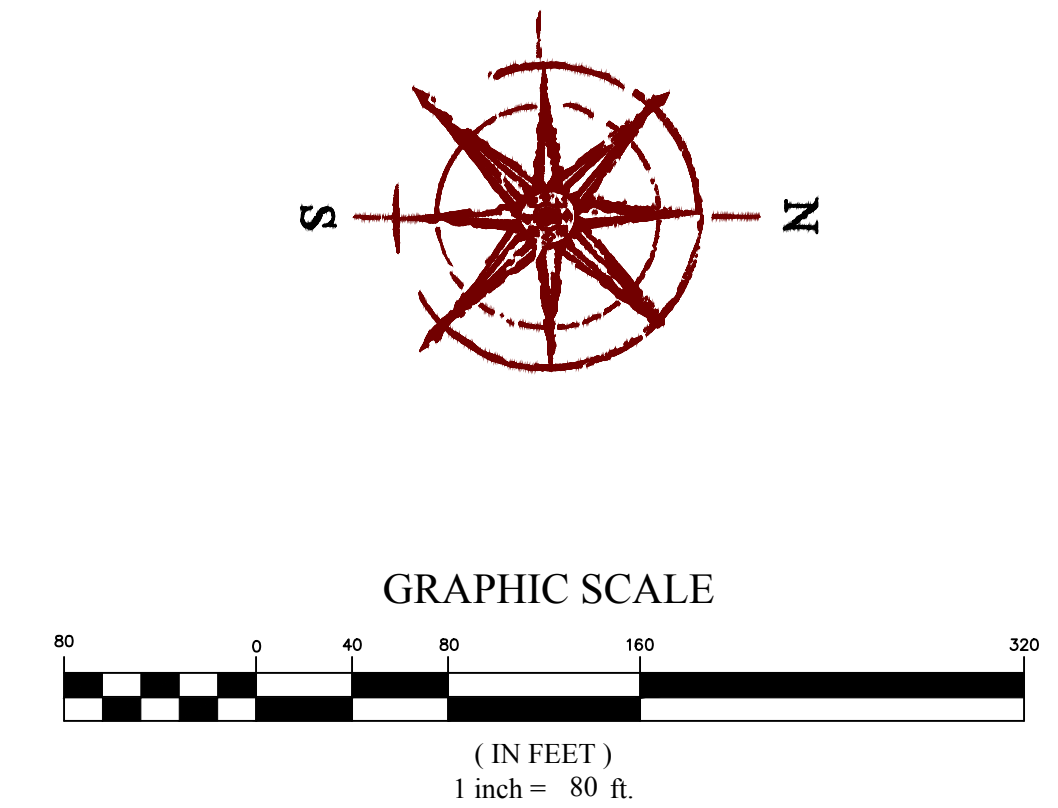
**SPRING RUN PHASE D**  
EAGLE MOUNTAIN CITY, UTAH  
**PRELIMINARY SITE & UTILITY PLAN**

**REVISION BLOCK**

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 |      |             |
| 2 |      |             |
| 3 |      |             |
| 4 |      |             |
| 5 |      |             |
| 6 |      |             |







# SPRING RUN PHASE D

EAGLE MOUNTAIN CITY, UTAH

## PRELIMINARY SITE & UTILITY PLAN

| REVISION BLOCK |      |             |
|----------------|------|-------------|
| #              | DATE | DESCRIPTION |
| 1              | ***  | ***         |
| 2              | ***  | ***         |
| 3              | ***  | ***         |
| 4              | ***  | ***         |
| 5              | ***  | ***         |
| 6              | ***  | ***         |

# PRELIMINARY SITE & UTILITY PLAN

|        |            |        |        |
|--------|------------|--------|--------|
| Scale: | 1"=80'     | Drawn: | BP     |
| Date:  | 12/26/2017 | Job #: | 17-277 |
| Sheet: |            |        |        |

## C4.1





MAJOR BASIN CHARACTERISTICS:

THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

SUB-BASIN DESCRIPTIONS:

THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:

THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:

EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:

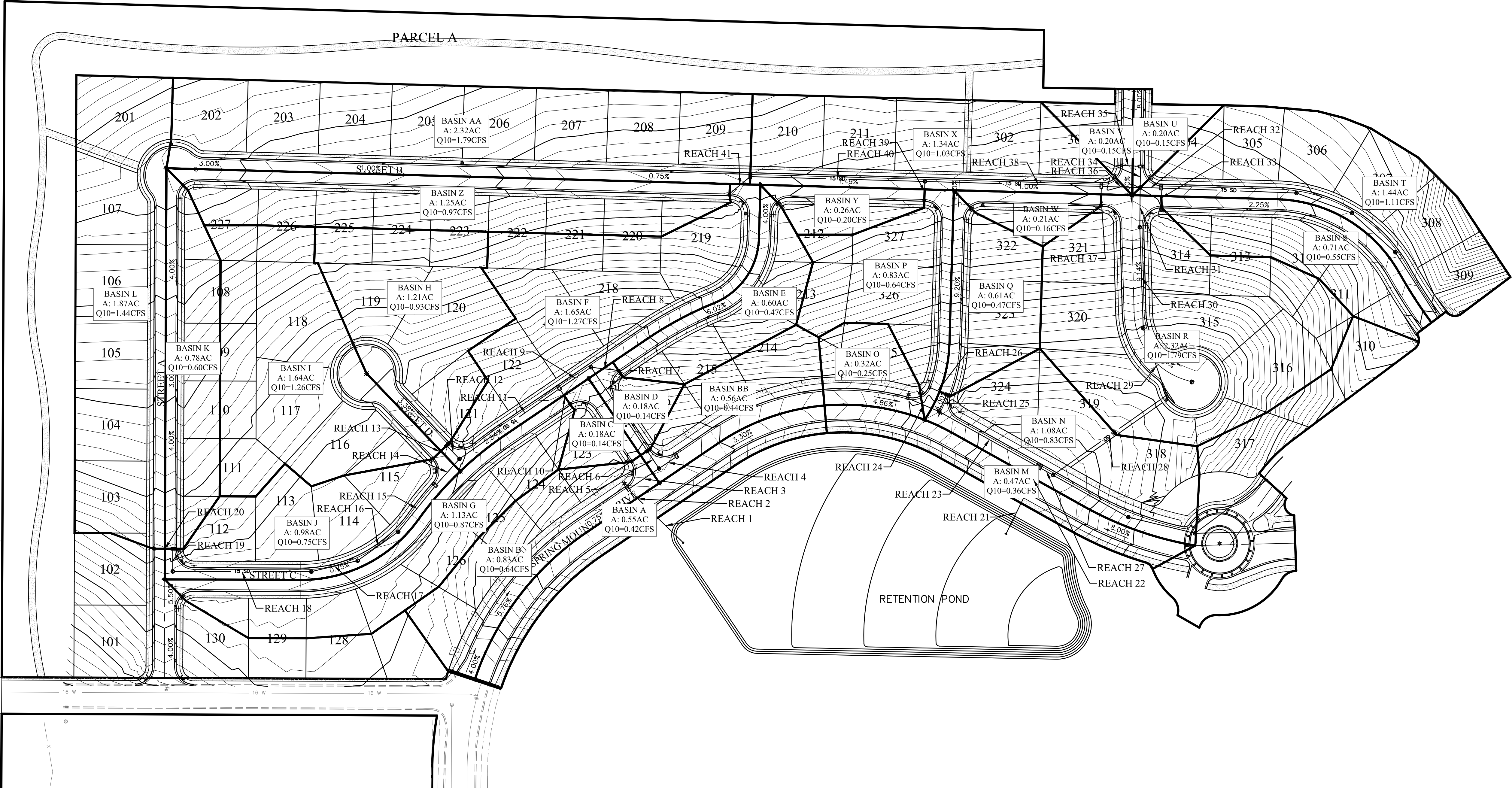
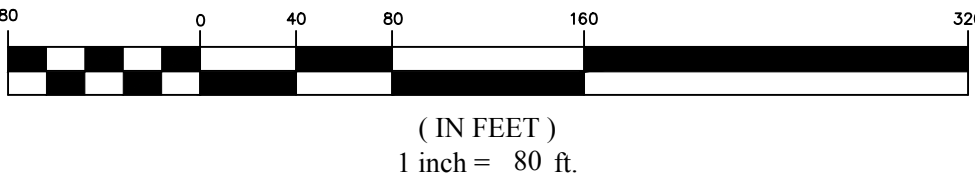
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.

LEGEND

|  |                             |
|--|-----------------------------|
|  | BOUNDARY                    |
|  | ROW                         |
|  | CENTERLINE                  |
|  | LOT LINE                    |
|  | EASEMENT                    |
|  | 15" SD                      |
|  | 8" SS                       |
|  | 8" W                        |
|  | CONTOUR MAJOR               |
|  | CONTOUR MINOR               |
|  | EXIST. STORM DRAIN          |
|  | EXIST. SANITARY SEWER       |
|  | EXIST. CULINARY WATER       |
|  | EXIST. FENCE                |
|  | EXIST. CONTOUR MAJOR        |
|  | EXIST. CONTOUR MINOR        |
|  | SIGN                        |
|  | STREET LIGHT                |
|  | SD MH, INLET, AND COMBO     |
|  | SEWER MANHOLE               |
|  | VALVE, TEE, & BEND          |
|  | WATER BLOW-OFF              |
|  | FIRE HYDRANT                |
|  | STREET MONUMENT (TO BE SET) |
|  | EXIST. STREET MONUMENT      |
|  | EXIST. SD INLET & MH        |
|  | EXIST. SEWER MH             |
|  | EXIST. VALVE, TEE, & BEND   |
|  | EXIST. FIRE HYDRANT         |
|  | SPOT ELEVATION              |



GRAPHIC SCALE



SPRING RUN PHASE D  
EAGLE MOUNTAIN CITY, UTAH  
PRELIMINARY GRADING & DRAINAGE PLAN

| REVISION BLOCK |      | DESCRIPTION |
|----------------|------|-------------|
| #              | DATE |             |
| 1              |      |             |
| 2              |      |             |
| 3              |      |             |
| 4              |      |             |
| 5              |      |             |
| 6              |      |             |

PRELIMINARY  
GRADING &  
DRAINAGE  
PLAN

|                  |               |
|------------------|---------------|
| Scale: 1"=80'    | Drawn: BP     |
| Date: 12/26/2017 | Job #: 17-277 |
| Sheet:           |               |

C5





Retention Pond

Project: Spring Run Phase D

Location: Eagle Mountain City, Utah

Date: 11/14/2017

Designer: Brandon Parr



100-Year Retention Sizing

Design Criteria

Intensity Tables: Per NOAA Atlas 14

Return Period: 100 year

Allowable Discharge: 0.00 cfs/acre Per Eagle Mountain City Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs

Other Discharge: 0.00 cfs Source:

Total Discharge: 0 cfs

Weighted "C" Value

| Surface Type         | Area (sf) | "C" Value | C*A        |
|----------------------|-----------|-----------|------------|
| Homes (rooftops)     | 126,000   | 0.90      | 113,400    |
| Drives               | 480,000   | 0.85      | 408,000    |
| Roadway and Sidewalk | 270,912   | 0.85      | 230,275    |
| Landscape            | 570,410   | 0.15      | 85,562     |
| Totals               | 1,447,322 |           | 837,236.70 |

Weighted "C" Value 0.58

Drainage Calculations

| Duration | Intensity | Runoff C | Area  | Rainfall | Accumulate Flow | Allowable Discharge | Discharge | Required Storage |
|----------|-----------|----------|-------|----------|-----------------|---------------------|-----------|------------------|
| min      | in/hr     |          | Ac    | cfs      | cf              | cfs                 | cf        | cf               |
| 15.0     | 3.85      | 0.58     | 33.23 | 74.00    | 66,598          | 0.00                | 0         | 66,598           |
| 30.0     | 2.59      | 0.58     | 33.23 | 49.78    | 89,605          | 0.00                | 0         | 89,605           |
| 60.0     | 1.60      | 0.58     | 33.23 | 30.75    | 110,709         | 0.00                | 0         | 110,709          |
| 120.0    | 0.87      | 0.58     | 33.23 | 16.63    | 119,704         | 0.00                | 0         | 119,704          |
| 180.0    | 0.58      | 0.58     | 33.23 | 11.15    | 120,396         | 0.00                | 0         | 120,396          |
| 360.0    | 0.31      | 0.58     | 33.23 | 6.00     | 129,530         | 0.00                | 0         | 129,530          |
| 720.0    | 0.18      | 0.58     | 33.23 | 3.36     | 145,306         | 0.00                | 0         | 145,306          |
| 1440.0   | 0.09      | 0.58     | 33.23 | 1.81     | 156,100         | 0.00                | 0         | 156,100          |

Maximum Storage Requirement: 156,100

Maximum Storage Requirement (ac-ft): 3.58

Retention Basin Design

Storage Requirement: 156,100 cf

Allowable Depth: 3.0 ft Retention Calculated Using Basic Geometry

Retention Pond Volume: 162,475 cf of a Trapezoidal Trench

Roadway Sump Storage: 0 cf

Total Storage 162,475 RETENTION ADEQUATE

Q10 Designed Pipe Flows

Project: Spring Run Phase D

Location: Eagle Mountain City, Utah

Date: 11/14/2017

Designer: Brandon Parr



10-Year Flow Contained Within Pipe Network

Based on 0.5% Slope

Manning using n=0.013

| Reach | Upstream Reach | Flow (CFS) | Contributing Basin | Flow (CFS) | Cumulative Flow (CFS) | Estimated Size (Inches) | Pipe Slope | Required Size | New Size | Size Used | Reach | Notes |
|-------|----------------|------------|--------------------|------------|-----------------------|-------------------------|------------|---------------|----------|-----------|-------|-------|
| 1     | 2              | 8.96       | A                  | 0.42       | 9.38                  | 21                      | 0.75%      | 18.2          | 21       | 21        | 1     |       |
| 2     | 3              | 8.32       | B                  | 0.64       | 8.96                  | 21                      | 0.75%      | 17.9          | 18       | 18        | 2     |       |
| 3     | 4.5            | 8.32       | N/A                | 0.00       | 8.32                  | 21                      | 0.75%      | 17.4          | 18       | 18        | 3     |       |
| 4     | N/A            | 0.00       | BB                 | 0.44       | 0.44                  | 15                      | 0.75%      | 5.8           | 15       | 15        | 4     |       |
| 5     | 6              | 7.74       | D                  | 0.14       | 7.88                  | 21                      | 0.75%      | 17.0          | 18       | 18        | 5     |       |
| 6     | 7              | 7.60       | C                  | 0.14       | 7.74                  | 21                      | 0.75%      | 16.9          | 18       | 18        | 6     |       |
| 7     | 8.9            | 7.60       | N/A                | 0.00       | 7.60                  | 21                      | 0.75%      | 16.8          | 18       | 18        | 7     |       |
| 8     | N/A            | 0.00       | E                  | 0.47       | 0.47                  | 15                      | 0.75%      | 5.9           | 15       | 15        | 8     |       |
| 9     | 10.11          | 5.86       | F                  | 1.27       | 7.13                  | 18                      | 0.75%      | 16.4          | 18       | 18        | 9     |       |
| 10    | N/A            | 0.00       | G                  | 0.87       | 0.87                  | 15                      | 0.75%      | 7.5           | 15       | 15        | 10    |       |
| 11    | 12.14          | 4.99       | N/A                | 0.00       | 4.99                  | 18                      | 0.75%      | 14.4          | 15       | 15        | 11    |       |
| 12    | 13             | 1.26       | H                  | 0.93       | 2.19                  | 15                      | 0.75%      | 10.5          | 15       | 15        | 12    |       |
| 13    | N/A            | 0.00       | I                  | 1.26       | 1.26                  | 15                      | 0.75%      | 8.6           | 15       | 15        | 13    |       |
| 14    | 15             | 2.04       | J                  | 0.75       | 2.80                  | 15                      | 0.75%      | 11.6          | 15       | 15        | 14    |       |
| 15    | 16             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15        | 15    |       |
| 16    | 17             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15        | 16    |       |
| 17    | 18             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15        | 17    |       |
| 18    | 19             | 2.04       | N/A                | 0.00       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15        | 18    |       |
| 19    | 20             | 1.44       | K                  | 0.60       | 2.04                  | 15                      | 0.75%      | 10.3          | 15       | 15        | 19    |       |
| 20    | N/A            | 0.00       | L                  | 1.44       | 1.44                  | 15                      | 0.75%      | 9.0           | 15       | 15        | 20    |       |
| 21    | 22             | 10.09      | M                  | 0.36       | 10.45                 | 21                      | 0.75%      | 18.9          | 21       | 21        | 21    |       |
| 22    | 23.27          | 9.25       | N                  | 0.83       | 10.09                 | 21                      | 0.75%      | 18.7          | 21       | 21        | 22    |       |
| 23    | 24.25          | 1.36       | N/A                | 0.00       | 1.36                  | 15                      | 0.75%      | 8.8           | 15       | 15        | 23    |       |
| 24    | N/A            | 0.00       | O                  | 0.25       | 0.25                  | 15                      | 0.75%      | 4.7           | 15       | 15        | 24    |       |
| 25    | 26             | 0.64       | Q                  | 0.47       | 1.11                  | 15                      | 0.75%      | 8.2           | 15       | 15        | 25    |       |
| 26    | N/A            | 0.00       | P                  | 0.64       | 0.64                  | 15                      | 0.75%      | 6.6           | 15       | 15        | 26    |       |
| 27    | 28             | 7.90       | N/A                | 0.00       | 7.90                  | 21                      | 0.75%      | 17.1          | 18       | 18        | 27    |       |
| 28    | 29             | 6.11       | R                  | 1.79       | 7.90                  | 21                      | 0.75%      | 17.1          | 18       | 18        | 28    |       |
| 29    | 30             | 6.11       | N/A                | 0.00       | 6.11                  | 18                      | 0.75%      | 15.5          | 18       | 18        | 29    |       |
| 30    | 31             | 6.11       | N/A                | 0.00       | 6.11                  | 18                      | 0.75%      | 15.5          | 18       | 18        | 30    |       |
| 31    | 32,34,36       | 6.11       | N/A                | 0.00       | 6.11                  | 18                      | 0.75%      | 15.5          | 18       | 18        | 31    |       |
| 32    | 33             | 0.55       | T                  | 1.11       | 1.66                  | 15                      | 0.75%      | 9.5           | 15       | 15        | 32    |       |
| 33    | N/A            | 0.00       | S                  | 0.55       | 0.55                  | 15                      | 0.75%      | 6.3           | 15       | 15        | 33    |       |
| 34    | 35             | 0.15       | U                  | 0.15       | 0.30                  | 15                      | 0.75%      | 5.0           | 15       | 15        | 34    |       |
| 35    | N/A            | 0.00       | V                  | 0.15       | 0.15                  | 15                      | 0.75%      | 3.9           | 15       | 15        | 35    |       |
| 36    | 37,38          | 3.11       | X                  | 1.03       | 4.15                  | 15                      | 0.75%      | 13.4          | 15       | 15        | 36    |       |
| 37    | N/A            | 0.00       | W                  | 0.16       | 0.16                  | 15                      | 0.75%      | 3.9           | 15       | 15        | 37    |       |
| 38    | 39,40          | 2.95       | N/A                | 0.00       | 2.95                  | 15                      | 0.75%      | 11.8          | 15       | 15        | 38    |       |
| 39    | N/A            | 0.00       | Y                  | 0.20       | 0.20                  | 15                      | 0.75%      | 4.3           | 15       | 15        | 39    |       |
| 40    | 41             | 0.97       | AA                 | 1.79       | 2.76                  | 15                      | 0.75%      | 11.5          | 15       | 15        | 40    |       |
| 41    | N/A            | 0.00       | Z                  | 0.97       | 0.97                  | 15                      | 0.75%      | 7.8           | 15       | 15        | 41    |       |

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:

15" RCP @ 0.5% minimum = 4.58

18" RCP @ 0.5% minimum = 7.45

21" RCP @ 0.5% minimum = 11.23

24" RCP @ 0.5% minimum = 16.03

27" RCP @ 0.5% minimum = 21.96

30" RCP @ 0.5% minimum = 29.08

36" RCP @ 0.5% minimum = 64.56

48" RCP @ 0.5% minimum = 116.48

| REVISION BLOCK |      | DESCRIPTION |
|----------------|------|-------------|
| #              | DATE |             |
| 1              |      |             |
| 2              |      |             |
| 3              |      |             |
| 4              |      |             |
| 5              |      |             |
| 6              |      |             |



MAJOR BASIN CHARACTERISTICS:  
THE PROPERTY FALLS OUTSIDE OF THE CURRENT FEMA FLOOD-PLAIN.

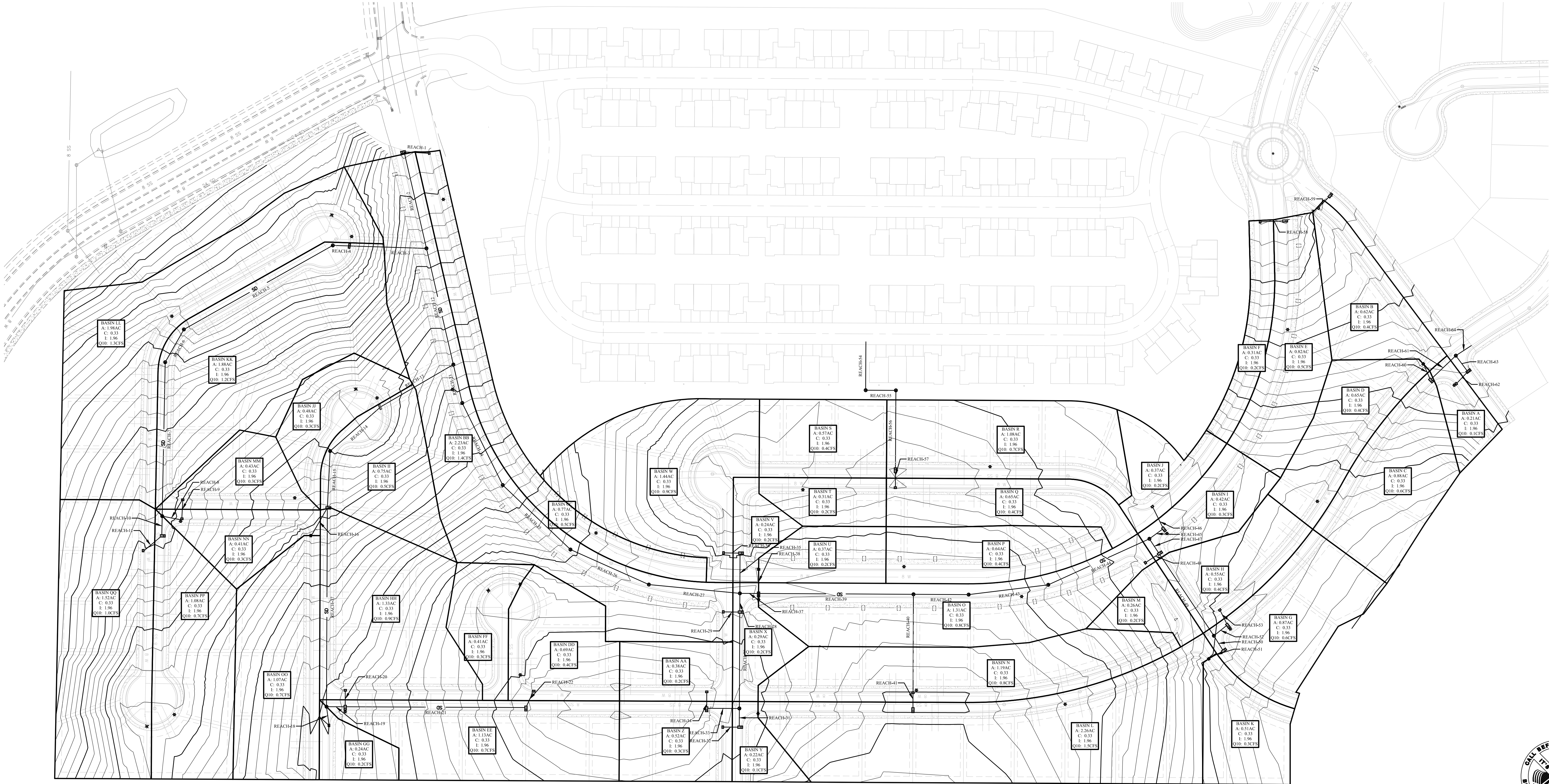
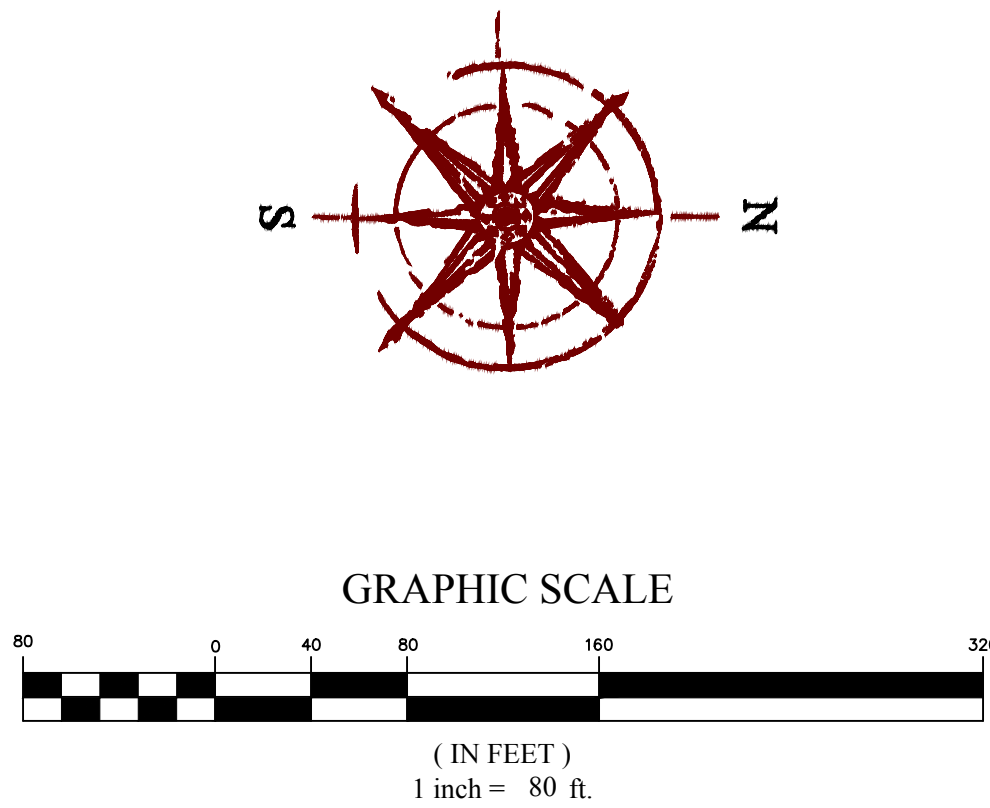
SUB-BASIN DESCRIPTIONS:  
THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE SOUTH SIDE OF SR-73. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH ALL DRAINAGE WILL BE INTRODUCED INTO THE UNDERGROUND CONVEYANCE SYSTEM IN THE STREETS, AND DIRECTED TO A REGIONAL RETENTION POND. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PROPOSED SYSTEM NARATIVE:  
THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. A REGIONAL RETENTION FACILITY WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS DEVELOPMENT.

EROSION CONTROL NARRATIVE:  
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

SLOPE ANALYSIS:  
THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

DRAINAGE CALCULATIONS:  
SEE SHEET C5.1 FOR PRELIMINARY DRAINAGE CALCULATIONS.



| REVISION BLOCK |            | DESCRIPTION |  |
|----------------|------------|-------------|--|
| #              | DATE       |             |  |
| 1              | 11/30/2017 | 17-277.dwg  |  |
| 2              | 11/30/2017 | 17-277.dwg  |  |
| 3              | 11/30/2017 | 17-277.dwg  |  |
| 4              | 11/30/2017 | 17-277.dwg  |  |
| 5              | 11/30/2017 | 17-277.dwg  |  |
| 6              | 11/30/2017 | 17-277.dwg  |  |

| C5.2 - PRELIMINARY GRADING & DRAINAGE PLAN - C5 |               |
|-------------------------------------------------|---------------|
| Scale: 1"=80'                                   | Drawn: BP     |
| Date: 11/30/2017                                | Job #: 17-277 |
| Sheet:                                          |               |



Q10 Designed Pipe Flows

Project: Spring Run Phase E  
Location: Eagle Mountain, Utah  
Date: 11/16/2017  
Designer: GBD



10-Year Flow Contained Within Pipe Network

| Based on 1.0% Slope |                |            |                    |            |                       |                         |            |               |          | Manning<br>using<br>n=0.013 |       |       |  |  |
|---------------------|----------------|------------|--------------------|------------|-----------------------|-------------------------|------------|---------------|----------|-----------------------------|-------|-------|--|--|
| Reach               | Upstream Reach | Flow (CFS) | Contributing Basin | Flow (CFS) | Cumulative Flow (CFS) | Estimated Size (Inches) | Pipe Slope | Required Size | New Size | Size Used                   | Reach | Notes |  |  |
| 1                   | n/a            | 0          | BB                 | 1.40       | 1.40                  | 15                      | 1.00%      | 8.4           | 15       | 15                          | 1     |       |  |  |
| 2                   | 3,12           | 16         | N/A                | 0.00       | 16                    | 24                      | 1.00%      | 21.1          | 24       | 24                          | 2     |       |  |  |
| 3                   | 4              | 2.3        | KK, LL             | 2.50       | 4.8                   | 18                      | 1.00%      | 13.4          | 15       | 15                          | 3     |       |  |  |
| 4                   | 5              | 2.3        | N/A                | 0.00       | 2.3                   | 15                      | 1.00%      | 10.2          | 15       | 15                          | 4     |       |  |  |
| 5                   | 6              | 2.3        | N/A                | 0.00       | 2.3                   | 15                      | 1.00%      | 10.2          | 15       | 15                          | 5     |       |  |  |
| 6                   | 7              | 2.3        | N/A                | 0.00       | 2.3                   | 15                      | 1.00%      | 10.2          | 15       | 15                          | 6     |       |  |  |
| 7                   | 8,10           | 2.3        | N/A                | 0.00       | 2.3                   | 15                      | 1.00%      | 10.2          | 15       | 15                          | 7     |       |  |  |
| 8                   | 9              | 0.3        | NN                 | 0.30       | 0.6                   | 15                      | 1.00%      | 6.1           | 15       | 15                          | 8     |       |  |  |
| 9                   | n/a            | 0          | MM                 | 0.30       | 0.3                   | 15                      | 1.00%      | 4.7           | 15       | 15                          | 9     |       |  |  |
| 10                  | 11             | 1          | PP                 | 0.70       | 1.7                   | 15                      | 1.00%      | 9.1           | 15       | 15                          | 10    |       |  |  |
| 11                  | n/a            | 0          | QQ                 | 1.00       | 1                     | 15                      | 1.00%      | 7.4           | 15       | 15                          | 11    |       |  |  |
| 12                  | 13,23          | 11.2       | n/a                | 0.00       | 11.2                  | 21                      | 1.00%      | 18.4          | 21       | 24                          | 12    |       |  |  |
| 13                  | 14             | 3.2        | II,JJ              | 0.80       | 4                     | 15                      | 1.00%      | 12.5          | 15       | 15                          | 13    |       |  |  |
| 14                  | 15             | 3.2        | n/a                | 0.00       | 3.2                   | 15                      | 1.00%      | 11.5          | 15       | 15                          | 14    |       |  |  |
| 15                  | 16,17          | 2.3        | HH                 | 0.90       | 3.2                   | 15                      | 1.00%      | 11.5          | 15       | 15                          | 15    |       |  |  |
| 16                  | n/a            | 0          | OO                 | 0.70       | 0.7                   | 15                      | 1.00%      | 6.5           | 15       | 15                          | 16    |       |  |  |
| 17                  | 18,19          | 1.6        | n/a                | 0.00       | 1.6                   | 15                      | 1.00%      | 8.9           | 15       | 15                          | 17    |       |  |  |
| 18                  | n/a            | 0          | GG                 | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 18    |       |  |  |
| 19                  | 20,21          | 1.4        | n/a                | 0.00       | 1.4                   | 15                      | 1.00%      | 8.4           | 15       | 15                          | 19    |       |  |  |
| 20                  | n/a            | 0          | N/A                | 0.30       | 0.3                   | 15                      | 1.00%      | 4.7           | 15       | 15                          | 20    |       |  |  |
| 21                  | 22             | 0.4        | .                  | 0.70       | 1.1                   | 15                      | 1.00%      | 7.7           | 15       | 15                          | 21    |       |  |  |
| 22                  | n/a            | 0          | DD                 | 0.40       | 0.4                   | 15                      | 1.00%      | 5.3           | 15       | 15                          | 22    |       |  |  |
| 23                  | 24             | 7.2        | N/A                | 0.00       | 7.2                   | 18                      | 1.00%      | 15.6          | 18       | 18                          | 23    |       |  |  |
| 24                  | 25             | 7.2        | n/a                | 0.00       | 7.2                   | 18                      | 1.00%      | 15.6          | 18       | 18                          | 24    |       |  |  |
| 25                  | 26             | 7.2        | n/a                | 0.00       | 7.20                  | 18                      | 1.00%      | 15.6          | 18       | 18                          | 25    |       |  |  |
| 26                  | 27             | 7.2        | n/a                | 0.00       | 7.2                   | 18                      | 1.00%      | 15.6          | 18       | 18                          | 26    |       |  |  |
| 27                  | 28,37,35       | 7.2        | N/A                | 0.00       | 7.2                   | 18                      | 1.00%      | 15.6          | 18       | 18                          | 27    |       |  |  |
| 28                  | 29             | 0          | X                  | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 28    |       |  |  |
| 29                  | N/A            | 0          | N/A                | 0.00       | 0                     | 15                      | 1.00%      | 0.0           | 15       | 15                          | 29    |       |  |  |
| 30                  | 31,33          | 0.4        | N/A                | 0.00       | 0.4                   | 15                      | 1.00%      | 5.3           | 15       | 15                          | 30    |       |  |  |
| 31                  | 32             | 0.20       | Y                  | 0.10       | 0.3                   | 15                      | 1.00%      | 4.7           | 15       | 15                          | 31    |       |  |  |
| 32                  | n/a            | 0          | Z                  | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 32    |       |  |  |
| 33                  | 34             | 0.20       | N/A                | 0.00       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 33    |       |  |  |
| 34                  | n/a            | 0          | AA                 | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 34    |       |  |  |
| 35                  | 36             | 0.9        | V                  | 0.20       | 1.1                   | 15                      | 1.00%      | 7.7           | 15       | 15                          | 35    |       |  |  |
| 36                  | N/A            | 0          | w                  | 0.90       | 0.9                   | 15                      | 1.00%      | 7.2           | 15       | 15                          | 36    |       |  |  |
| 37                  | 38,39          | 5.1        | O                  | 0.80       | 5.9                   | 18                      | 1.00%      | 14.5          | 15       | 15                          | 37    |       |  |  |
| 38                  | N/A            | 0          | u                  | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 38    |       |  |  |
| 39                  | 40,42          | 4.9        | N/A                | 0.00       | 4.9                   | 18                      | 1.00%      | 13.5          | 15       | 15                          | 39    |       |  |  |
| 40                  | 41             | 1.5        | N                  | 0.80       | 2.3                   | 15                      | 1.00%      | 10.2          | 15       | 15                          | 40    |       |  |  |
| 41                  | n/a            | 0          | L                  | 1.50       | 1.5                   | 15                      | 1.00%      | 8.7           | 15       | 15                          | 41    |       |  |  |
| 42                  | 43             | 2.6        | n/a                | 0.00       | 2.6                   | 15                      | 1.00%      | 10.7          | 15       | 15                          | 42    |       |  |  |
| 43                  | 44             | 2.6        | n/a                | 0.00       | 2.6                   | 15                      | 1.00%      | 10.7          | 15       | 15                          | 43    |       |  |  |
| 44                  | 45,47          | 2.6        | n/a                | 0.00       | 2.6                   | 15                      | 1.00%      | 10.7          | 15       | 15                          | 44    |       |  |  |
| 45                  | 46             | 0.2        | J                  | 0.30       | 0.5                   | 15                      | 1.00%      | 5.7           | 15       | 15                          | 45    |       |  |  |
| 46                  | n/a            | 0          | j                  | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 46    |       |  |  |
| 47                  | 48,49          | 2.1        | n/a                | 0.00       | 2.1                   | 15                      | 1.00%      | 9.8           | 15       | 15                          | 47    |       |  |  |
| 48                  | n/a            | 0          | m                  | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 48    |       |  |  |
| 49                  | 50,52          | 1.9        | n/a                | 0.00       | 1.9                   | 15                      | 1.00%      | 9.5           | 15       | 15                          | 49    |       |  |  |
| 50                  | 51             | 0.3        | G                  | 0.60       | 0.9                   | 15                      | 1.00%      | 7.2           | 15       | 15                          | 50    |       |  |  |
| 51                  | n/a            | 0          | k                  | 0.30       | 0.3                   | 15                      | 1.00%      | 4.7           | 15       | 15                          | 51    |       |  |  |
| 52                  | 53             | 0.4        | G                  | 0.60       | 1                     | 15                      | 1.00%      | 7.4           | 15       | 15                          | 52    |       |  |  |
| 53                  | n/a            | 0          | H                  | 0.40       | 0.4                   | 15                      | 1.00%      | 5.3           | 15       | 15                          | 53    |       |  |  |
| 54                  | 55             | 1.6        | n/a                | 0.00       | 1.6                   | 15                      | 1.00%      | 8.9           | 15       | 15                          | 54    |       |  |  |
| 55                  | 56             | 1.6        | n/a                | 0.00       | 1.6                   | 15                      | 1.00%      | 8.9           | 15       | 15                          | 55    |       |  |  |
| 56                  | 57             | 0.6        | .                  | 1.00       | 1.6                   | 15                      | 1.00%      | 8.9           | 15       | 15                          | 56    |       |  |  |
| 57                  | n/a            | 0          | Q,T                | 0.60       | 0.6                   | 15                      | 1.00%      | 6.1           | 15       | 15                          | 57    |       |  |  |
| 58                  | n/a            | 0          | F                  | 0.20       | 0.2                   | 15                      | 1.00%      | 4.1           | 15       | 15                          | 58    |       |  |  |
| 59                  | n/a            | 0          | B                  | 0.40       | 0.4                   | 15                      | 1.00%      | 5.3           | 15       | 15                          | 59    |       |  |  |
| 60                  | n/a            | 0          | D                  | 0.40       | 0.4                   | 15                      | 1.00%      | 5.3           | 15       | 15                          | 60    |       |  |  |
| 61                  | 61             | 0.4        | C                  | 0.60       | 1                     | 15                      | 1.00%      | 7.4           | 15       | 15                          | 61    |       |  |  |
| 62                  | n/a            | 0          | A                  | 0.10       | 0.1                   | 15                      | 1.00%      | 3.1           | 15       | 15                          | 62    |       |  |  |
| 63                  | 62             | 0.10       | Offsite            | 0.00       | 0.1                   | 15                      | 1.00%      | 3.1           | 15       | 15                          | 63    |       |  |  |
| 64                  | 63             | 0.1        | n/a                | 0.00       | 0.1                   | 15                      | 1.00%      | 3.1           | 15       | 15                          | 64    |       |  |  |

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:  
15" RCP @ 0.5% minimum = 4.58  
18" RCP @ 0.5% minimum = 7.45  
21" RCP @ 0.5% minimum = 11.23  
24" RCP @ 0.5% minimum = 16.03  
27" RCP @ 0.5% minimum = 21.96  
30" RCP @ 0.5% minimum = 29.08  
36" RCP @ 0.5% minimum = 64.56  
48" RCP @ 0.5% minimum = 116.48



SPRING RUN PHASE D  
EAGLE MOUNTAIN CITY, UTAH  
C5.3 - PRELIMINARY DRAINAGE CALCULATIONS - C5.1

| REVISION BLOCK |      | DESCRIPTION |  |
|----------------|------|-------------|--|
| #              | DATE |             |  |
| 1              | ---- |             |  |
| 2              | ---- |             |  |
| 3              | ---- |             |  |
| 4              | ---- |             |  |
| 5              | ---- |             |  |
| 6              | ---- |             |  |

C5.3 - PRELIMINARY DRAINAGE CALCULATIONS - C5.1

Scale: 1"=##' Drawn: BP

Date: 11/30/2017 Job #: 17-277

Sheet: ----



**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 28, 2021**

|                                                                 |                                                                                       |                       |                                 |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------|---------------------------------|
| <b>TITLE:</b>                                                   | PUBLIC HEARING - Mochila Rezone <b>ITEM REMOVED FROM AGENDA AT APPLICANTS REQUEST</b> |                       |                                 |
| <b>ITEM TYPE:</b>                                               | Rezone                                                                                |                       |                                 |
| <b>FISCAL IMPACT:</b>                                           |                                                                                       |                       |                                 |
| <b>APPLICANT:</b>                                               | Christine Mikell                                                                      |                       |                                 |
| <b>GENERAL PLAN DESIGNATION</b><br>Business Park/Light Industry | <b>CURRENT ZONE</b><br>Agriculture                                                    | <b>ACREAGE</b><br>160 | <b>COMMUNITY</b><br>Tech Campus |

**PUBLIC HEARING:**

Yes

**PREPARED BY:**

Tayler Jensen, Planning

**PRESENTED BY:**

Tayler Jensen

**RECOMMENDATION:**

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

1. Any construction traffic utilize the construction routes used by Facebook Traffic.

**BACKGROUND:**

The applicant is proposing to have the RTI overlay zone added to their property, while maintaining the underlying Agriculture Zoning. The conceptual site plan attached is only for discussion purposes regarding the type of user that may utilize the site.

**ITEMS FOR CONSIDERATION:**

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

- Compliance with the General Plan (17.90.060 A). The request to add the RTI overlay zone is compliant with the General Plan which designates the area for Business Park/Light Industry uses and is named "Tech Campus", the adjacent parcel has the RTI



overlay zone and is the home to the Facebook Data Center, thus the applicant complies with this provision.

- Compatibility Determination (17.90.060 B). The proposed rezone and anticipated land use are identical to neighboring properties, therefore it is the opinion of staff that the proposal is compatible with neighboring properties and complies with this provision.
- City Services (17.90.060 C). The proposed use is not anticipated to overburden City Services.
- Traffic Generation (17.90.060 D). Due to the size and/or employment numbers required to qualify for the RTI overlay zone it is possible that this site could generate significant amounts of traffic, particularly during construction, similar to the Facebook project which has generated significant construction traffic. It is the opinion of staff that any construction traffic for any project located on the site use the same construction routes as used by Facebook (use of Tiffany Lane, avoiding city center residential areas and the roundabout at the intersection of Eagle Mountain Boulevard and Pony Express Parkway)
- Property Values (17.90.060 E). The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision.

#### **REQUIRED FINDINGS:**

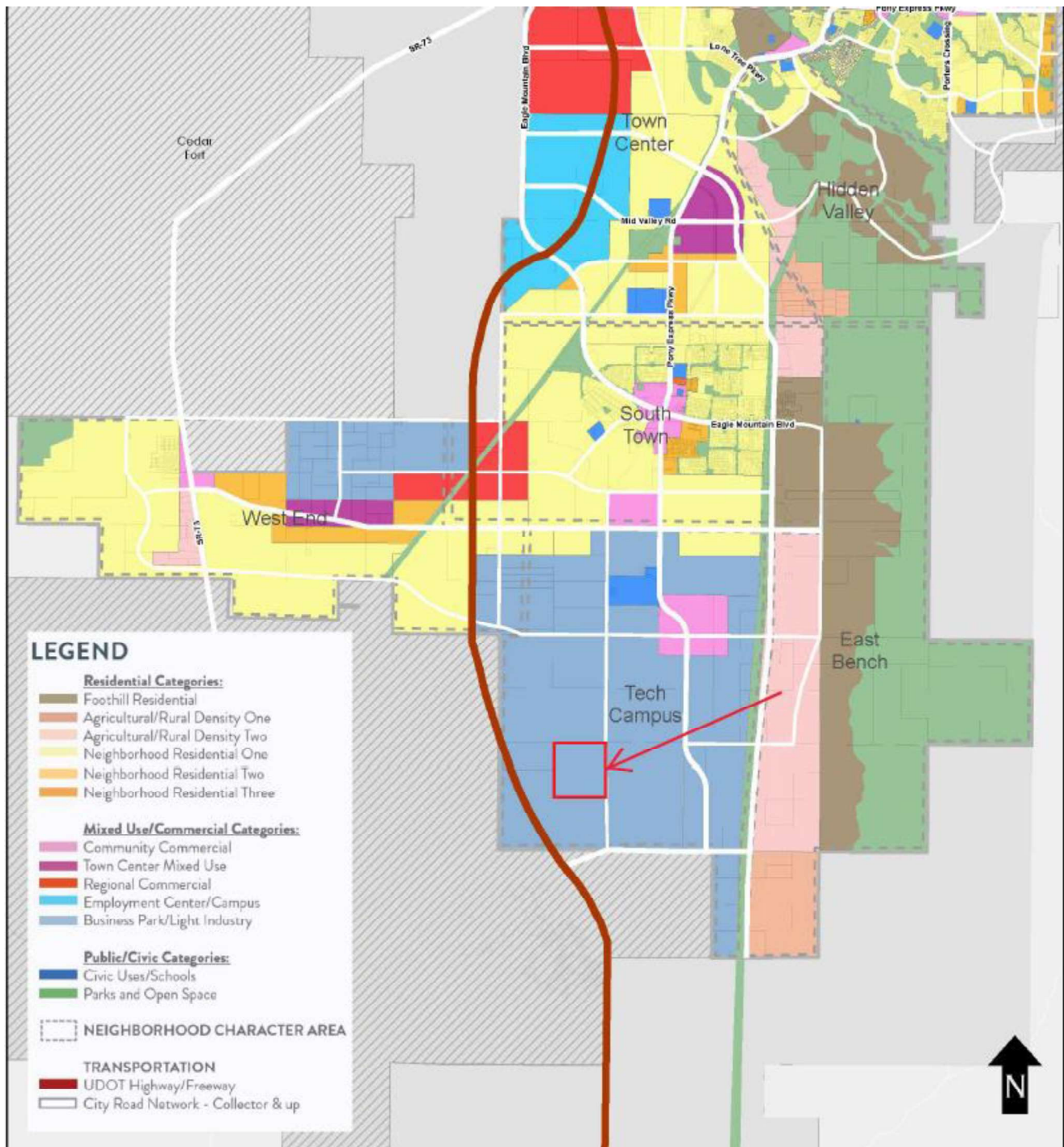
Rezoning are legislative decisions and are considered valid if reasonably debatable and not illegal, criteria for approval are found in EMMC 17.90.060.

#### **PLANNING COMMISSION ACTION/RECOMMENDATION:**

#### **ATTACHMENTS:**

[Mochila Rezone](#)

## VICINITY MAP



Vicinity Map





## **LAND USE MAPS AND NARRATIVE**

### **Project Narrative**

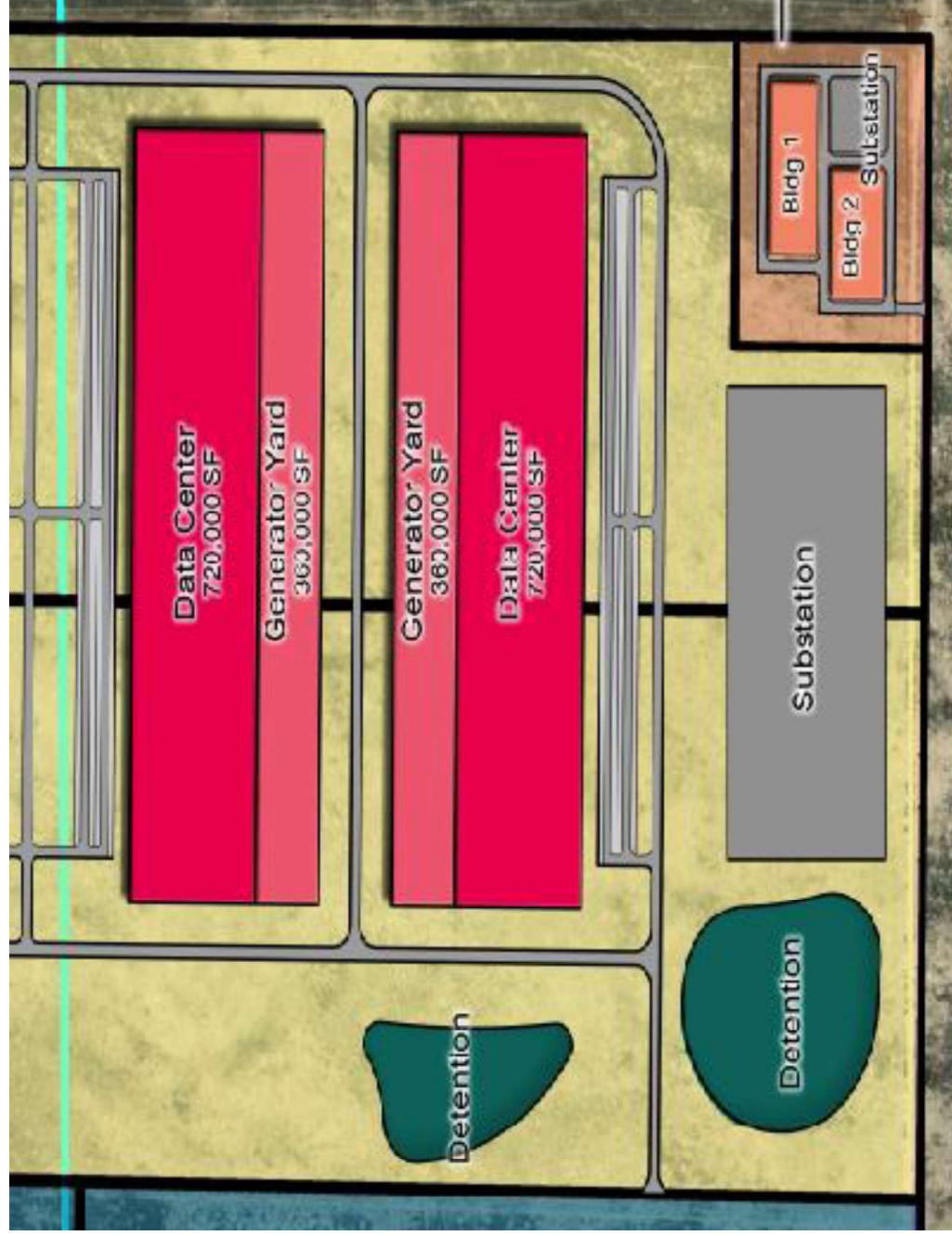
As shown in the following conceptual project plans and designs, the proposed project will consist of up to two data center buildings, each with its own generator yard, as well as a shared project substation and other on-site electrical and transmission infrastructure connecting into the nearby Mercer Substation. Each data center building will be approximately 720,000 square feet. The project may also include one or more battery energy storage facilities (“BESS”), which will be separated by a project substation. The project will seek to maximize fire safety and will comply with all code requirements established by the National Fire Protection Association.

Each data center building will be encircled by a ring road to provide access to the area, simplify construction, and increase fire safety. Stormwater drainage will be located between each building as well. Our current schematic contemplates an on-site stormwater detention basis shared by both buildings. It may be necessary to connect the wastewater treatment system to the Walden Thruway (underground via a pumping station). The Walden Thruway will also provide access to power, telco, water, and other utilities, and will further allow the project to manage stormwater runoff as necessary.

Connections to the city drainage system are unknown at this time, and alternatives for stormwater drainage may be further explored.



Proposed Layout



Land Use Maps and Narrative

## **ZONING DISTRICTS (COMPATIBILITY STATEMENT)**

Pursuant to § 17.90 of the Eagle Mountain Municipal Code (the “Code”), Mochila Saloon, LLC (“Mochila Saloon”) is requesting a rezone of approximately 160 acres of land located in the vicinity of East 500 North 1000 East Street, Eagle Mountain City (the “City”), Utah 84005, Tax Parcel ID: 59:068:0004 (the “Property”) to add the Regional Technology and Industry Overlay Zone (“RTI Zone”) to the currently existing Agricultural Zone (“AG Zone”). As more fully discussed below, the AG Zone together with the RTI Zone will allow Mochila Saloon or its affiliates to develop a data center and battery storage facility (the “Project”), all in accordance with and in furtherance of the Code and the 2018 Eagle Mountain General Plan (the “General Plan”).

First, the Project would be a permitted use under the RTI Zone. An RTI Zone expressly provides that “[e]lectronic data management businesses” are a permitted use. § 17.48.040 of the Code. Thus, a data center, which is a data management business, is a permitted use within an RTI Zone. Given that the AG Zone allows “[p]ublic and private utility structures or facilities” as a permitted use (§ 17.20.030), a battery storage facility, which is an integral part to utility facilities, is expressly permitted in an AG Zone. Therefore, the Project is compatible with the proposed rezoning of the Property.

Second, the Project is consistent with and would achieve the objectives of the General Plan. The General Plan provides that the Property is in a designated employment and activity center known as the “Tech Campus” located in the City’s southern node. The key initiatives of this area are to encourage clean industrial uses, attract innovative employers and companies, create jobs for City residents, and encourage the technology industry. Moreover, the General Plan seeks to attract a large-scale headquarters or support facility for a national or global tenant.

Therefore, the Project would further the objectives of the General Plan. Specifically, the Project will foster and accelerate economic development, stimulate job growth, increase property tax revenues, promote environmental responsibility and general welfare, and encourage innovative technology-based growth throughout the City. Accordingly, the Project will accomplish and further the goals and objectives set forth in the General Plan.

In conclusion, Mochila Saloon respectfully requests the approval of this rezone application because the Project is compatible with the proposed rezoning of the Property and it will further the objectives of the General Plan.





**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 28, 2021**

|                                                                 |                                                              |                |                                     |
|-----------------------------------------------------------------|--------------------------------------------------------------|----------------|-------------------------------------|
| <b>TITLE:</b>                                                   | Action Item - Skyline Ridge Phase 2 Plat 4 Extension Request |                |                                     |
| <b>ITEM TYPE:</b>                                               | Appeal                                                       |                |                                     |
| <b>FISCAL IMPACT:</b>                                           |                                                              |                |                                     |
| <b>APPLICANT:</b>                                               | Shaun Athey                                                  |                |                                     |
| <b>GENERAL PLAN DESIGNATION</b><br>Neighborhood Residential One | <b>CURRENT ZONE</b><br>Town Core Residential                 | <b>ACREAGE</b> | <b>COMMUNITY</b><br>Ranches Gateway |

**PUBLIC HEARING:**

No

**PREPARED BY:**

Tayler Jensen, Planning

**PRESENTED BY:**

Tayler Jensen

**RECOMMENDATION:**

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

**BACKGROUND:**

Skyline Ridge Phase 2 Plat 4 received a final plat approval (Notice of Decision) on September 9, 2019.

**ITEMS FOR CONSIDERATION:**

According to EMMC 16.25.100, final plat approvals shall expire one year from the date of approval by the City Council if the plat has not been recorded at the County. An applicant may request an extension of time by making a request in writing to the Planning Director, who may approve an extension if the letter was received prior to the expiration date of the project (as listed in the Notice of Decision (NoD)).

The applicant has made a written request for an extension of the NoD expiration date, but the written request was received after the expiration date of September 20th, 2020, thus the Planning Director was not able to approve the extension. EMMC 16.25.100(C) allows

an applicant to appeal the Planning Director's denial to the Planning Commission for consideration.

The applicant's request details the reasons for the delay, including difficulties related to the global pandemic, and highlights the good faith work the applicant has been making since starting construction in June of 2020 (prior to the NoD expiring). It also is worth noting that the project is owned by a new developer/owner, who didn't realize the approval expired until months after the expiration date.

The Skyline Ridge plat 4 development is very rocky and requires significant grading work, and the developer has already installed the public infrastructure, including utilities and roads, and is preparing to record the plat within the next few weeks. The applicant has complied with all requirements of the existing NoD, and has been working with staff on ways to reduce the amount of grading/disturbances on future phases of Skyline Ridge. Staff is comfortable with the applicant's progress and believes it is reasonable to grant a short extension of time for plat 4.

Alternatively, if the Commission believes that an extension of time is not warranted, the applicant may resubmit the final plat for a reduced fee, as allowed in EMMC 16.25.100(D), but the resubmitted project must comply with current development standards. Since the applicant has already completed the public infrastructure and the utility laterals to the lots, and is so close to recording the plat and finishing the project, the Commission could require resubmittal, but waive the requirement to comply with current development standards, specifically lot frontages, lot minimums, setbacks, etc.

#### **REQUIRED FINDINGS:**

The approval criteria for an extension of time, as listed in EMMC 16.25.100(B), are:

1. The applicant must have shown a good faith effort to initiate the project by systematically completing predevelopment conditions.
2. The applicant's initiation of development activities is based on an action by the city or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control.



**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS:**

[NoD - Skyline Ridge Ph. 2 Plat 4](#)

[Request For Extension Skyline Ridge Phase 2 Plat 4.](#)

[2019\\_0219 - CC minutes](#)

[Skyline Ridge Ph. 2 Plat 4 Approved Plat](#)



# FINAL PLAT

## NOTICE OF DECISION

### Skyline Ridge Ph. 2 Plat 4

The Eagle Mountain City Development Review Committee hereby **conditionally approves** the final plat application for the following project:

**Project Name:** Skyline  
Ridge Ph.2 Plat 4.

**Applicant:** Austin  
Allred/Goldsworth Real  
Estate.

**Project Description:**  
(Subdivision plat map  
attached)

| AREA BREAKDOWN              |             |
|-----------------------------|-------------|
| TOTAL PLAT ACREAGE          | 27.13 ACRES |
| TOTAL LOT ACREAGE           | 4.66 ACRES  |
| TOTAL ACREAGE IN STREETS    | 2.09 ACRES  |
| TOTAL ACREAGE IN OPEN SPACE | 20.38 ACRES |
| AVERAGE LOT SIZE            | 9.666 S.F.  |
| NUMBER OF LOTS              | 14          |

#### Legal Description:

#### Boundary Description

BEGINNING AT A POINT ON A CURVE BEING S.89° 23' 41" E. 1134.80' ALONG THE SECTION LINE AND NORTH 1360.72' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 06' 04", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS N 81° 23' 13" W FOR A DISTANCE OF 107.34 FEET, THENCE, S 87° 33' 45" W FOR A DISTANCE OF 113.82 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 39' 41", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 36' 25" W FOR A DISTANCE OF 112.62 FEET, THENCE, N 62° 46' 34" W FOR A DISTANCE OF 128.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 47' 05" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 62° 46' 34" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 58' 58", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 13' 26" W FOR A DISTANCE OF 21.21 FEET, THENCE, N 62° 46' 34" W FOR A DISTANCE OF 128.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 46' 09", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 46° 57' 05" W FOR A DISTANCE OF 120.43 FEET, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 188.27 FEET TO A POINT ON A LINE, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 345.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 56' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 76° 04' 00" W FOR A DISTANCE OF 21.21 FEET, THENCE, N 31° 04' 00" W FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 16° 22' 10" W FOR A DISTANCE OF 111.63 FEET, THENCE, N 01° 40' 21" W FOR A DISTANCE OF 59.02 FEET TO A POINT ON A LINE, THENCE, S 89° 22' 33" E FOR A DISTANCE OF 1403.67 FEET TO A POINT ON A LINE, THENCE, S 00° 47' 20" W FOR A DISTANCE OF 855.80 FEET TO A POINT ON A LINE, THENCE, S 50° 59' 06" W FOR A DISTANCE OF 157.90 FEET TO A POINT ON A LINE, THENCE, S 40° 09' 03" W FOR A DISTANCE OF 61.67 FEET TO A POINT ON A LINE, THENCE, S 38° 41' 40" W FOR A DISTANCE OF 52.89 FEET TO A POINT ON A LINE, THENCE S 20° 46' 39" W A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING

CONTAINING 27.13 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83



This approval is based on compliance with the following conditions, which are binding on the property owner and any subsequent purchaser of the property:

**CONDITIONS OF APPROVAL**

1. Park Escrow Fee of \$52,500.00 (14 lots at \$3750.00 each) required to be paid to the City Recorder's Office prior to recording the subdivision plat.
2. Streetlight fee of \$28,400.00 paid to the City Recorder office at time of recording.

**This approval will expire on 9/17/2020** if the subdivision plat has not been recorded with the Utah County Recorder's Office. An extension of time must be requested in writing and received by the Planning Department prior to the expiration date. **The City does not send reminder notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.**

The City may require specific performance of Developer's obligations and City may withhold issuance of any building permits or further approvals with the Project until Developer has fully complied with these conditions of approval.

The City may "call" a guarantee (bond) to complete the required improvements, if necessary. In this case, all vested rights for the project shall be void.

In no event shall City be liable to developer, its successors or assigns, for any indirect, special, punitive, incidental or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties.

By: Steve Mumford  
Steve Mumford, AICP  
Planning Director

Date: 9/30/19



**Request For Extension: Final Plat Notice of Decision; Skyline Ridge Ph. 2 Plat 4**

Mr. Steve Mumford, Planning Director:

This letter is being written to request an extension of the Final Plat Notice of Decision; Skyline Ridge Ph. 2 Plat 4 approval which expired on 9/17/2020.

Construction was started in June of 2020. We have shown a good faith effort on working on the completion of the development of this project since receiving approved construction plans. However, due to unforeseen site issues, and delays in production of construction materials due to Covid 19 the development has taken longer than anticipated to complete.

The following items have been installed:

- All underground utilities (sewer, storm drain, culinary water, pressurized irrigation)
- All hardscapes have been installed (curb and gutter, sidewalks, asphalt etc.,)
- Dry utilities have been trenched and conduit installed.
- Landscaping and fencing are being completed at this time.
- Rocky Mountain Power will begin install once plat is recorded.
- Streetlights will be installed once power has been pulled.

We are in the process of scheduling final inspections for the site, after which we plan on recording the plat immediately.

We are requesting an extension from the original expiration of 9/17/2020 to 11/1/2021.

Thanks,



Shaun Athey

Shaun.a@bachhomes.com

Bach Land and Development



### 13.C Skyline Ridge Phase 2 Preliminary Plats 5 and 6

Mr. Hadley said the proposed plat has 43 lots on 14.4 acres, for a density of 2.98 dwelling units per acre. He explained \$1,795.36 per lot is being placed in escrow in lieu of improved open space. There are areas within the plat that contain steep slopes, but the slopes in buildable areas do not exceed Municipal Code limitations. A cul-de-sac is over the 250 feet maximum allowed but was designed as such at staff request to facilitate more buildable areas in the lots. The Fire Chief has approved the cul-de-sac's length. The proposed retaining wall is between 8 and 12 feet tall. The City's preference is that retaining walls are no taller than six feet per tier, with cuts no greater than 18 to 20 feet, and slopes graded to a maximum of 2:1. The City requires a fence at the top of the wall and a drainage swale to direct runoff away from the slope face.

Councilmember Curtis asked why the Planning Commission recommended a retaining wall height restriction of five feet. Mr. Hadley said one of the Commissioners works with retaining walls and made the recommendation based on experience. Another reason related to safety.

Councilmember Clark asked if the escrow funds will be utilized in the park in the area. Mr. Hadley said the funds go towards park improvements within the project. As the applicant improves the park, they are reimbursed. If the applicant does not finish the park, the City will use the funds to complete it.

Councilmember Clark asked if the trailhead is included in the proposed plan. Mr. Hadley said parking stalls are included at the trailhead.

Councilmember Curtis asked how far the cul-de-sac goes up the hillside, and how visible the homes would be to surrounding developments. Councilmember Clark said the road goes towards a low-lying area, which allows the development to proceed without blasting.

Councilmember Clark asked if swales or fire protection will be required along the property's boundary with the hillside. Mr. Trusty said a cut-off ditch is required at the top of the lots.

### 3. ADJOURN TO A CLOSED EXECUTIVE SESSION

*No closed executive session was held. The meeting was adjourned at 6:22 p.m.*

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

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

CITY STAFF PRESENT: Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations

required pool size still offers a large pool; adding an in-ground spa also adds to the amenity package. A large clubhouse is desired, as it is used year-round.

Mr. Tatton said his goal is to return with a plan that the Council will approve. Councilmember Curtis asked Mr. Tatton to inform staff of the updated design before the project returns to the Council.

**MOTION:** *Melissa Clark moved to table SilverLake Clubhouse and Pool site plan to allow the applicant to redesign the plan with the following requirements:*

- 1. The applicant increases the size of the pool to match staff's HOA pool study; and*
- 2. The applicant ensures the clubhouse square footage meets Municipal Code requirements.*

*Colby Curtis seconded the motion.*

Discussion ensued regarding setting specific pool and clubhouse size requirements. Mr. Tatton clarified that the Council will not require a 4,800-square foot pool and a 5,000-square foot clubhouse.

**AMENDED MOTION:** *Melissa Clark moved to table SilverLake Clubhouse and Pool site plan to allow the applicant to redesign the plan with the following requirements:*

- 1. The applicant increases the pool size to be within the HOA pool study range, up to 4.0 square feet per dwelling unit; and*
- 2. The applicant considers what is required in Municipal Code for the clubhouse square footage.*

*Colby Curtis seconded the motion.*

Councilmember Burnham stated the motion does not reflect the fact that the applicant can use extra square footage in the clubhouse towards the pool size requirement.

**AMENDED MOTION:** *Melissa Clark moved to table SilverLake Clubhouse and Pool site plan. Colby Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

### 13.C Skyline Ridge Phase 2 Preliminary Plats 5 and 6

Mr. Hadley said the originally approved preliminary plat has been adjusted to remove the need for blasting. He said one cul-de-sac's length does not meet Municipal Code, but the Fire Chief has approved its length. He showed a slope map for the project and explained the lots are not close to any ridgelines. He said staff prefers retaining walls to be no higher than six feet per tier, and Planning Commission recommended a height limit of five feet.

Councilmember Curtis said the plan is reasonable, including the cul-de-sac length.



Councilmember Burnham asked for clarification on the reasoning behind the recommendation of five feet for the retaining wall height. Councilmember Curtis said Commissioner Gray recommended a four-foot limitation, and the Commission and applicant agreed on five feet.

Applicant Jake Toombs said the engineer does not see any issues with the five-foot height limit and believes there is enough depth in the lots to meet that requirement.

Councilmember Reaves asked how the applicant will mitigate runoff, as the slopes are significant. Mr. Toombs said the swales are large enough to accommodate all runoff.

Councilmember Clark said she spoke with Mr. Trusty and a fire break and drainage ditch are in place on the opposite side of the hillside. When the fire break and drainage ditches are maintained, the runoff is managed; the City maintains that area.

Mr. Mumford said a bench drain and a split rail fence are required above lots on all 2:1 slopes above retaining walls in the City.

**MOTION:** *Colby Curtis moved to approve Skyline Ridge Phase 2 Preliminary Plats 5 and 6 with the following conditions:*

- 1. An updated slope stability report is provided for both plats;*
- 2. Maximum height of retaining wall is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability and makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home;*
- 3. No blasting may be used in this project;*
- 4. A fence and drainage swale shall be constructed on the top of any retaining wall area;*
- 5. Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights;*
- 6. Lots that average 25% or greater shall be removed;*
- 7. All retaining walls, drainage, and required fence along the top of the retaining walls shall be completed before home construction in either of the phases; and*
- 8. Two more parking stalls shall be added in Track B park for snow removal.*

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

14. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gricius

Councilmember Gricius stated her preference for leaving Utah League of Cities and Towns.

Councilmember Clark

Councilmember Clark recommended residents make preparations for potential emergency situations. She said Sandy City residents were unaware of their water problems. She said Ms. Peterson does a good job of communicating with residents and encouraged residents to opt in to City notifications.

Councilmember Reaves

Councilmember Reaves said he has spoken with one Parks and Recreation Board member and they will consider options moving forward with the board.

Councilmember Burnham

Councilmember Burnham said she met with Pony Express Events. They are considering adding an additional event.

Councilmember Curtis

Councilmember Curtis said the Youth Council meets the second and fourth Wednesday at 6:00 p.m. The Senior Citizen Council is interested in providing Meals on Wheels in the Senior Center. He said there are concerns regarding the financial aspect of charging three dollars per meal. Ms. Kofoed said the Senior Citizen Council can communicate with her regarding funds, as well as other requirements that may be in place. Councilmember Curtis said he has been shadowing Mayor Westmoreland and they are working with Mountainland Association of Governments for transportation funding.

Mayor Westmoreland

Mayor Westmoreland said the City is off to a great start and good things are coming.

15. CITY COUNCIL BOARD LIAISON REPORTS

16. COMMUNICATION ITEMS

1.6M Upcoming Agenda Items

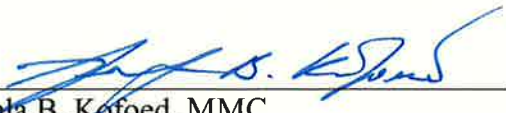
16.B Financial Report

17. ADJOURNMENT

**MOTION:** *Donna Burnham moved to adjourn the meeting at 9:39 p.m. Stephanie Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*



Approved by the City Council on March 5, 2019.

  
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Fionnuala B. Kofoed, MMC  
City Recorder

