



EAGLE MOUNTAIN CITY COUNCIL MEETING

September 21, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

1.B DISCUSSION - Oquirrh Mountain Ranch

Option A Preliminary Plat

Option B Preliminary Plat

1.C CONCEPT PLAN - Eagle Quest

Eagle Quest Concept - East 468 Unit Narrative

Eagle Quest Concept- East 428 Unit Plan

Eagle Quest Concept - East Straight Airport Road Configuration

Eagle Quest Concept- East Curved Airport Road Configuration

Eagle Quest Concept - West Zoning Map

Eagle Quest Concept - West Plan

1.D DISCUSSION - Fire Station 251 Color Scheme

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. RECOGNITION

9.A 2020 Outstanding Special Event for Silent Santa - Presented by LeAnn Powell, URPA Executive Director

9.B 2020 Outstanding Department - Presented by LeAnn Powell, URPA Executive Director

CONSENT AGENDA

10. AGREEMENTS

10.A [AGREEMENT - Approving a Deed of Conservation Easement.](#)
[Conservation Easement](#)

11. CHANGE ORDERS

11.A [Lone Tree Traffic Signal Change Order #1- B Jackson Construction](#)

12. MINUTES

12.A September 7, 2021 Minutes - Regular City Council Meeting
[09.07.2021 City Council Minutes - DRAFT](#)

13. PRELIMINARY PLATS & SITE PLANS

13.A [SITE PLAN - Silverlake 32](#)
[Site Plan](#)
[Landscape Rendering](#)

SCHEDULED ITEMS

14. ORDINANCE

14.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.050 Rates and Fees.](#)
BACKGROUND: *(Presented by Assistant to the City Administrator Evan Berrett)* The proposed code amendment adds language requiring accounts for utility services be in the name of the property owner. This amendment is intended to remedy issues Eagle

Mountain City has had with providing service to and receiving payment from rental properties.

[EMMC Section 13.20.050 Rates and Fees - Proposed](#)

[ORD--EMMC Sec -13.20.050 Rates and Fees](#)

15. CITY COUNCIL/MAYOR'S BUSINESS

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

16. CITY COUNCIL BOARD LIAISON REPORTS

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

17. COMMUNICATION ITEMS

17.A Financial Report

[Executive Summary Aug 2021.pdf](#)

17.B Upcoming Agenda Items

[CI--Upcoming Agenda Items](#)

18. ADJOURNMENT

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 16th day of September, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

TITLE:	DISCUSSION - Oquirrh Mountain Ranch		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	LGI Homes		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed amendment to the OMR MDP and Preliminary Plat was presented to the Planning Commission on August 24th, where after discussion about the proposed modified RC zone standards it was tabled.

On September 14th the item came back to the Planning Commission, with the Applicant providing two plans, Concept A was preferred and was the same as presented on August 24th, Concept B which increased the minimum lot frontages for the project from 40' to 45' and reduced the number of proposed units from 229 down to 206 was also presented.

After lengthy discussion the Planning Commission Recommended Approval of the Option B MDP Plan with the following conditions:

1. All open space within the Wildlife Corridor (330' on northern edge of the project, and nearly all property on both major hills) be zoned OS-n with the Wildlife Corridor Overlay Zone
2. All other native open space be zoned OS-N
3. All improved open space be zoned OS-I
4. All residential pods be zoned RC
5. If a lift station is necessary it shall be owned and maintained by an HOA, along with the property along the southern boundary
6. Conditional on the approval of an Amended MDA

7. The modified RC standards be approved with a change requiring side setbacks of 5' & 10' on the Garage Side

The Planning Commission also recommended approval of the Option B Preliminary Plat with the following conditions:

1. It complies with the development standards approved in the MDP
2. It includes any changes made during the MDP Approval
3. The applicant provides evidence that they meet the minimum open space requirement of 6.50 acres
4. Side setbacks be 5' and 10' on the Garage Side.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Option A Preliminary Plat](#)

[Option B Preliminary Plat](#)

PRELIMINARY PLAT
FOR
OQUIRRH MOUNTAIN RANCH
SUBDIVISION

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 25, TOWNSHIP
5S, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN
TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

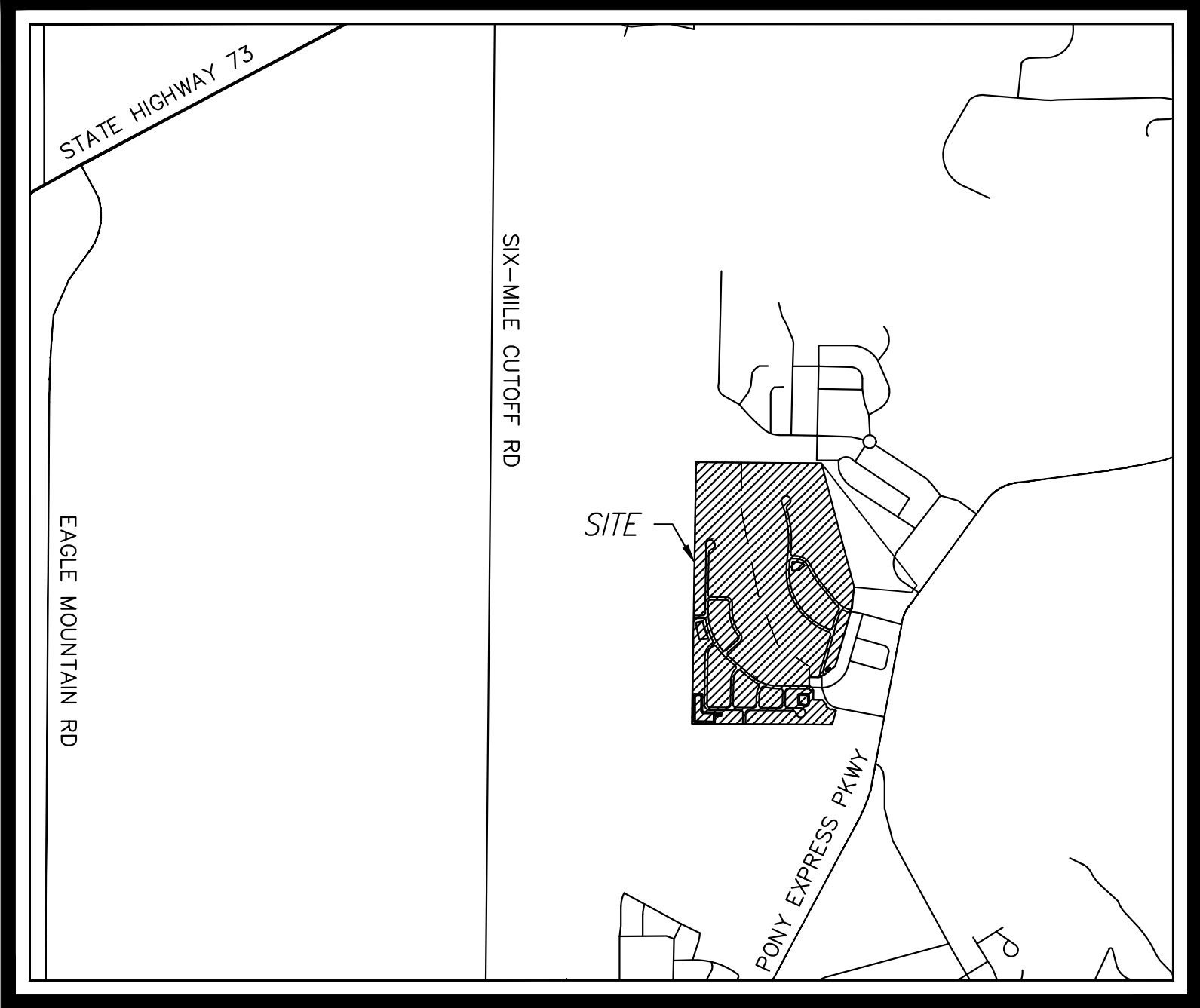
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

OWNER/DEVELOPER
LGI HOMES
3401 QUEBEC ST, SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACE HERRINGTON

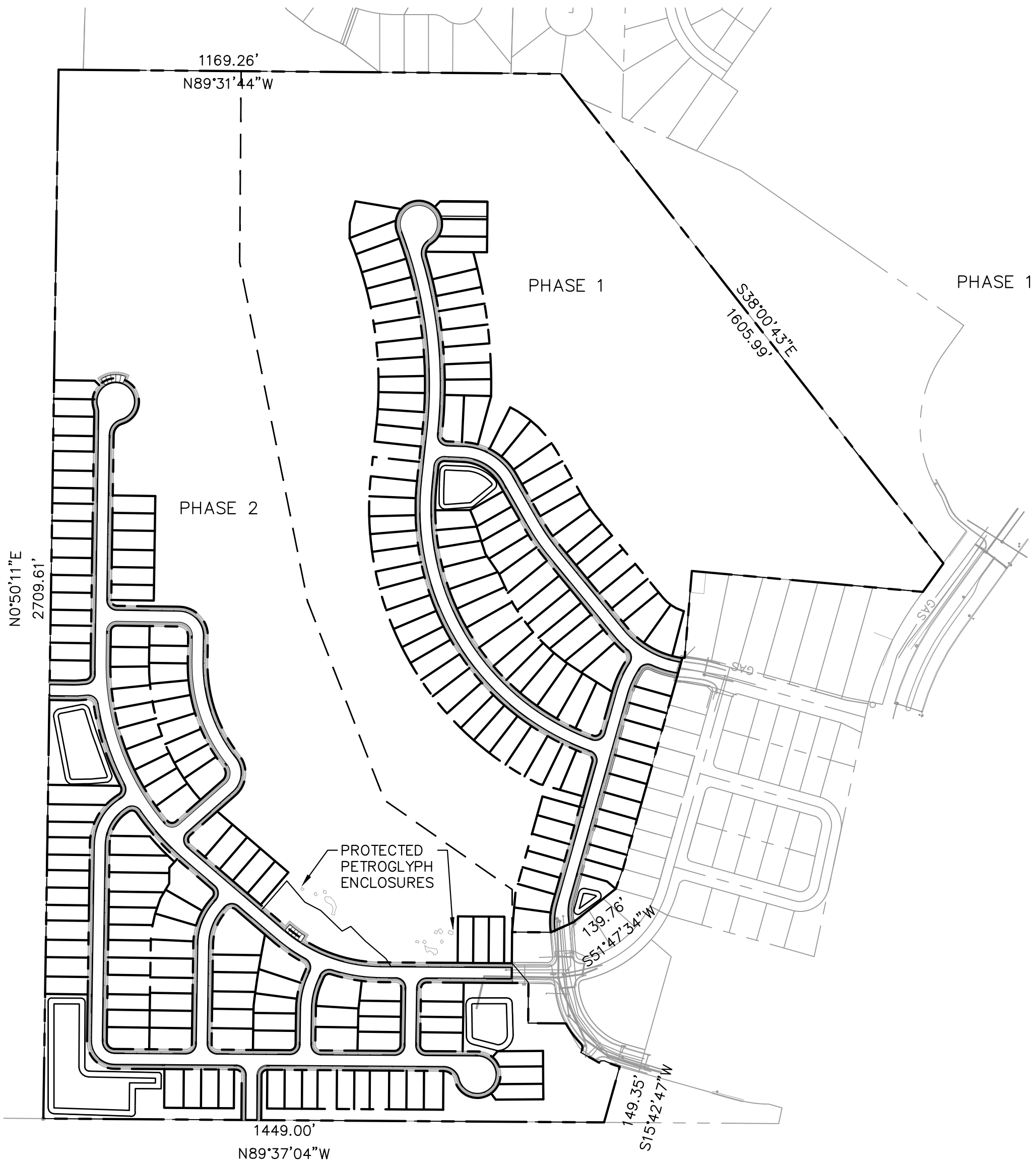
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR
FOCUS ENGINEERING
6949 S, HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
PHONE: (801) 352-0075
CONTACT: SPENCER LLEWELYN, PLS



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- PROPOSED CL
- PROPOSED SWALE
- PROPOSED SECTION LINE
- PROPERTY LINE/TRACT LINE
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT

INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF AN EAGLE MOUNTAIN CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

EAGLE MOUNTAIN CITY APPROVAL

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF XXXX ENGINEER

DATE



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OQUIRRH MOUNTAIN RANCH
COVER
EAGLE MOUNTAIN, UTAH



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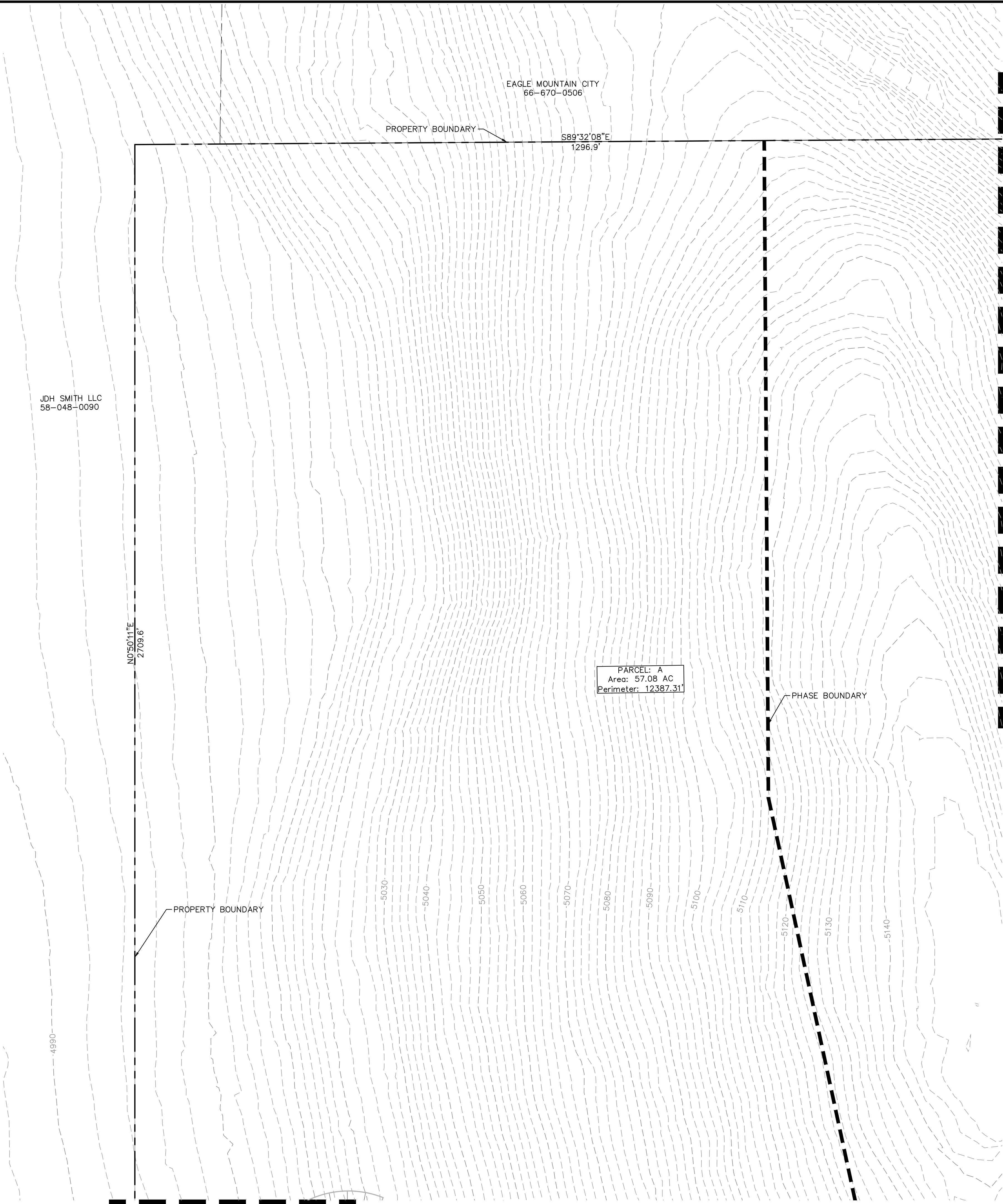
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DATE: JULY 2021		SHEET NO. 1
PROJECT NO. 196011002		
DWG. NAME CV. PRELIMINARY PLAT.dwg		

21 sheets

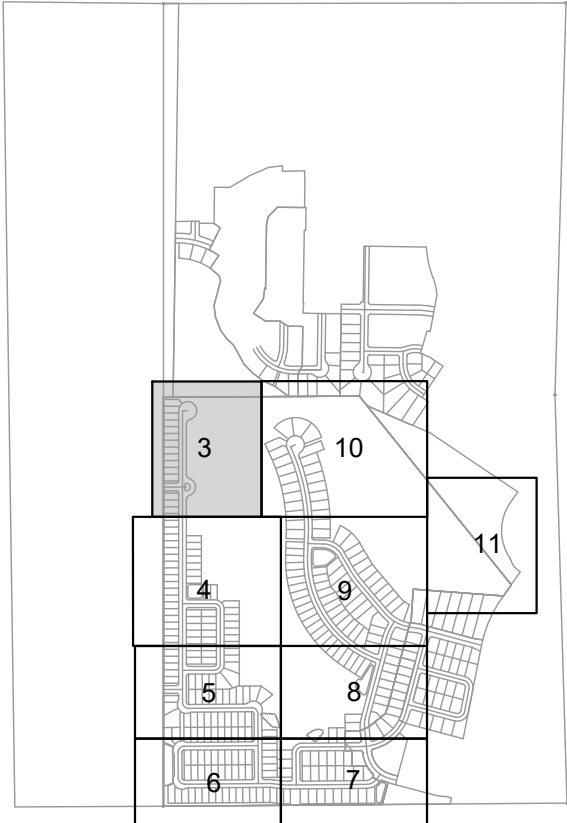
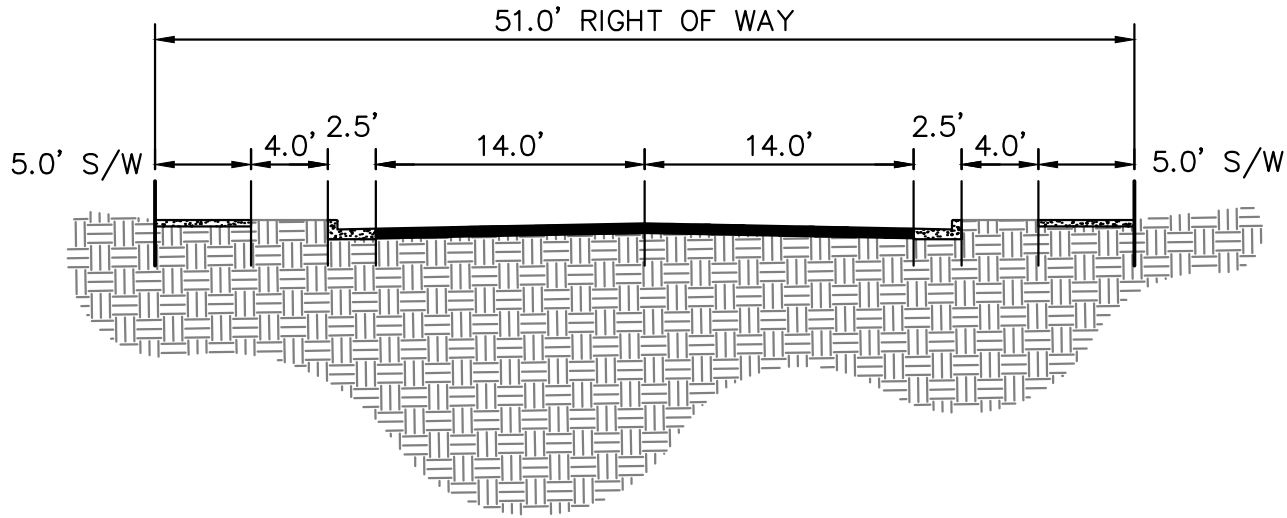
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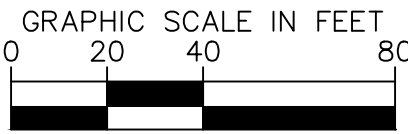
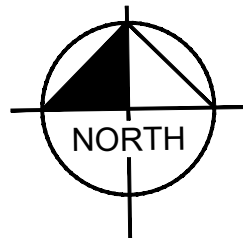
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



Know what's below.
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OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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DENVER, CO 80237 (303) 228-2300

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SCALE (H): 1" = 40'
SCALE (V): N/A

DATE:

JULY 2021

PROJECT NO.

196011002

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PRELIMINARY PLAT.dwg

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JDH SMITH LLC
58-048-0090

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PROPERTY BOUNDARY

N SLICK ROCK WAY

18+00(51' ROW)

SWITCHBACK WAY

8+00(51' ROW)

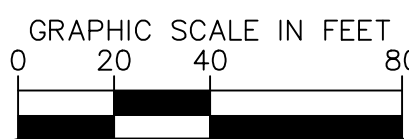
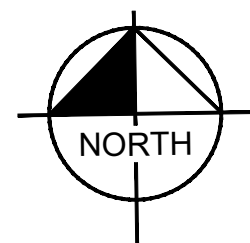
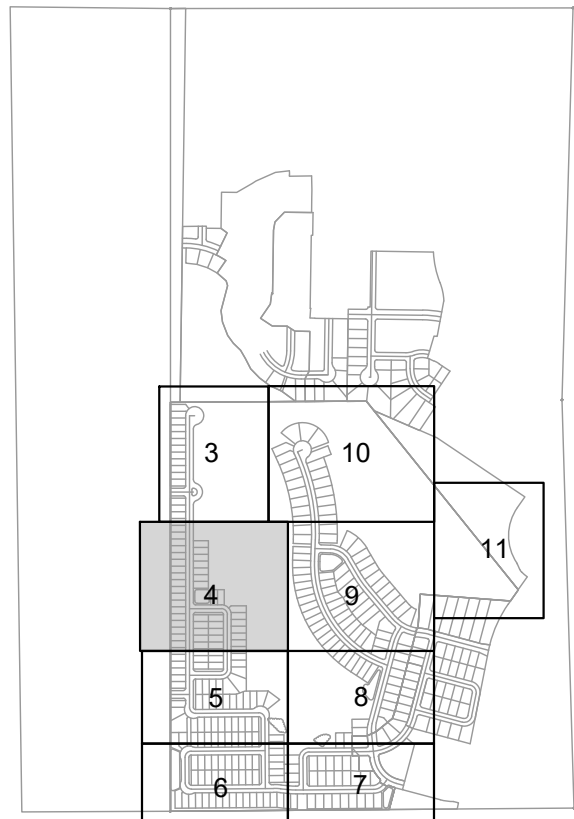
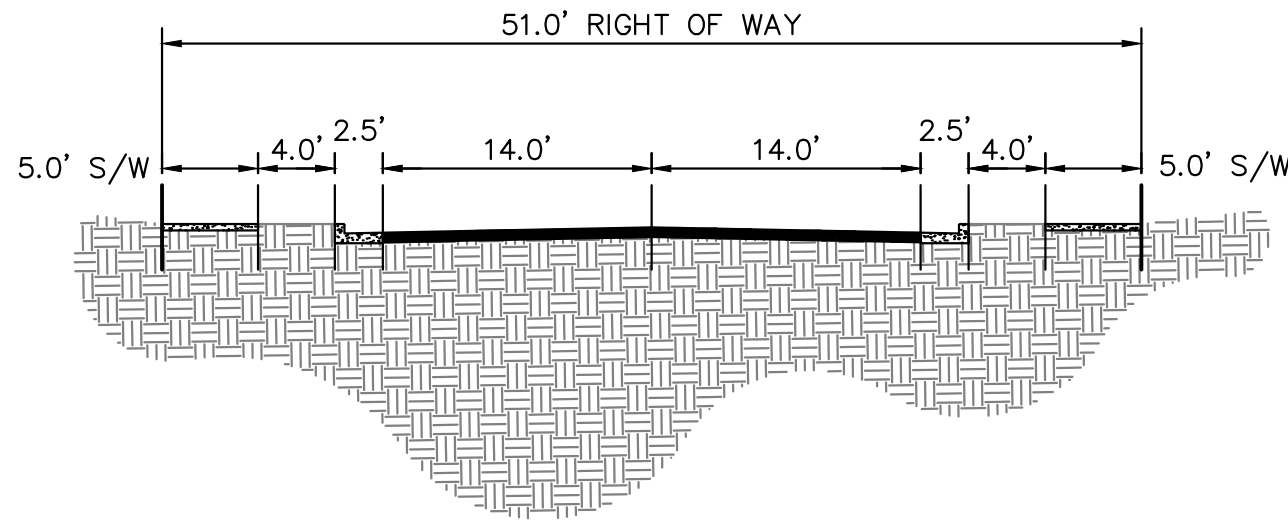
MATCHLINE SEE SHEET 5 FOR CONTINUATION

PARCEL: A
Area: 57.08 AC
Perimeter: 12387.31'

ROW: PHASE 2
Area: 7.14 AC
Perimeter: 11343.24'

PHASE BOUNDARY

LOCAL STREET CROSS-SECTION - 51' ROW



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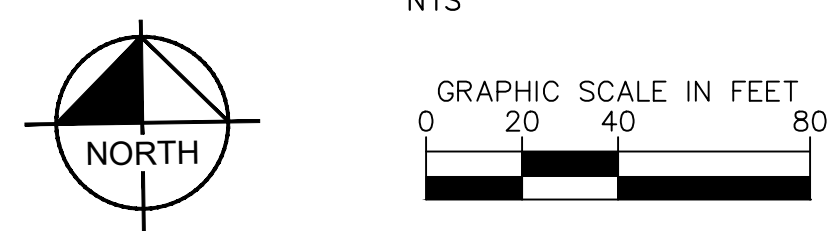
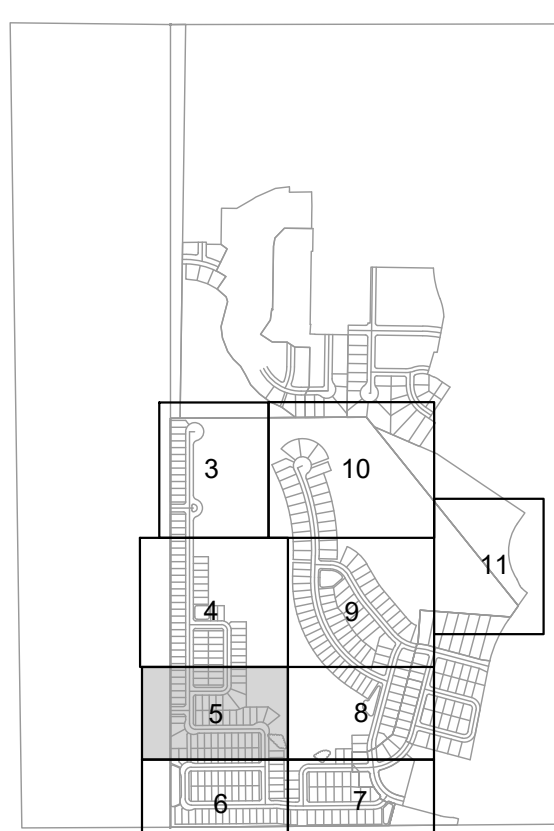
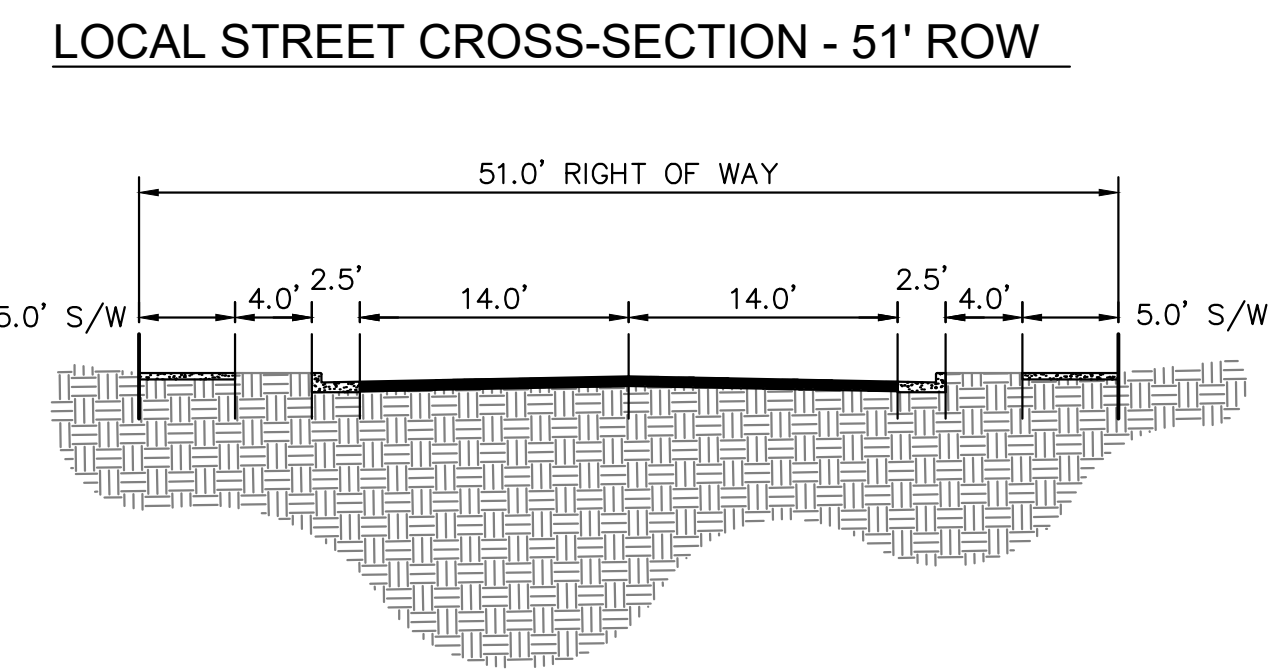
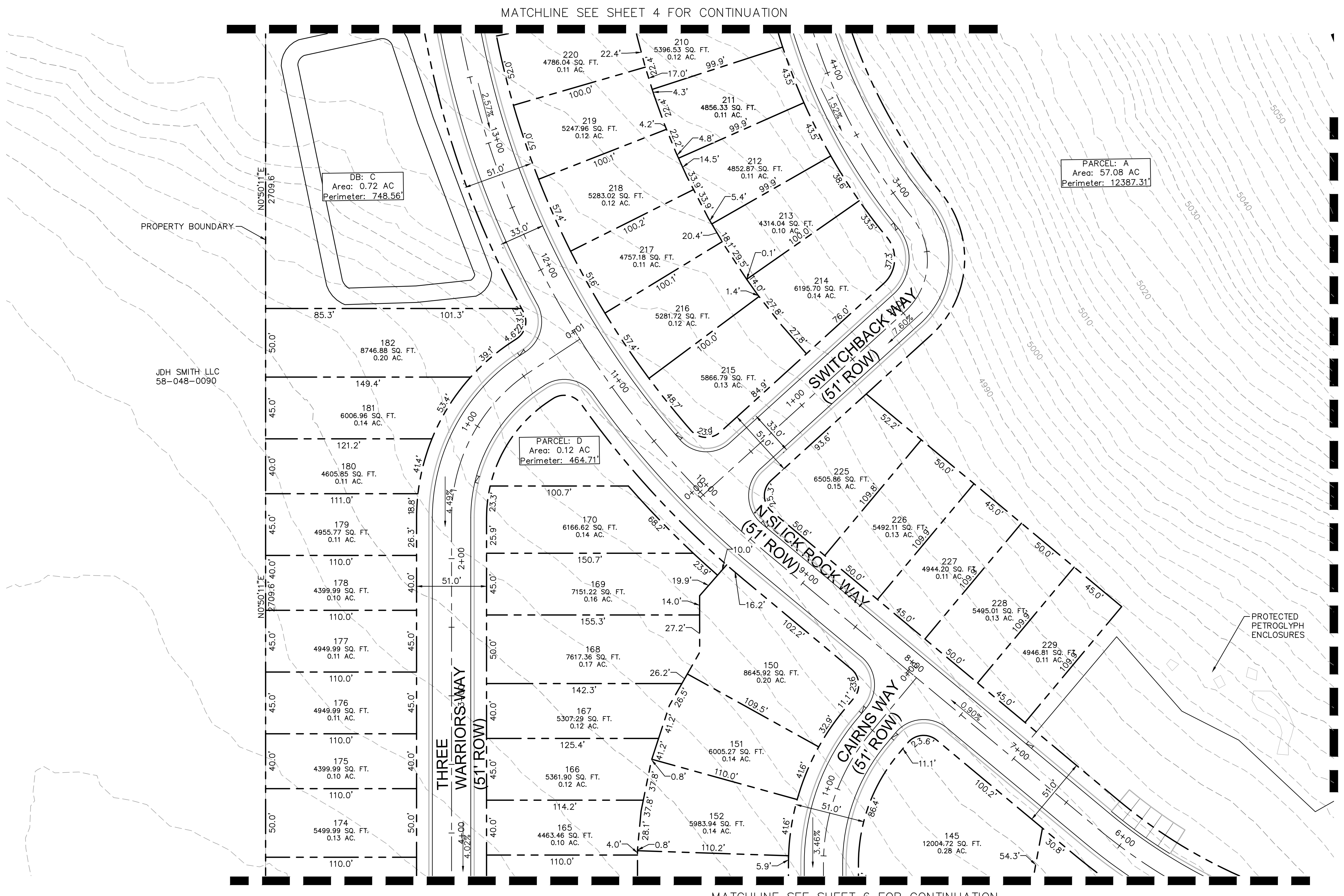
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**OQUIRRH MOUNTAIN**
EAGLE MT. UTAH

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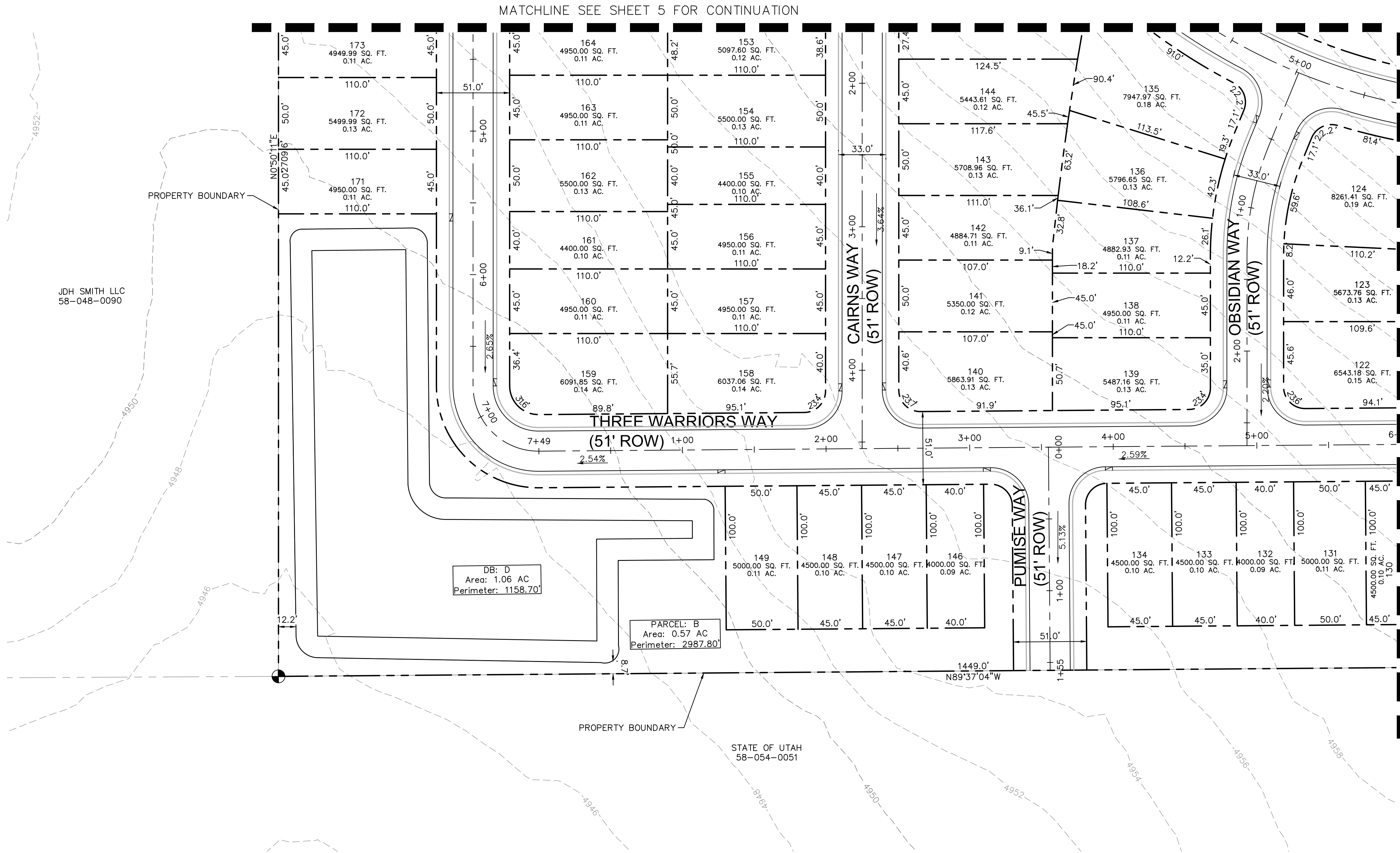
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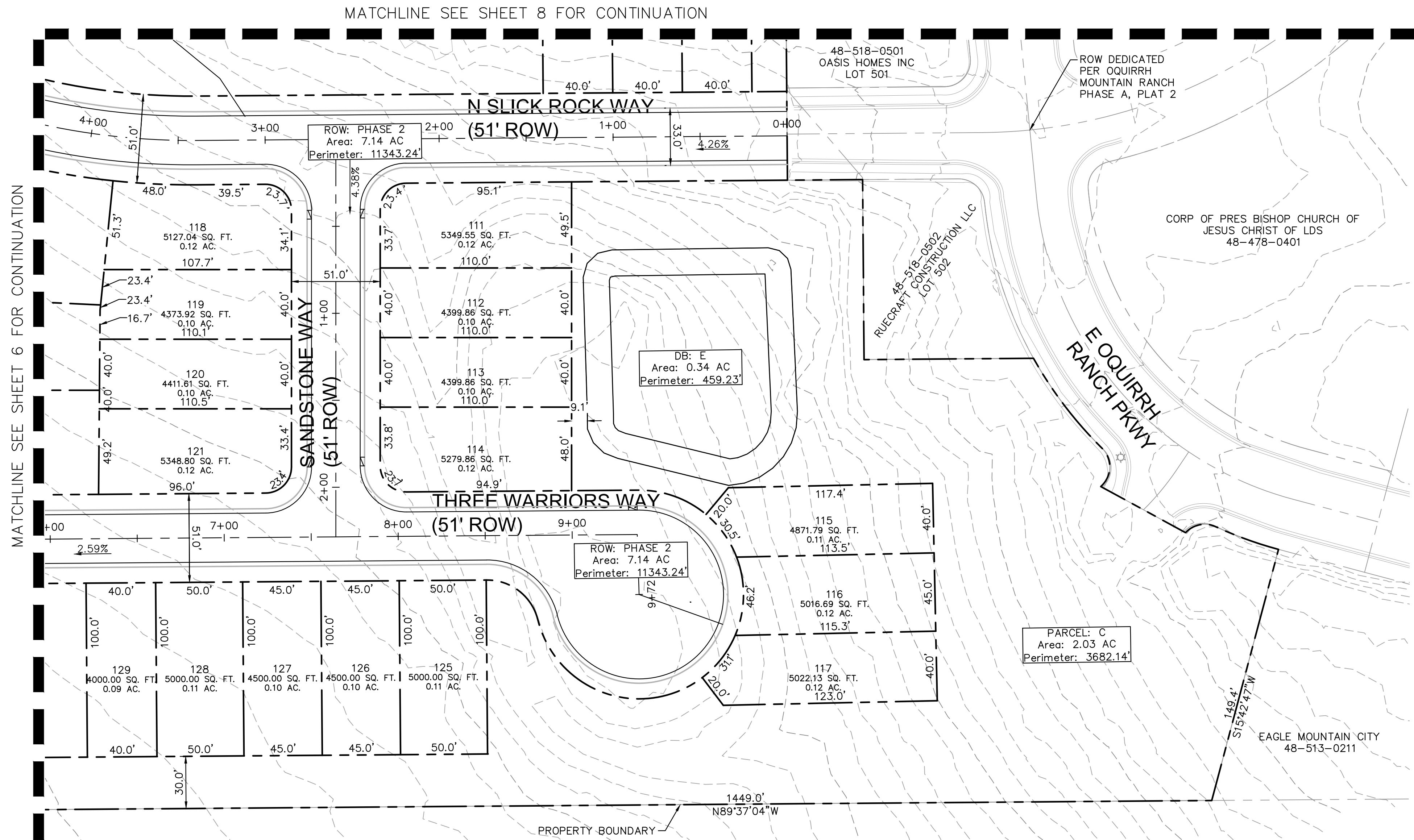
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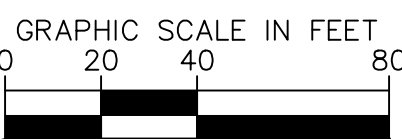
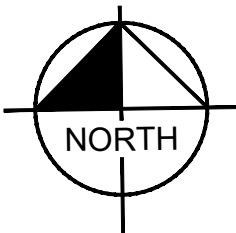
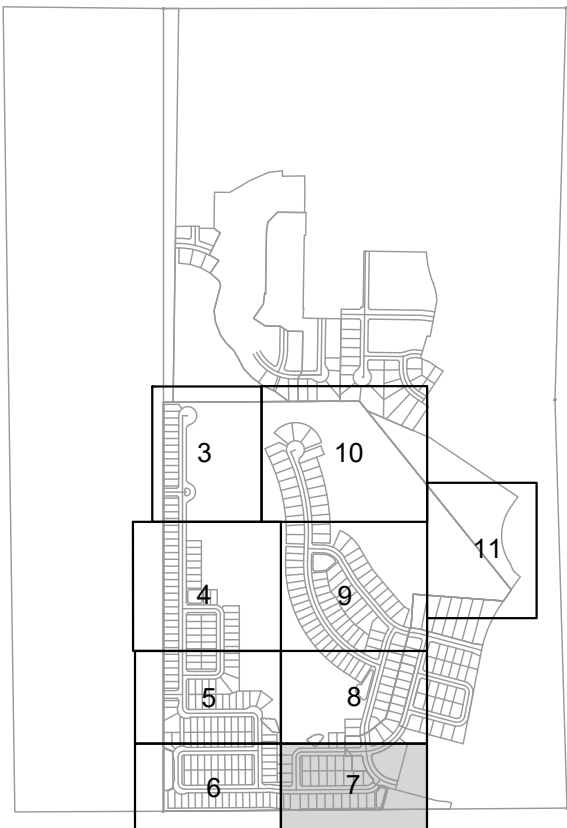
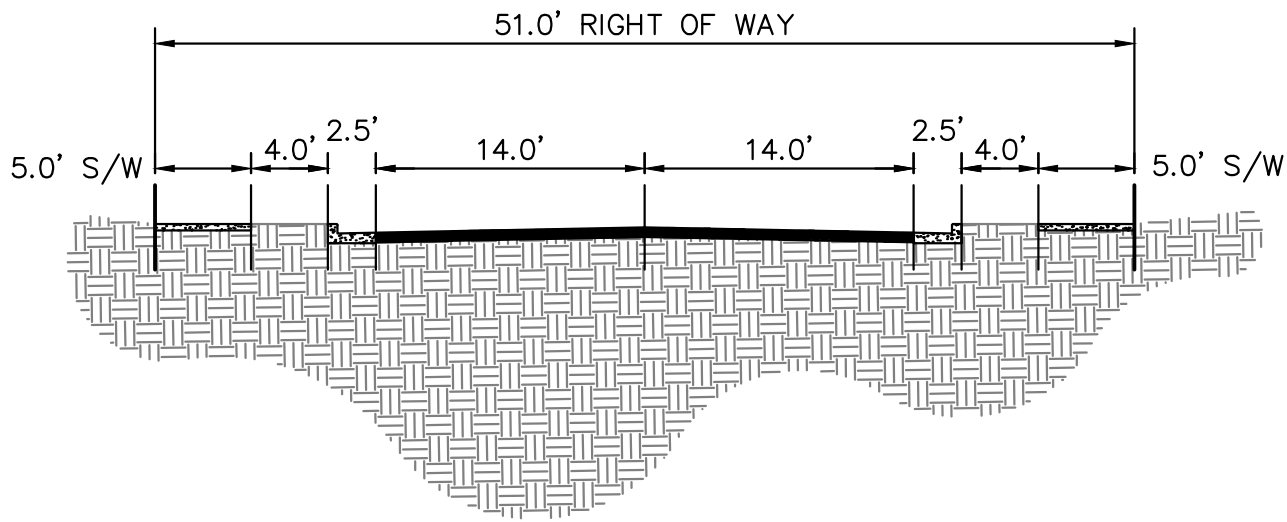
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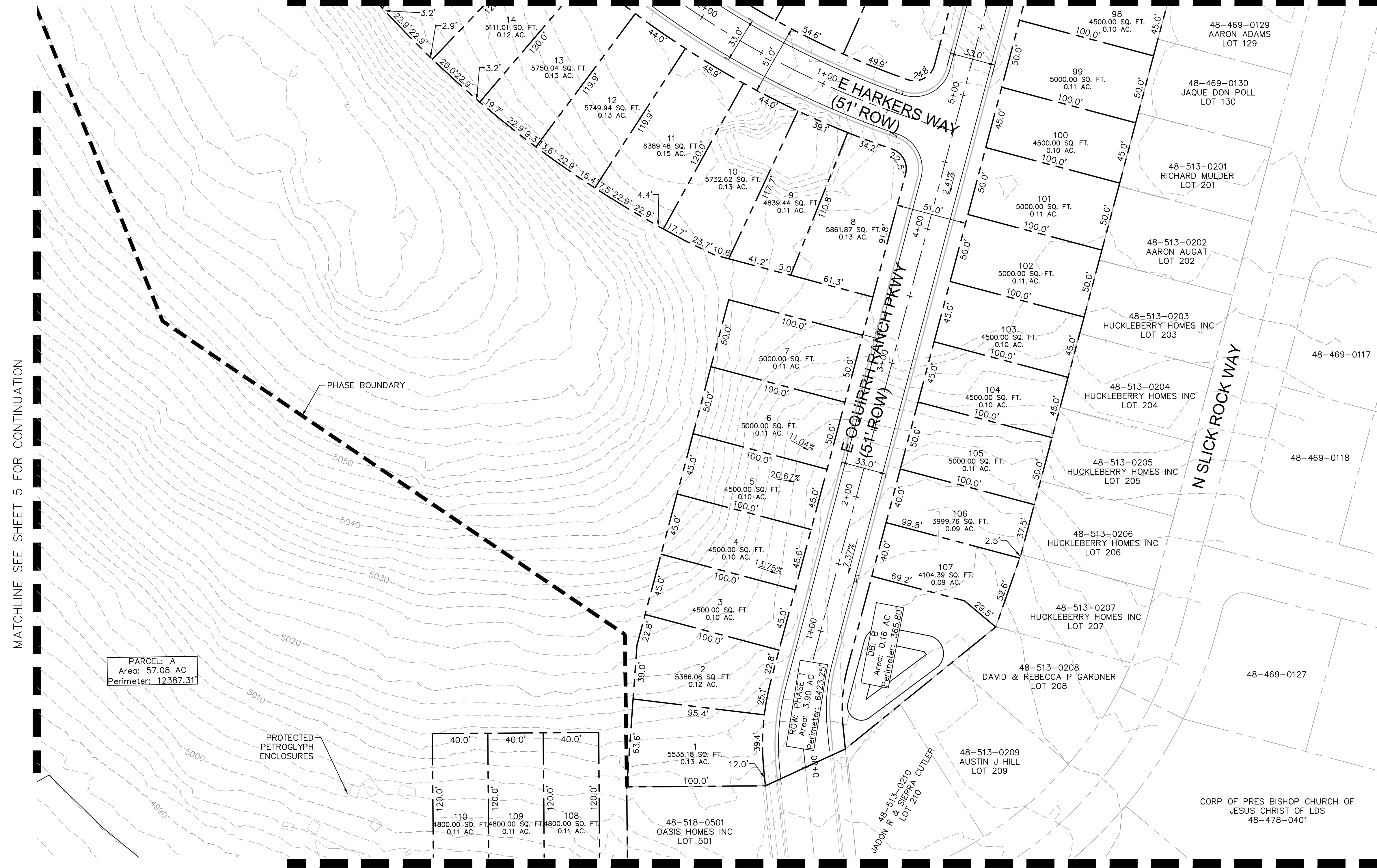
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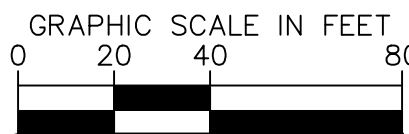
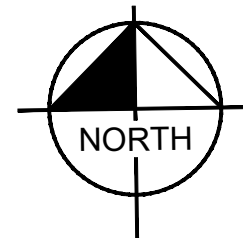
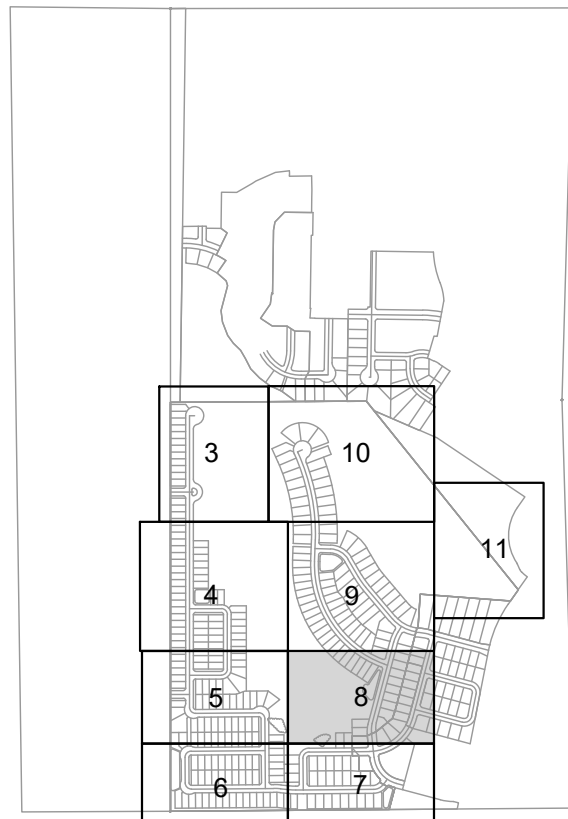
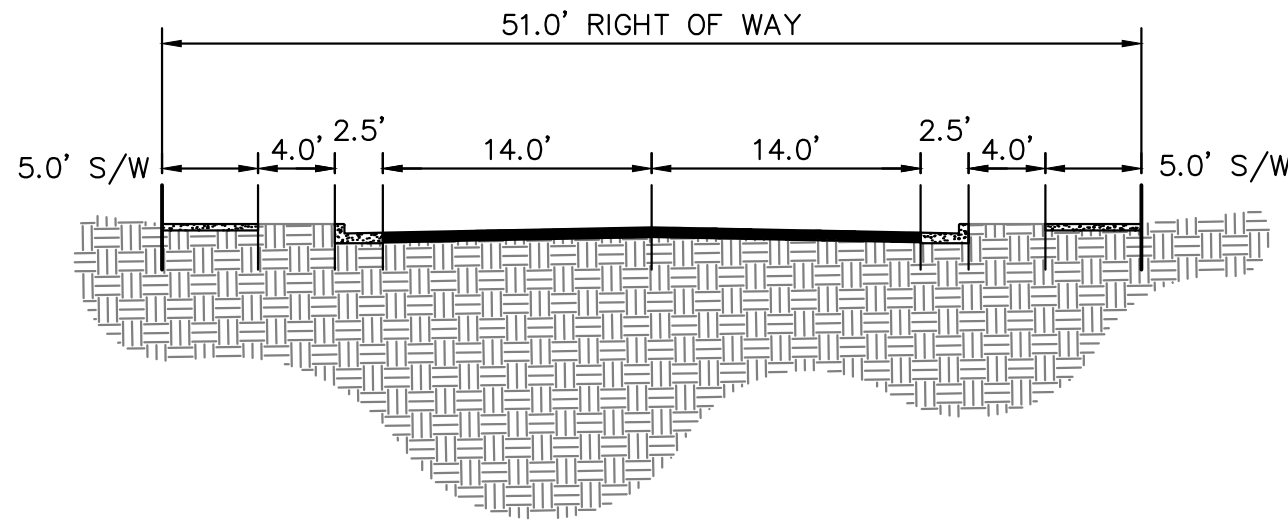
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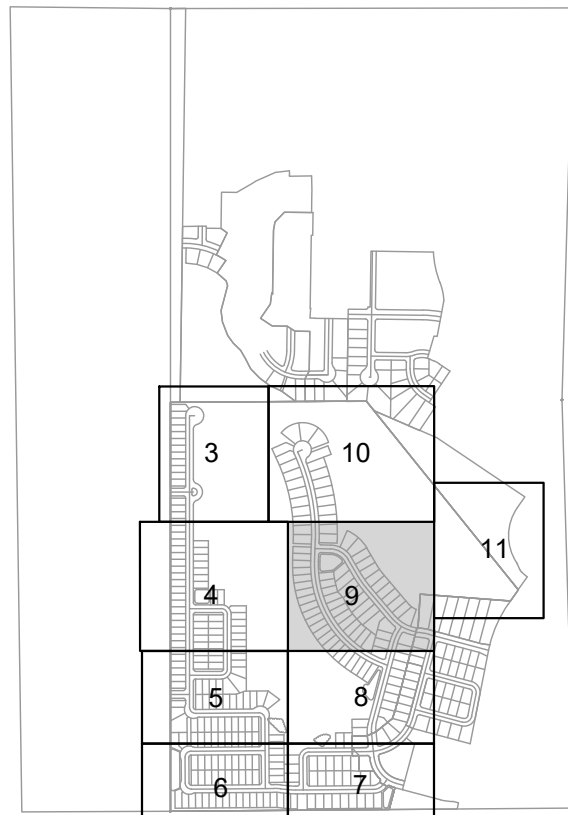
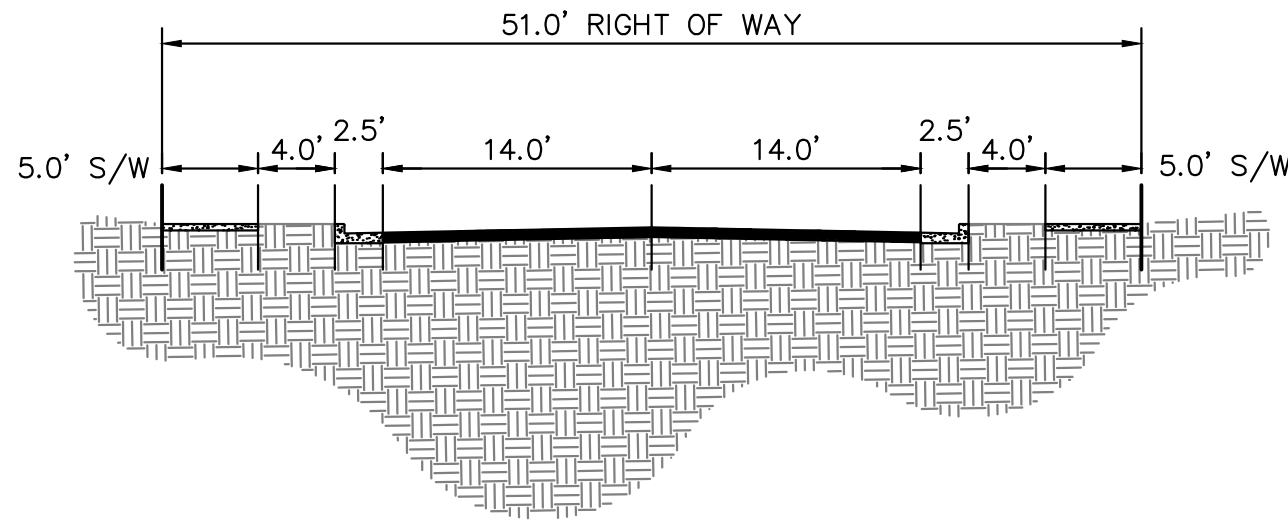
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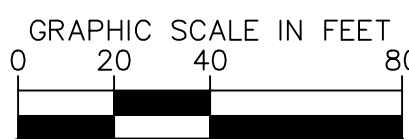
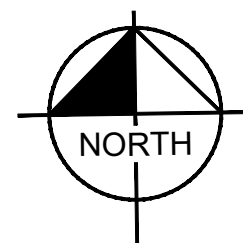
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KEY MAP
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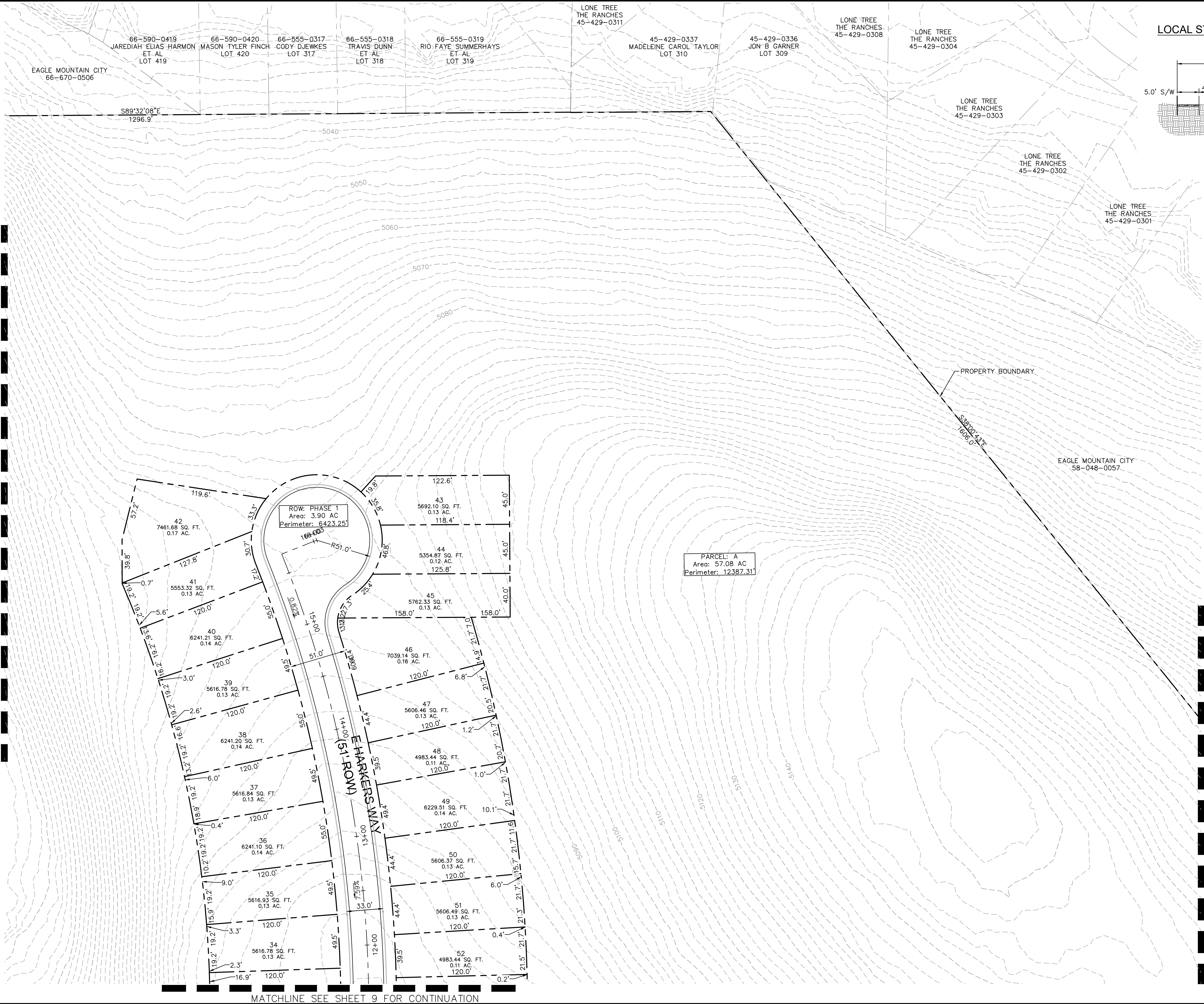
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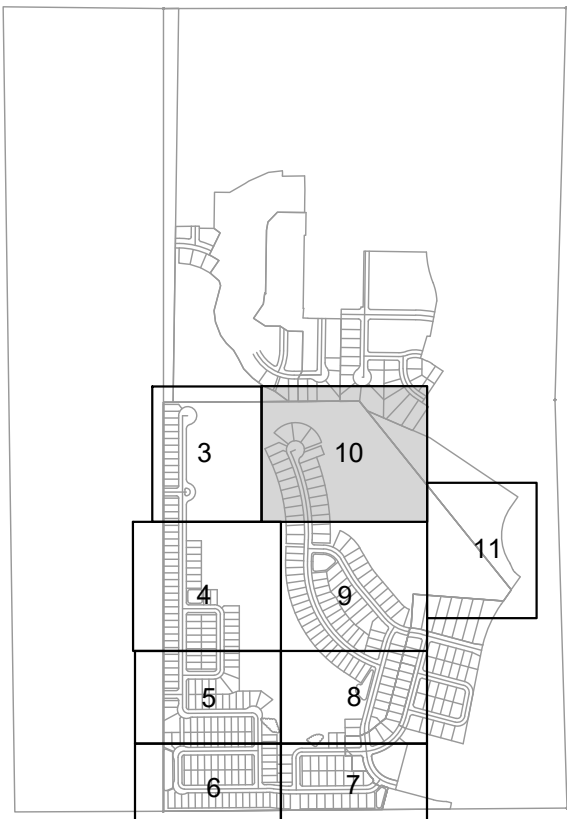
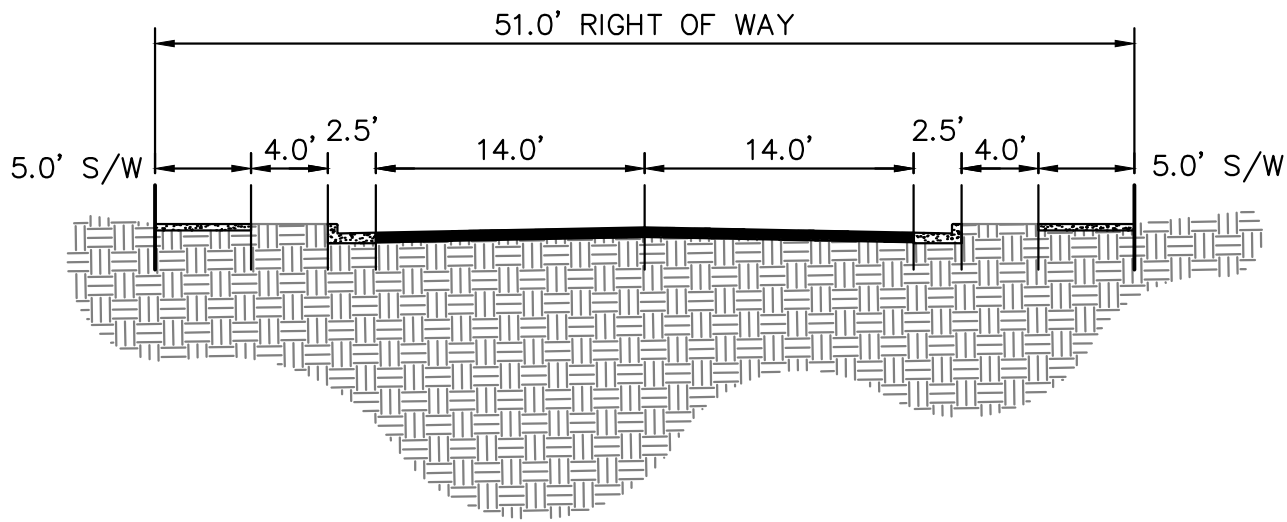
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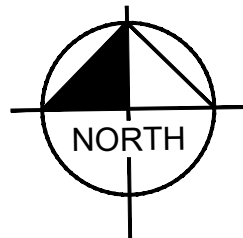
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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OQUIRRH MOUNTAIN RANCH
PRELIMINARY

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228-2300

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KHTEAM

DRAWN
KHTEAM

CHECKED
TLC

SCALE (H):
SCALE (V):

DATE:
JULY 2021
PROJECT NO.
196011002
DWG. NAME
PRELIMINARY PLAT.dwg

SHEET NO.
10

of 21 sheets

CASE NO.: TBD

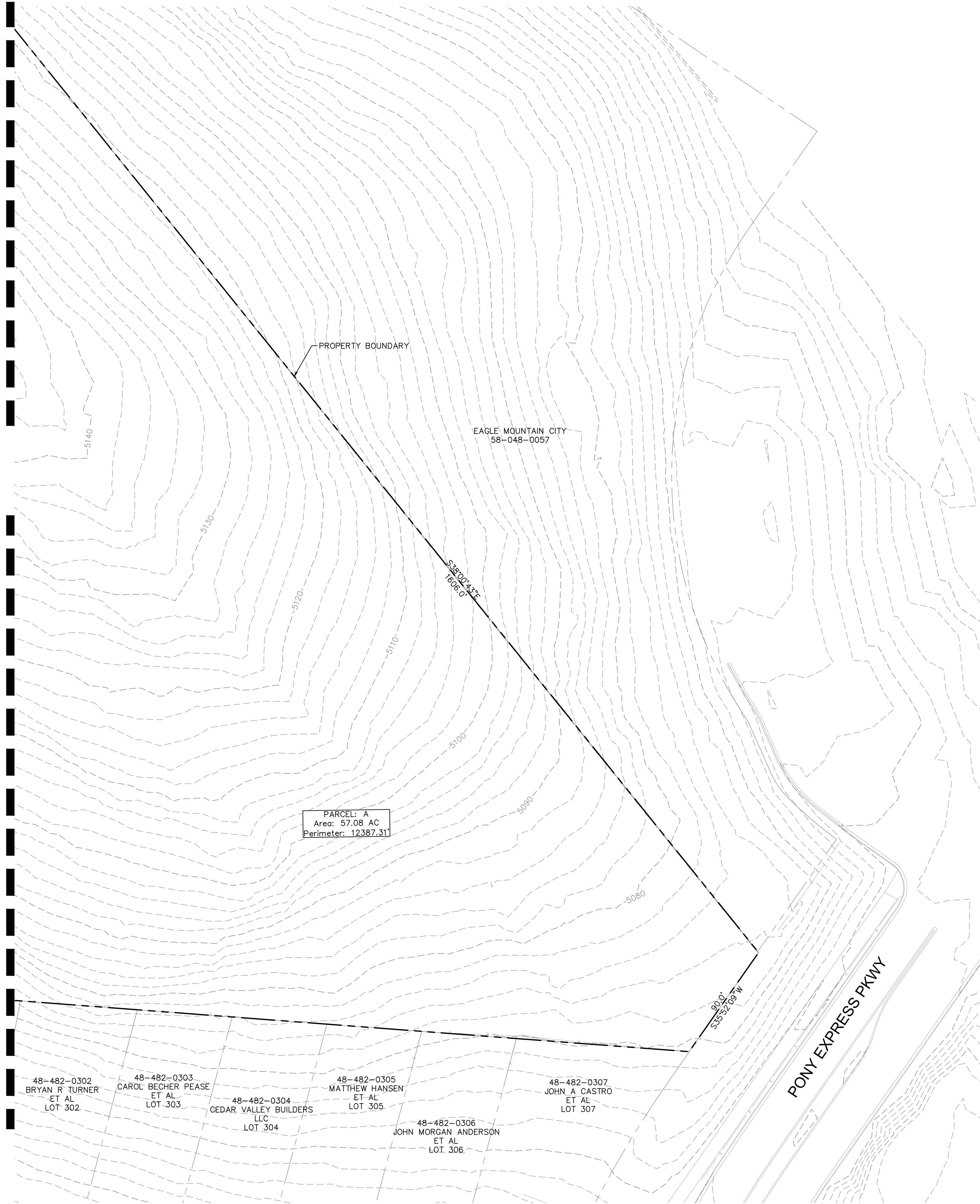
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MATCHLINE SEE SHEET 11 FOR CONTINUATION

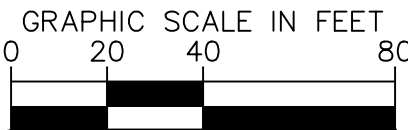
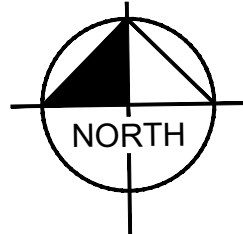
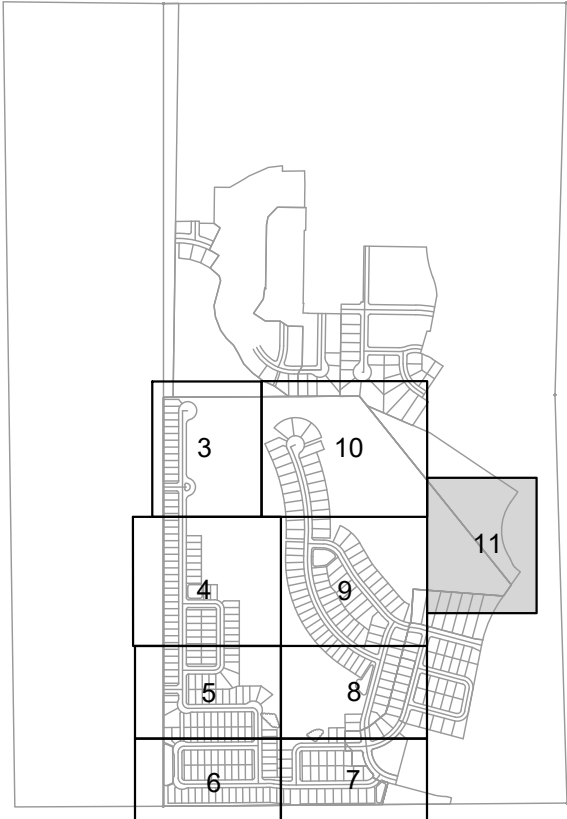
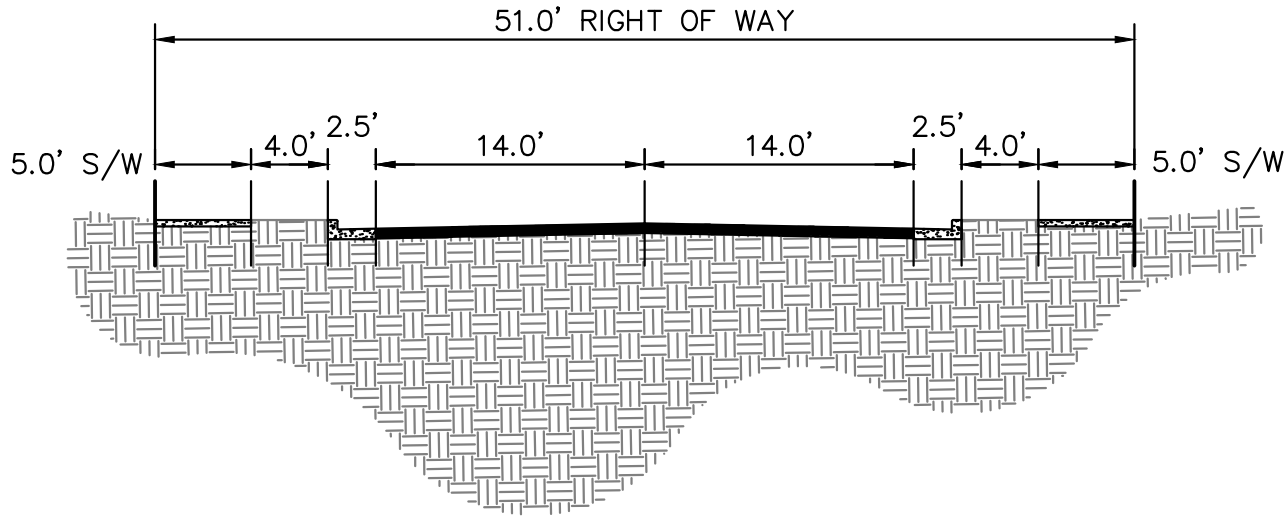
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LOCAL STREET CROSS-SECTION - 51' ROW



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SCALE (V):	

DATE: JULY 2021	of 21 sheets
PROJECT NO. 196011002	
DWG. NAME PRELIMINARY PLAT.dwg	

CASE NO.: TBD

PRELIMINARY PLAT
FOR
OQUIRRH MOUNTAIN RANCH
SUBDIVISION

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 25, TOWNSHIP
5S, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN
TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

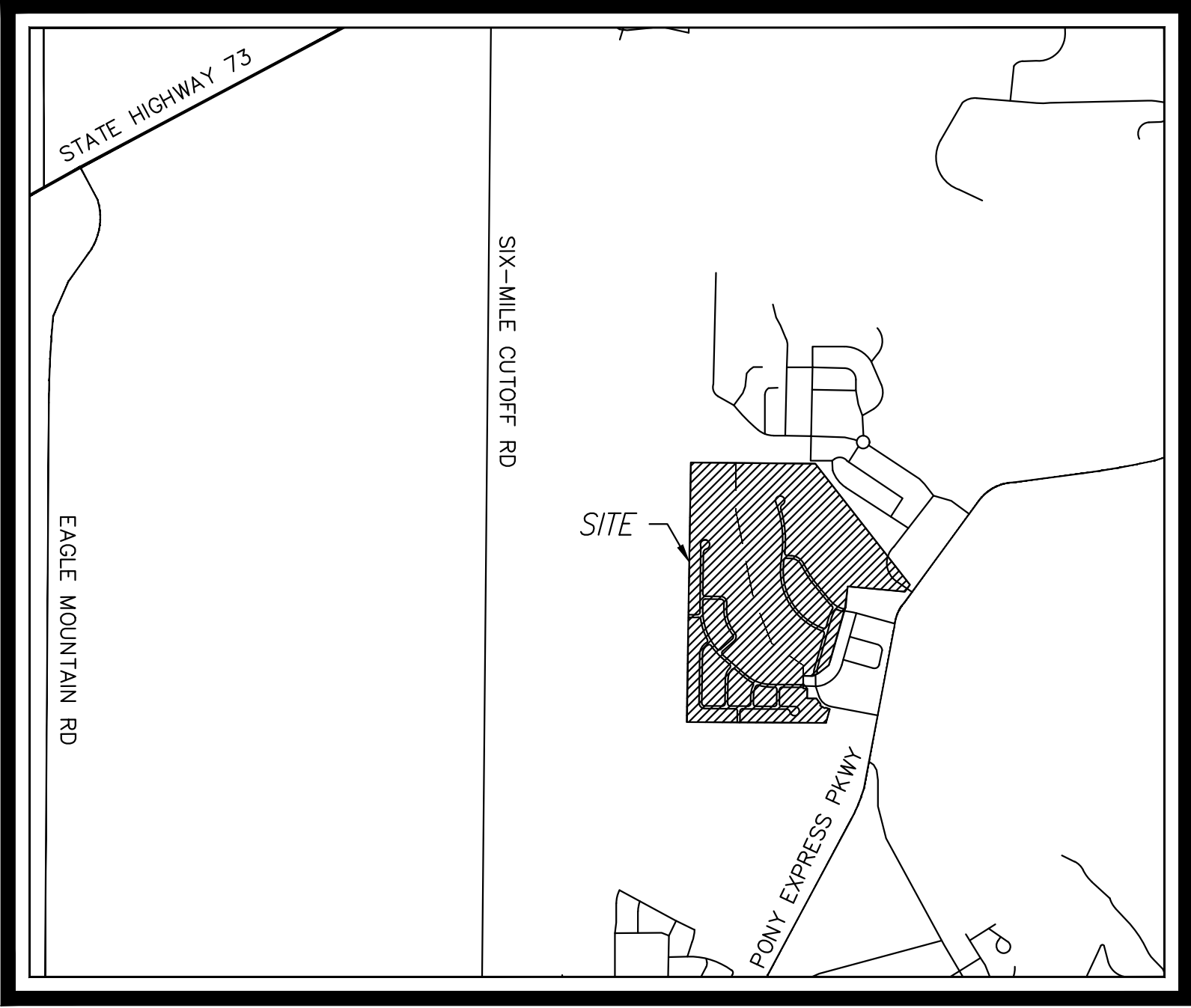
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: TAMARA CONNOLLY, PE

OWNER/DEVELOPER
LGI HOMES
3401 QUEBEC ST, SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACE HERRINGTON

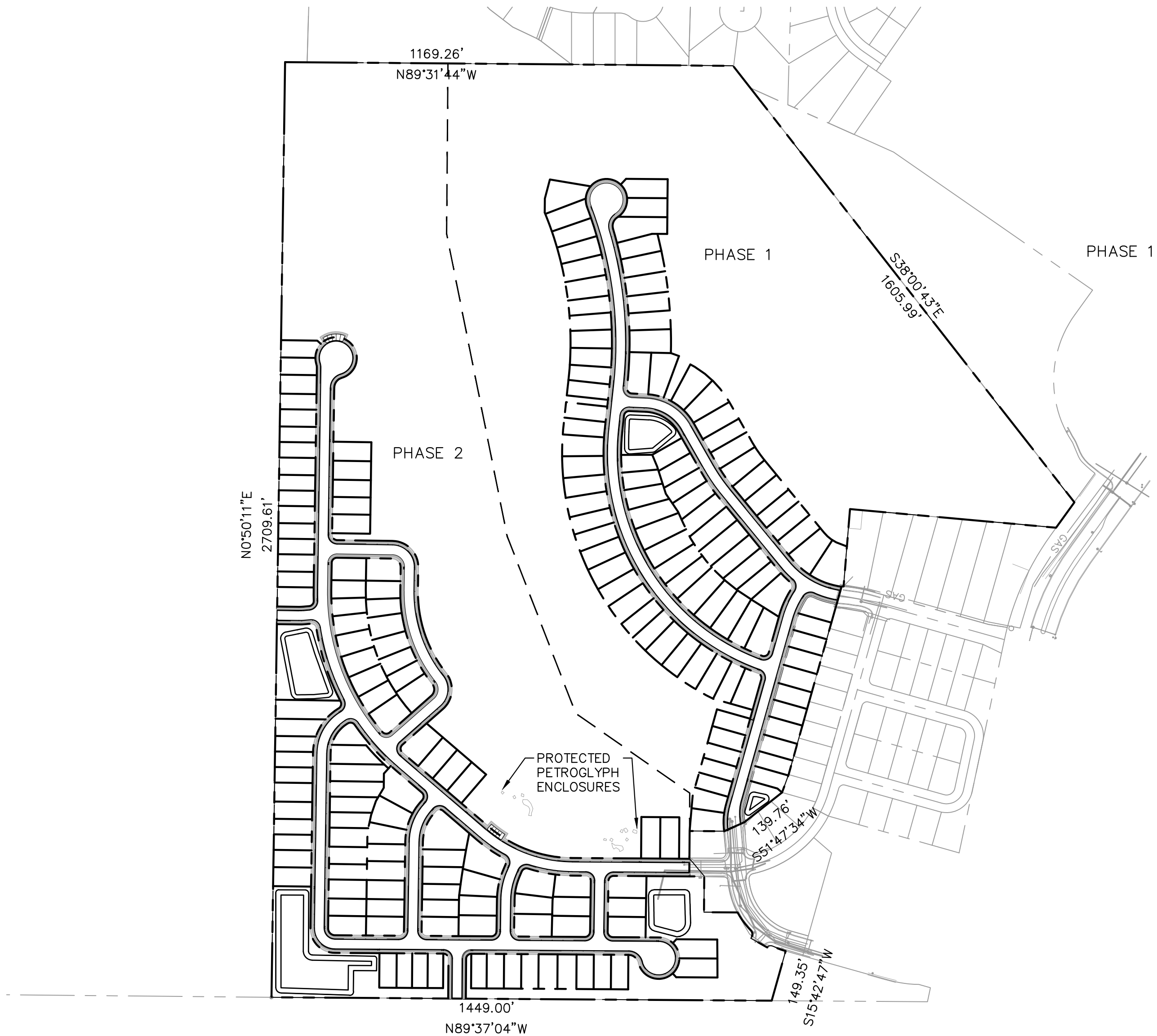
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER, LEED AP

LAND PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICTER

LAND SURVEYOR
FOCUS ENGINEERING
6949 S, HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047
PHONE: (801) 352-0075
CONTACT: SPENCER LLEWELYN, PLS



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- PROPOSED CL
- PROPOSED SWALE
- PROPOSED SECTION LINE
- PROPERTY LINE/TRACT LINE
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT

INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF AN EAGLE MOUNTAIN CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

EAGLE MOUNTAIN CITY APPROVAL

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

TOWN OF XXXX ENGINEER

DATE



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OQUIRRH MOUNTAIN RANCH
COVER

EAGLE MOUNTAIN, UTAH

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SCALE (H): N/A SCALE (V): N/A		
DATE: SEPTEMBER 2021		SHEET NO. 1
PROJECT NO. 196011002		
DWG. NAME CV_PRELIMINARY PLAT.dwg		

21 sheets

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LOT AREA TABLE	
LOT NO.	AREA (SF)
1	5760
2	5362
3	4500
4	4500
5	4500
6	5000
7	5000
8	6451
9	5515
10	6385
11	7029
12	6389
13	7029
14	5750
15	5750
16	7026
17	6391
18	7027
19	6389
20	5750

LOT NO.	AREA (SF)
21	5750
22	6389
23	6389
24	7029
25	7029
26	5606
27	5400
28	5400
29	5608
30	6241
31	6242
32	5616
33	5617
34	6865
35	6865
36	6241
37	6241
38	6792
39	8095
40	6877

LOT NO.	AREA (SF)
41	6804
42	8995
43	6199
44	6852
45	6852
46	6230
47	6229
48	7924
49	7431
50	7976
51	7495
52	7503
53	6635
54	5400
55	6194
56	6633
57	6600
58	6600
59	5400
60	6000

LOT NO.	AREA (SF)
61	6000
62	8106
63	9025
64	7329
65	5709
66	6746
67	7109
68	7933
69	7036
70	6712
71	5844
72	5668
73	5562
74	5091
75	4667
76	5087
77	6143
78	6857
79	8078
80	7362

LOT NO.	AREA (SF)
81	6610
82	6610
83	8080
84	7343
85	7346
86	6513
87	7772
88	5265
89	4993
90	5000
91	5500
92	5500
93	5000
94	5000
95	5500
96	5000
97	4500
98	4477
99	6600
100	6600

TRACT TABLE			
NAME	OWNERSHIP/MAINT.	TRACT USES	AREA (ACRES)
DB: A	PRIVATE HOA	DETENTION BASIN	0.39
DB: B	PRIVATE HOA	DETENTION BASIN	0.15
DB: C	PRIVATE HOA	DETENTION BASIN	0.72
DB: D	PRIVATE HOA	DETENTION BASIN	1.06
DB: E	PRIVATE HOA	DETENTION BASIN	0.34
PARCEL: A	CITY OF EAGLE MOUNTAIN	PARK SPACE	56.98
PARCEL: B	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.56
PARCEL: C	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	2.07
PARCEL: D	PRIVATE HOA	PRIVATE TRACT/ UTILITIES/ ACCESS	0.12
ROW: PHASE 1	CITY OF EAGLE MOUNTAIN	CITY RIGHT-OF-WAY	3.90
ROW: PHASE 2	CITY OF EAGLE MOUNTAIN	CITY RIGHT-OF-WAY	7.14

LOT NO.	AREA (SF)
101	6933
102	6050
103	6447
104	6447
105	6487
106	5000
107	5000
108	5000
109	5500
110	5500
111	5000
112	5000
113	5000
114	4500
115	6584
116	6053
117	6624
118	7091
119	5909
120	7478

LOT NO.	AREA (SF)
121	9262
122	7024
123	6192
124	6587
125	5864
126	5350
127	4885
128	5709
129	6068
130	11380
131	4500
132	4500
133	4500
134	5000
135	9299
136	7341
137	5792
138	5500
139	6050
140	6050

LOT NO.	AREA (SF)
141	5500
142	6037
143	6092
144	5500
145	6050
146	4950
147	5500
148	6081
149	5257
150	5840
151	6769
152	7937
153	7033
154	6050
155	5500
156	4950
157	4950
158	5500
159	6050
160	4950

LOT NO.	AREA (SF)
161	4950
162	5068
163	6464
164	9483
165	5876
166	4725
167	5250
168	4725
169	4725
170	5250
171	4725
172	4725
173	5250
174	4725
175	4725
176	5250
177	4725
178	5775
179	5176
180	5291

LOT NO.	AREA (SF)
181	6050
182	6050
183	5500
184	5500
185	6050
186	6371
187	5179
188	4857
189	5936
190	5396
191	4853
192	4854
193	6733
194	7451
195	5284
196	5814
197	5810
198	5868
199	5223
200	4753

PLAT CALCULATIONS		
	AREA (SF)	AREA (AC)
TOTAL ACREAGE	-	102.11
TOTAL ACREAGE IN LOTS	-	28.69
TOTAL OPEN SPACE	2717708	62.39
TOTAL IMPROVED OPEN SPACE		
AVERAGE LOT SIZE	6067	0.14
LARGEST LOT SIZE	11380	0.26
SMALLEST LOT SIZE	4500	0.10
OVERALL DENSITY	2.02	
TOTAL NO. OF LOTS	206	

LOT NO.	AREA (SF)
201	5131
202	6452
203	7604
204	6042
205	6044
206	6045



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OQUIRRH MOUNTAIN RANCH
AREA TABLES

EAGLE MOUNTAIN, UTAH



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KHTEAM

DRAWN
KHTEAM

CHECKED
TLC

SCALE (H): N/A
SCALE (V): N/A

DATE:
SEPTEMBER 2021

PROJECT NO.
196011002

DWG. NAME
CV_PRELIMINARY_PLAT.dwg

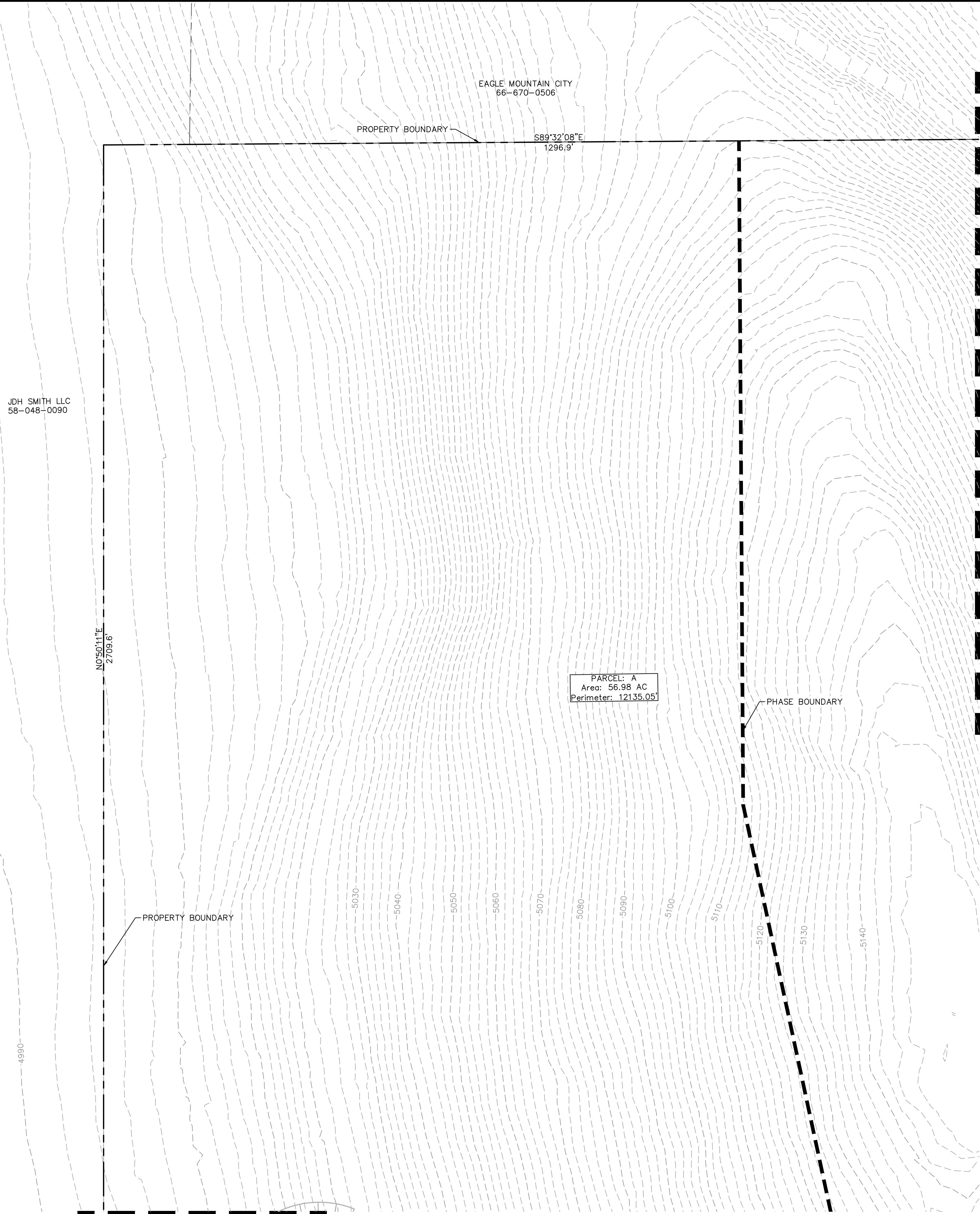
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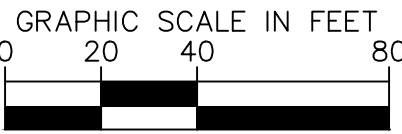
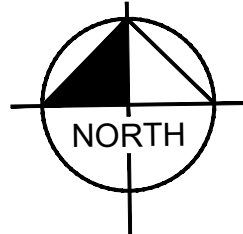
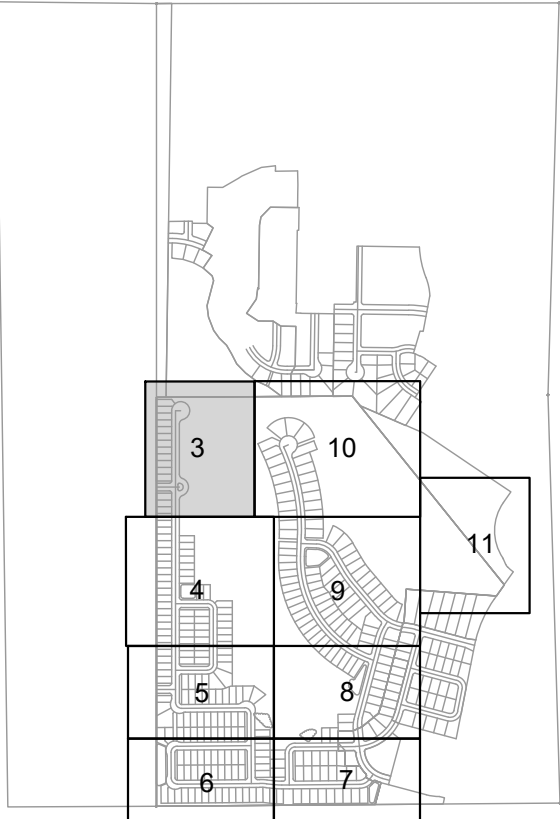
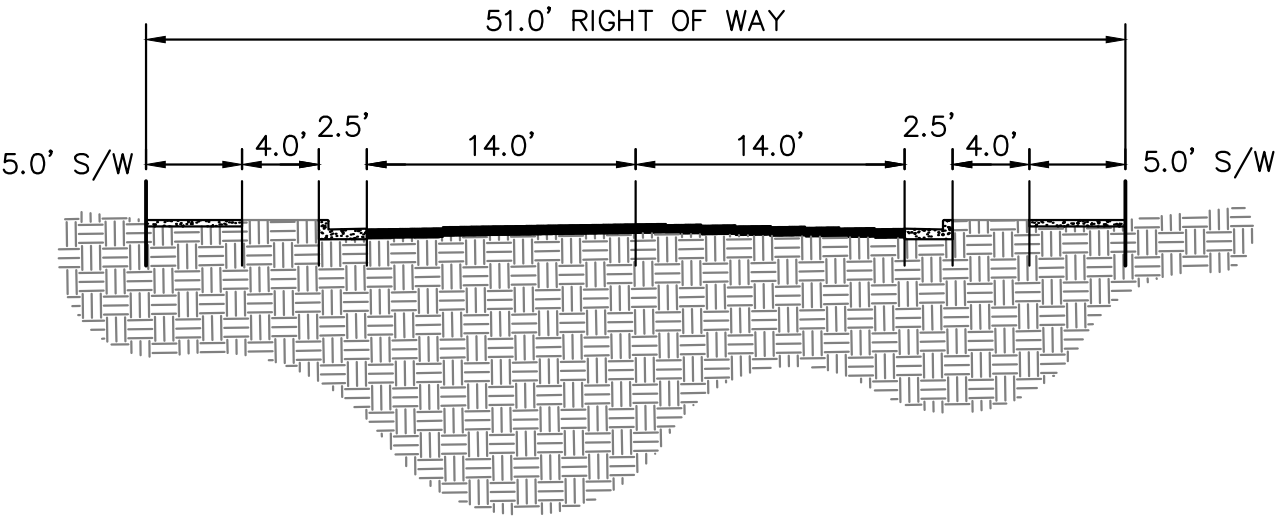
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LOCAL STREET CROSS-SECTION - 51' ROW



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PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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SCALE (H): 1" = 40'
SCALE (V): N/A

DATE:
SEPTEMBER 2021

PROJECT NO.
196011002

DWG. NAME
PRELIMINARY PLAT.dwg

SHEET NO.

3

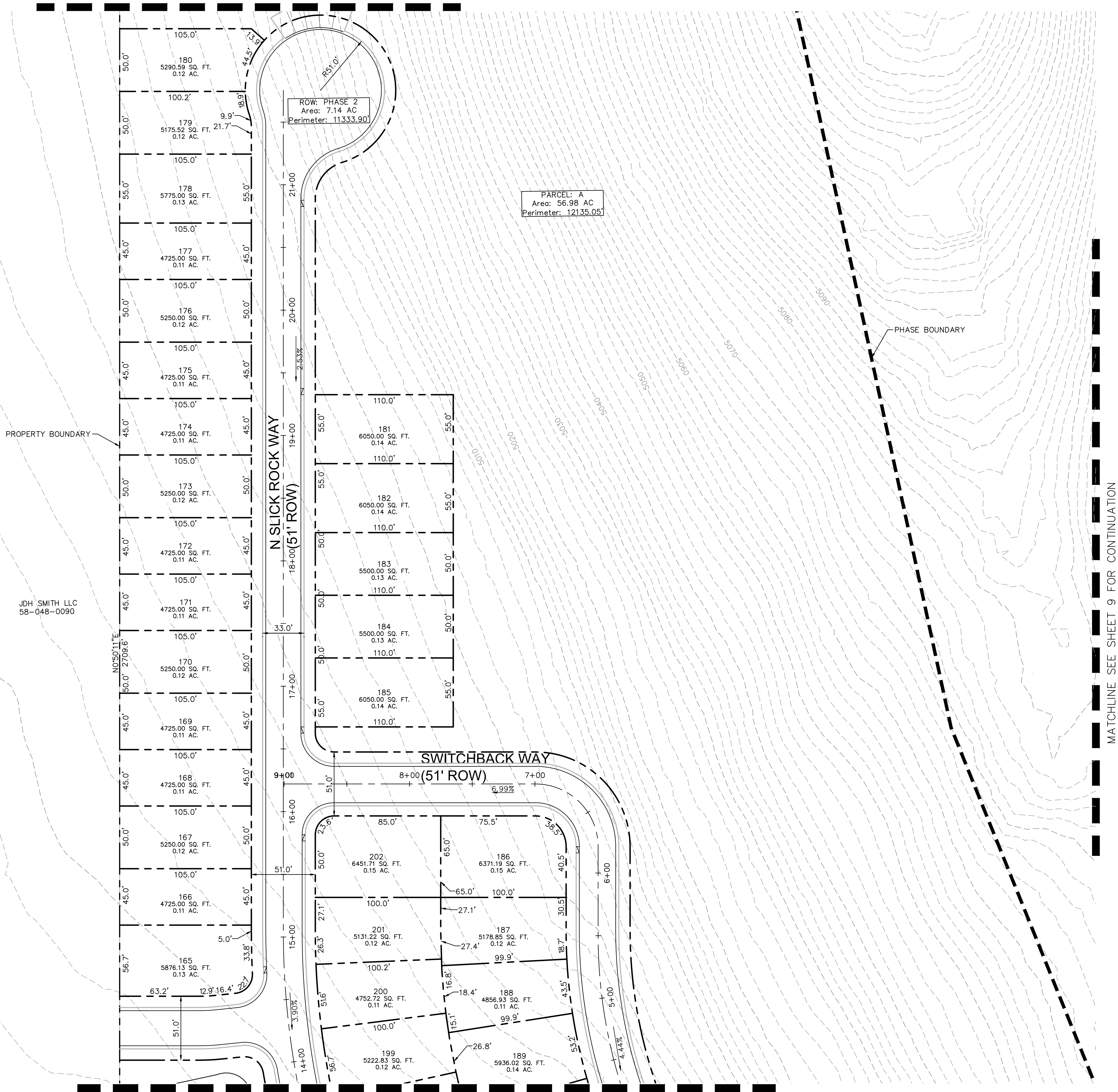
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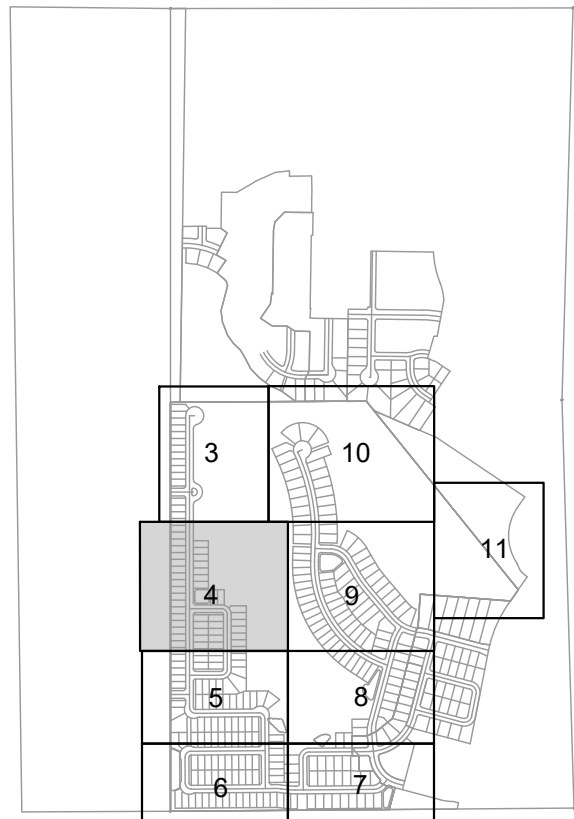
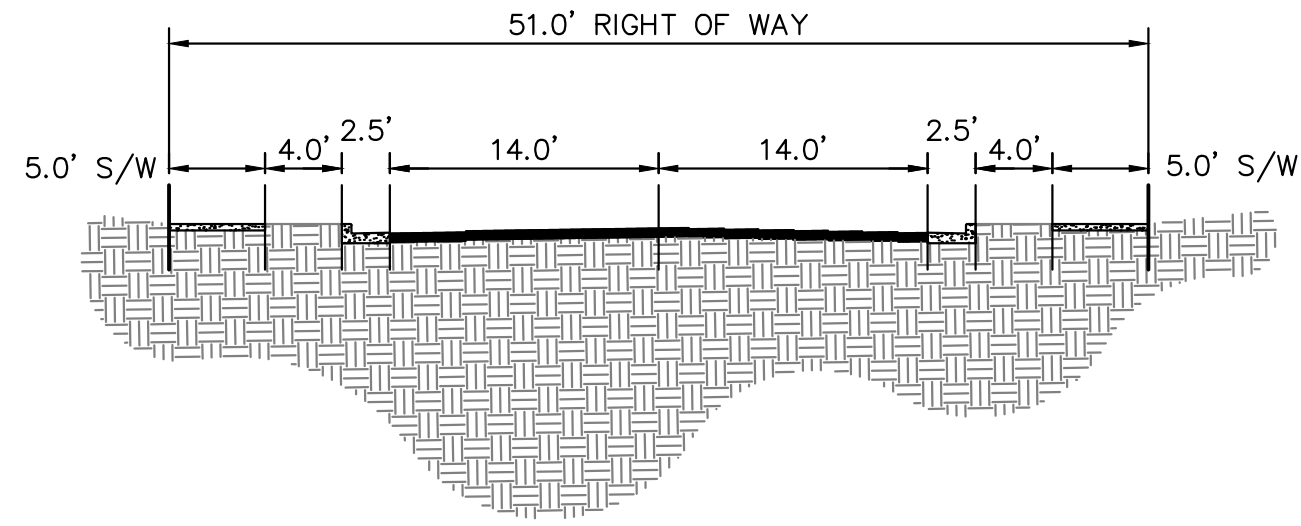
JDH SMITH LLC
58-048-0090

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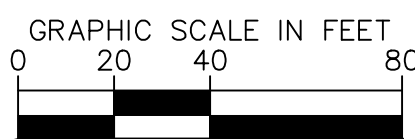
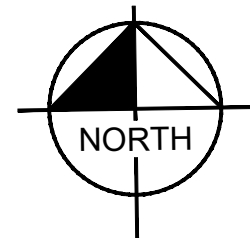


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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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TLC

SCALE (H):
SCALE (V):

DATE:
SEPTEMBER 2021

PROJECT NO.
196011002

DWG. NAME
PRELIMINARY PLAT.dwg

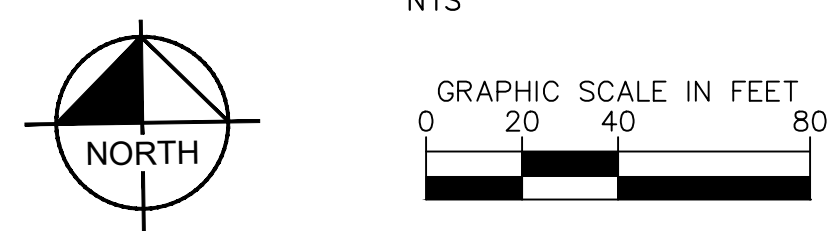
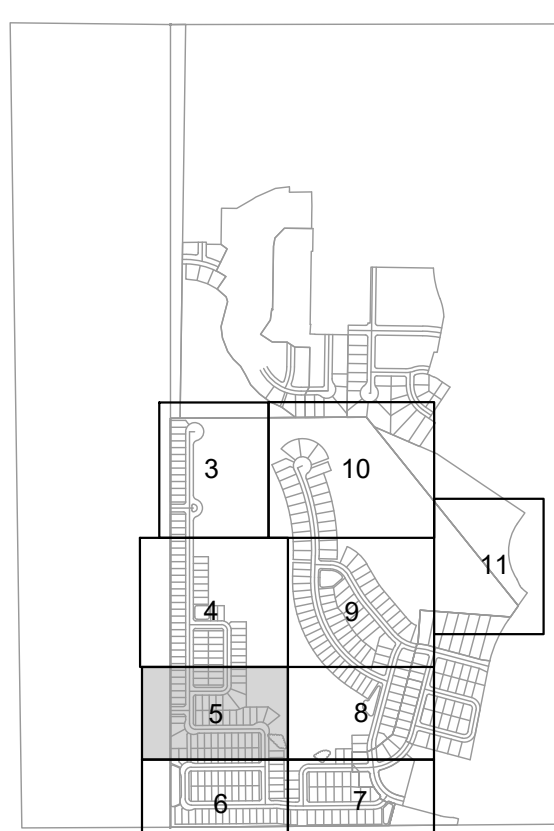
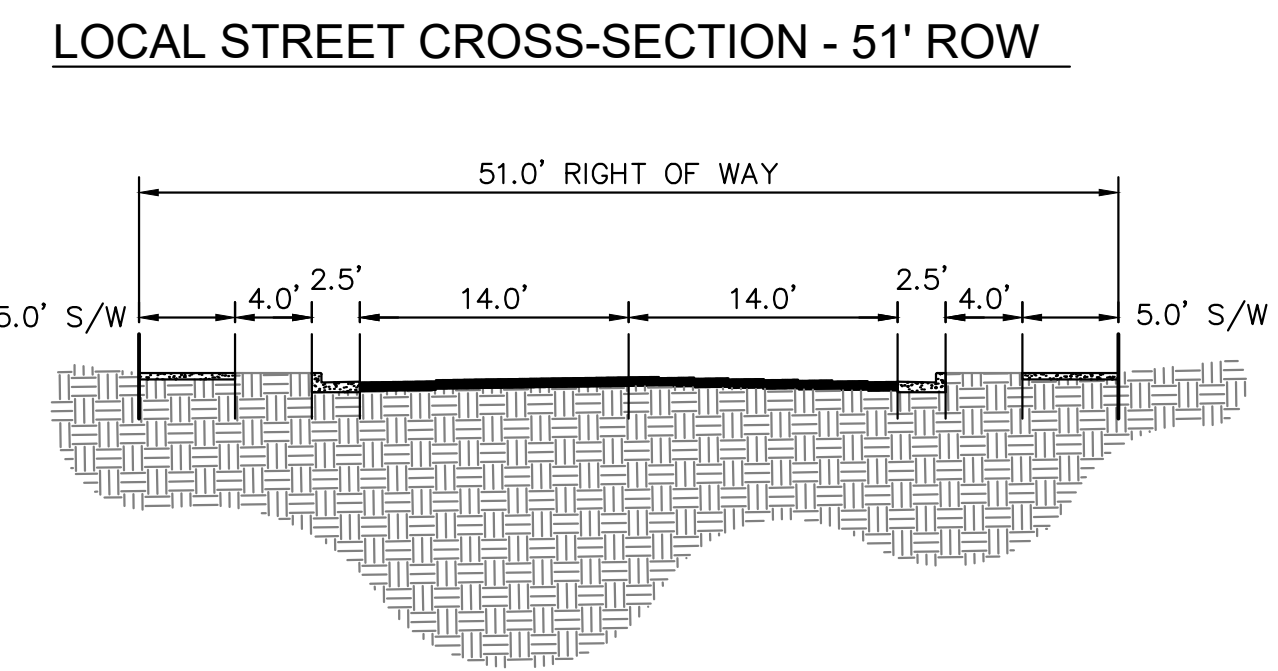
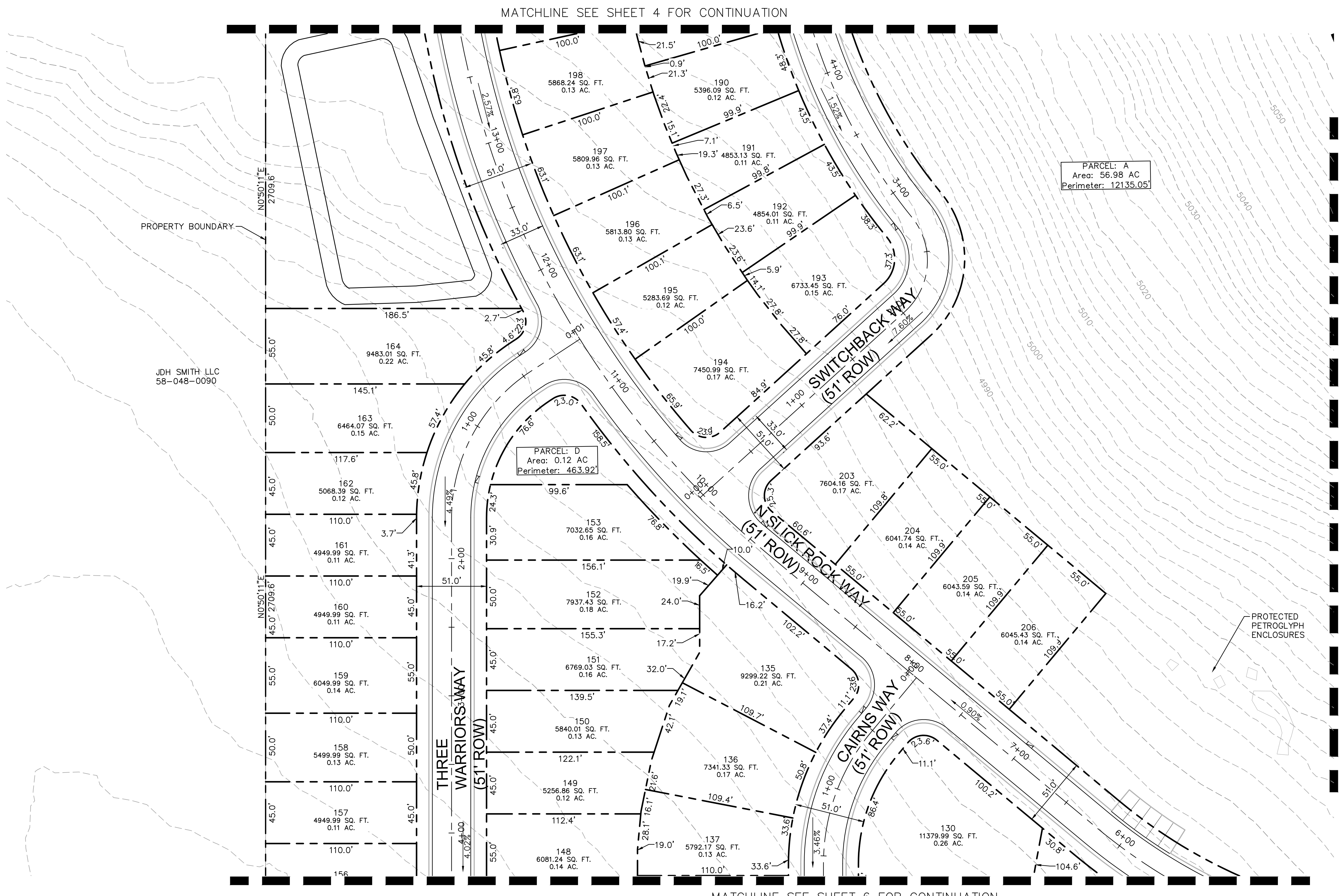
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PRELIMINARY PLAT

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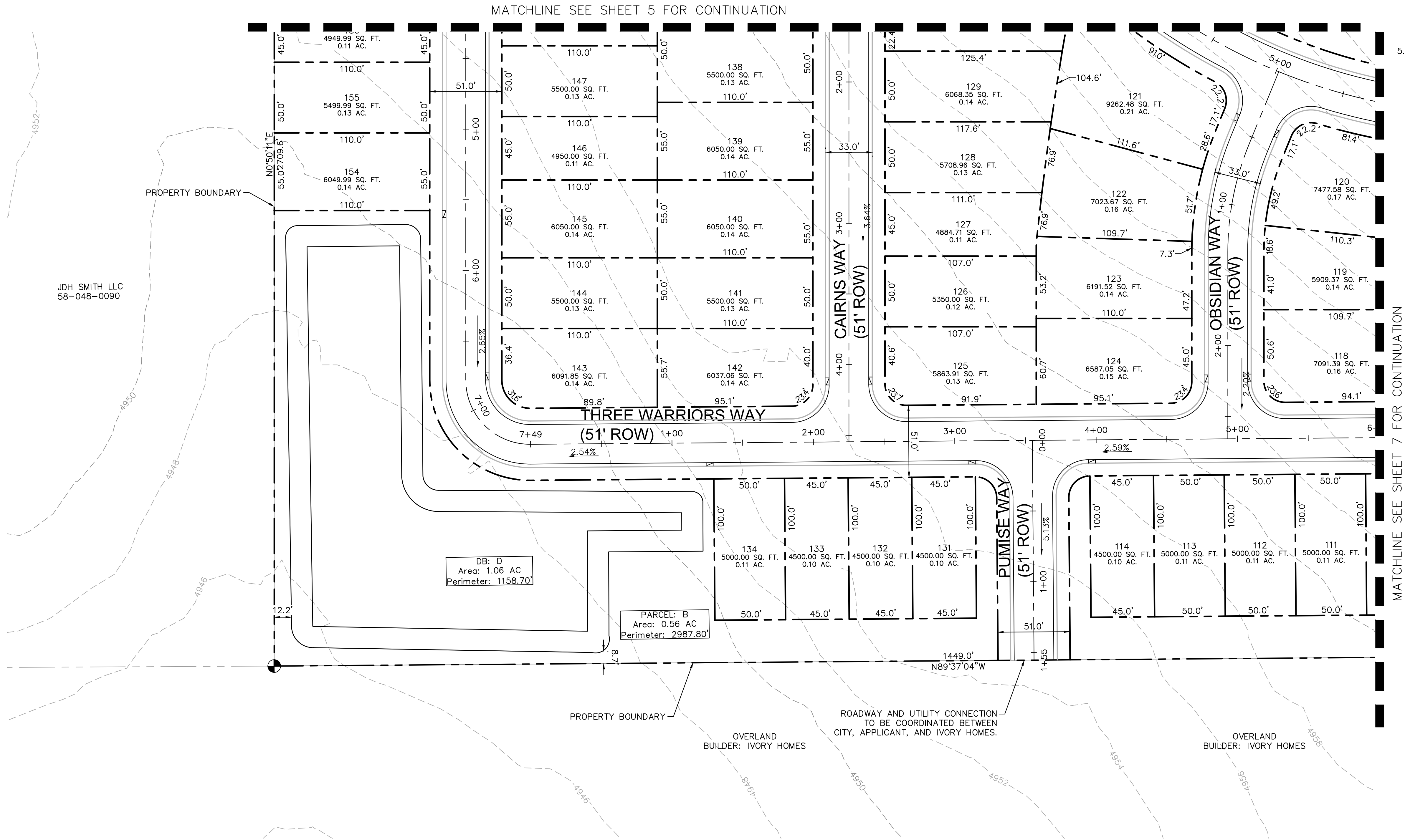
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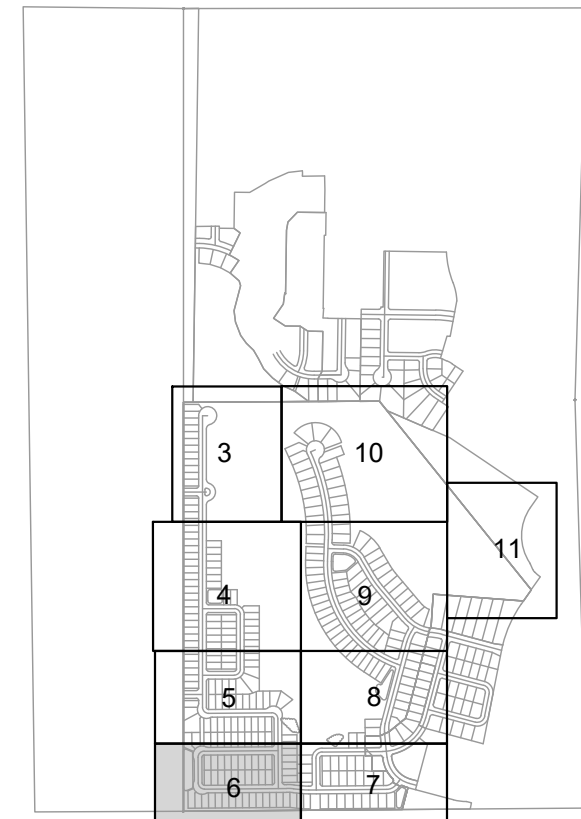
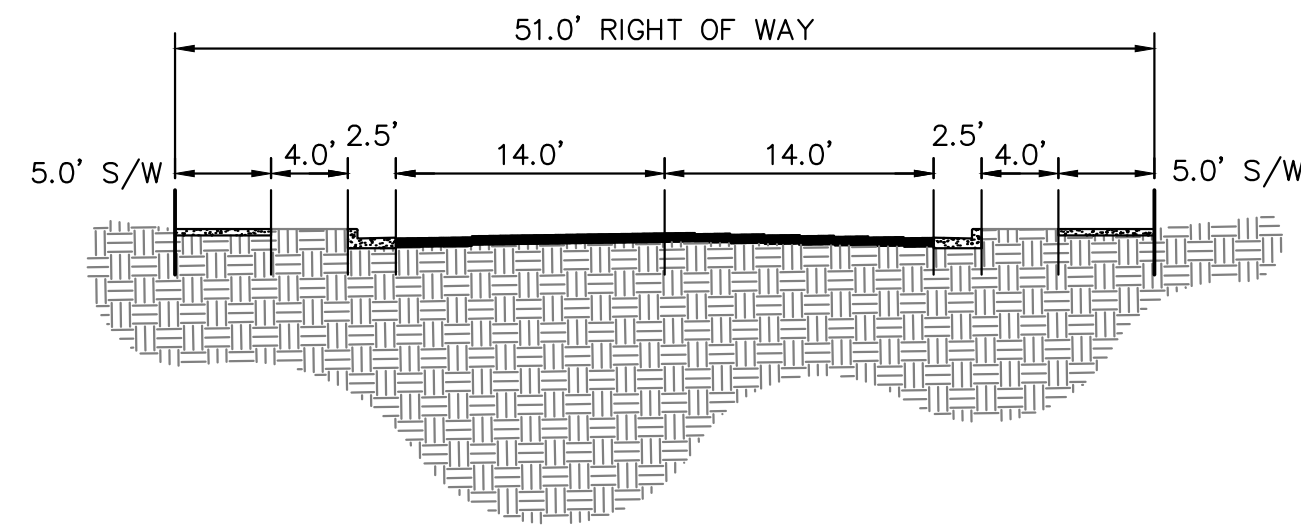
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DATE: SEPTEMBER 2021		SHEET NO. 5
PROJECT NO. 196011002		
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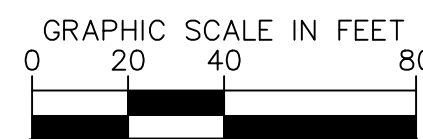
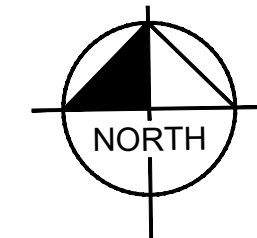
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



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OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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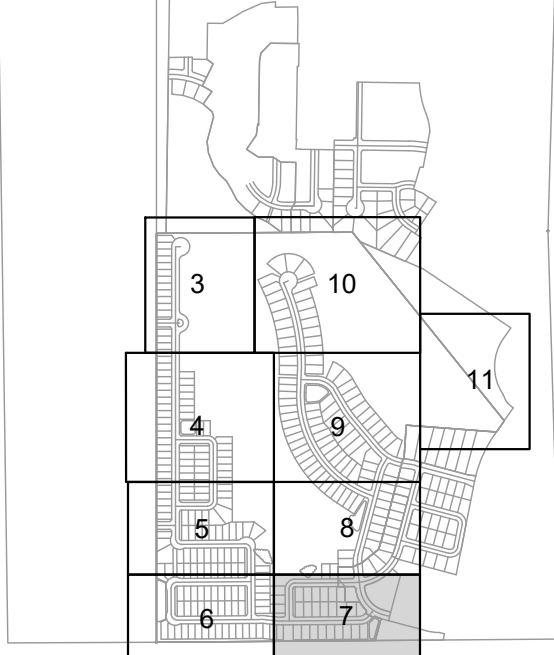
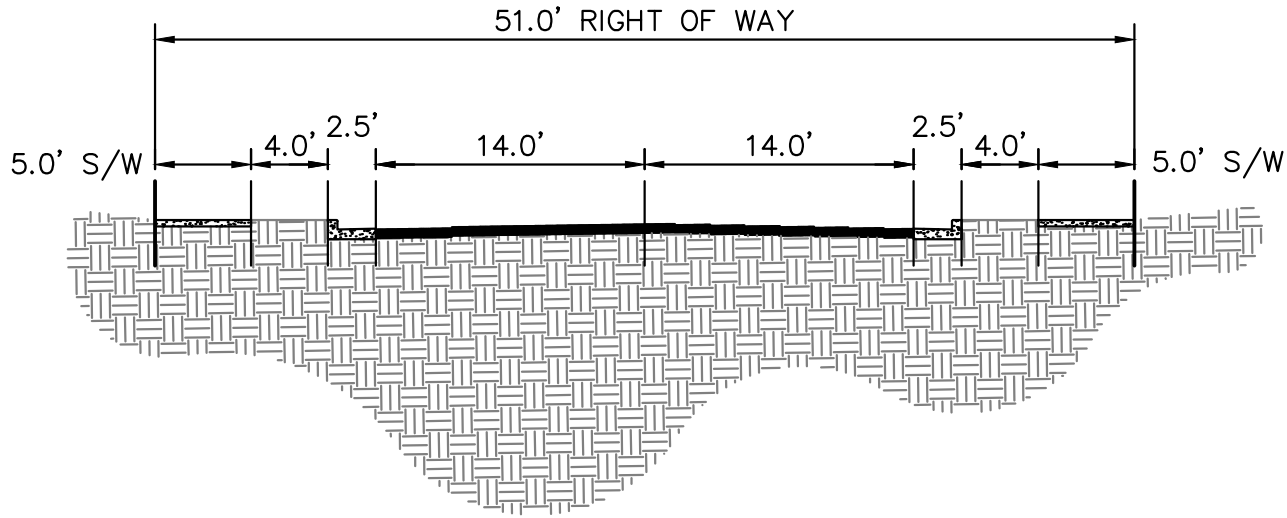
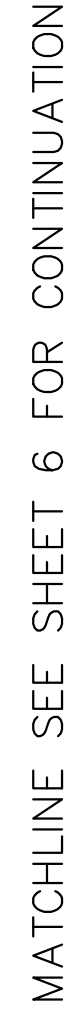
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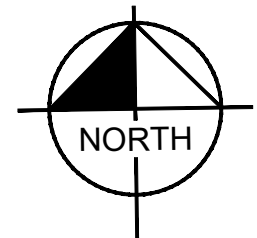
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PROJECT NO. 196011002	
DWG. NAME PRELIMINARY PLAT.dwg	

of 21 sheets

CASE NO.: TBD



KEY MAP
NTS



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments. The first 20-foot segment is black, the next 20-foot segment is white, the next 20-foot segment is black, and the final 20-foot segment is white.



Now what's **below**.
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PRELIMINARY PLAT

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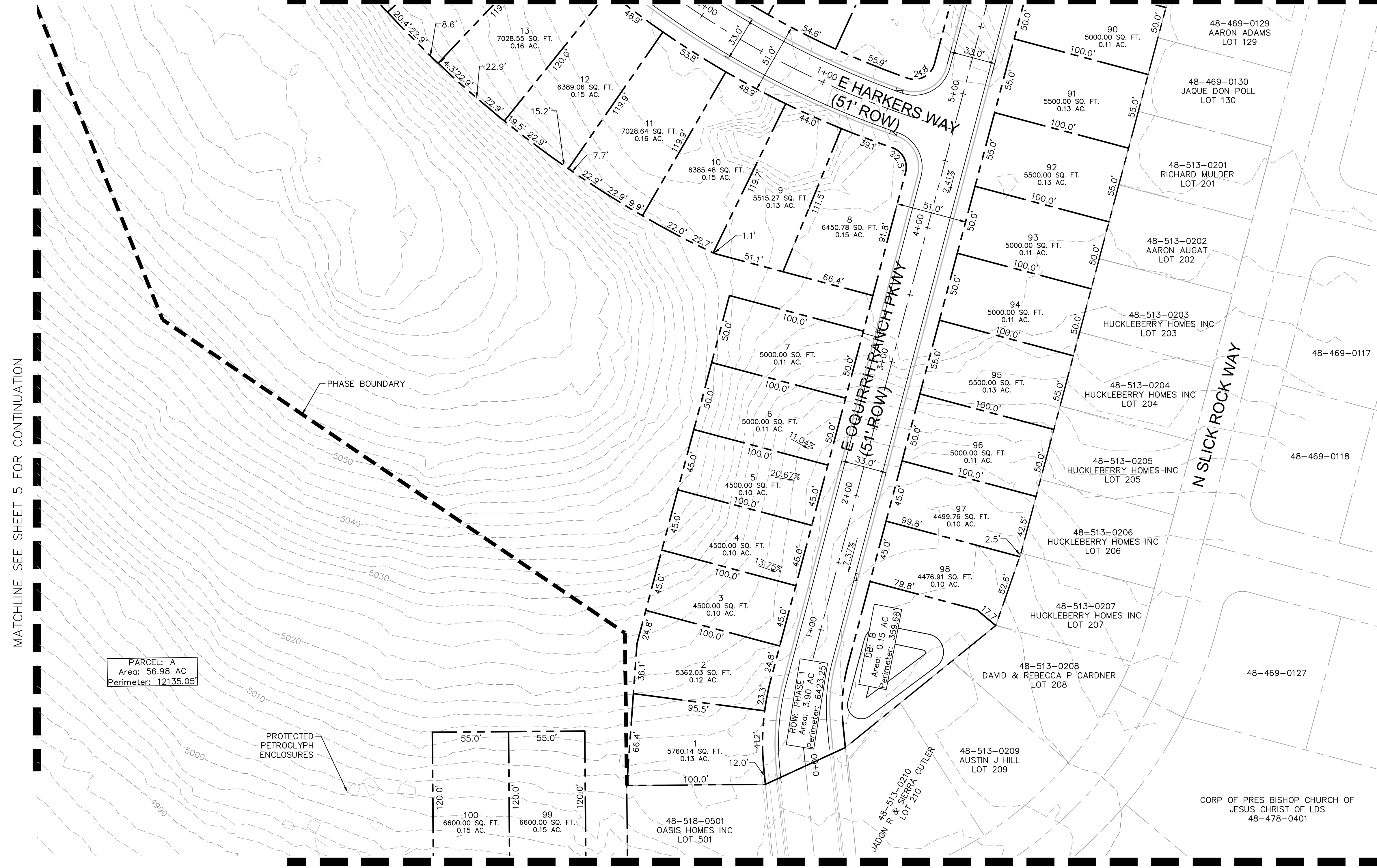
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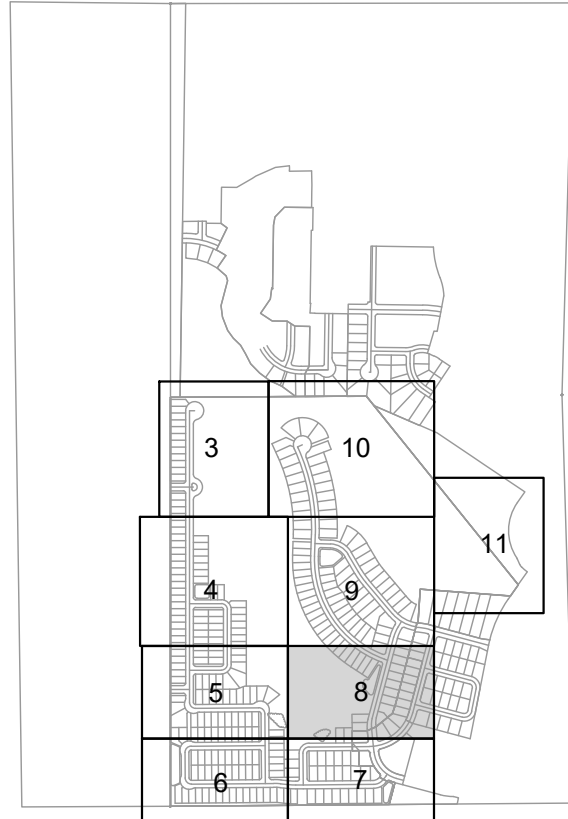
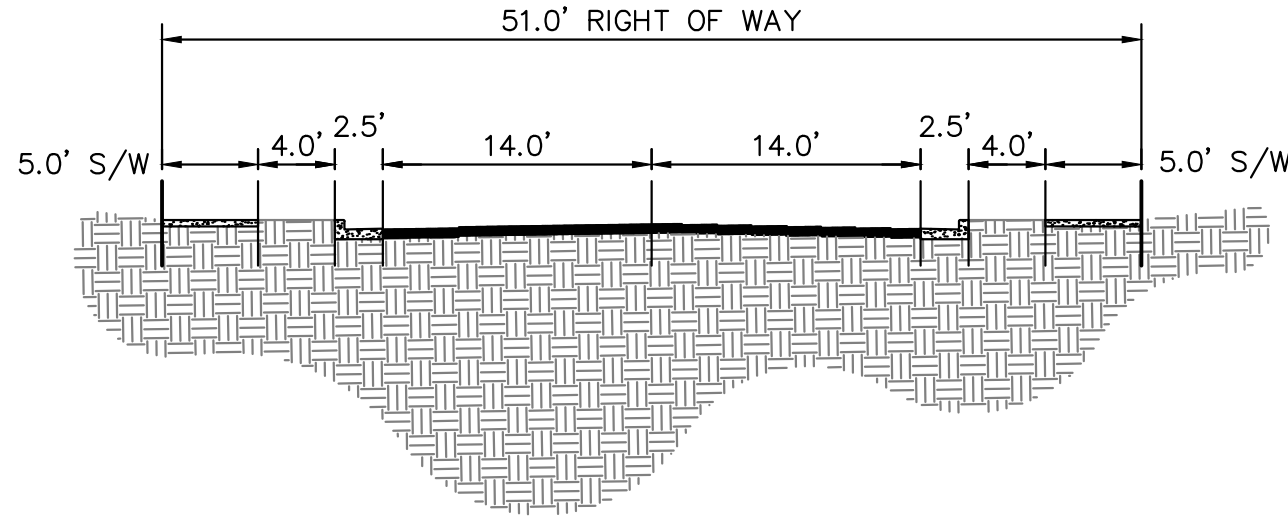
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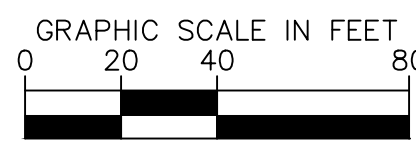
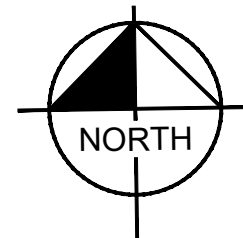
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LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
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SCALE (H):	SHEET NO.
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DATE:	8
SEPTEMBER 2021	
PROJECT NO.	

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of 21 sheets

CASE NO.: TBD

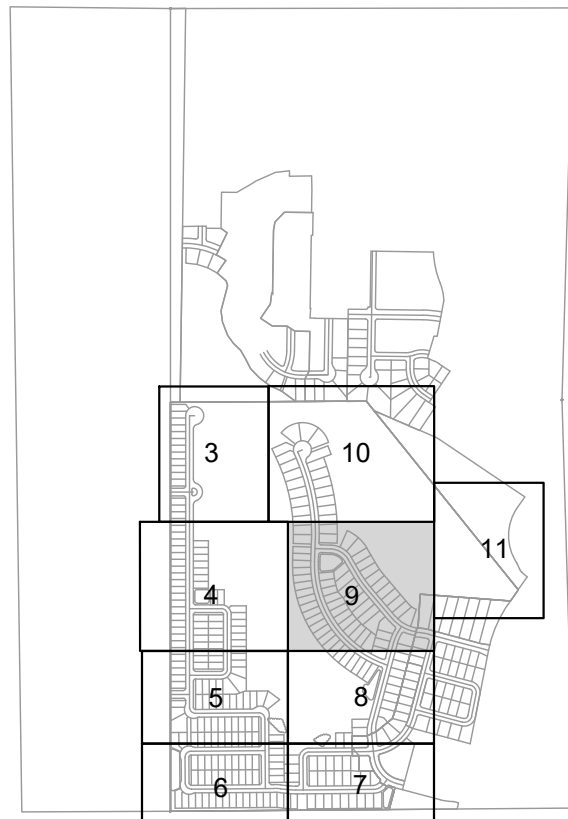
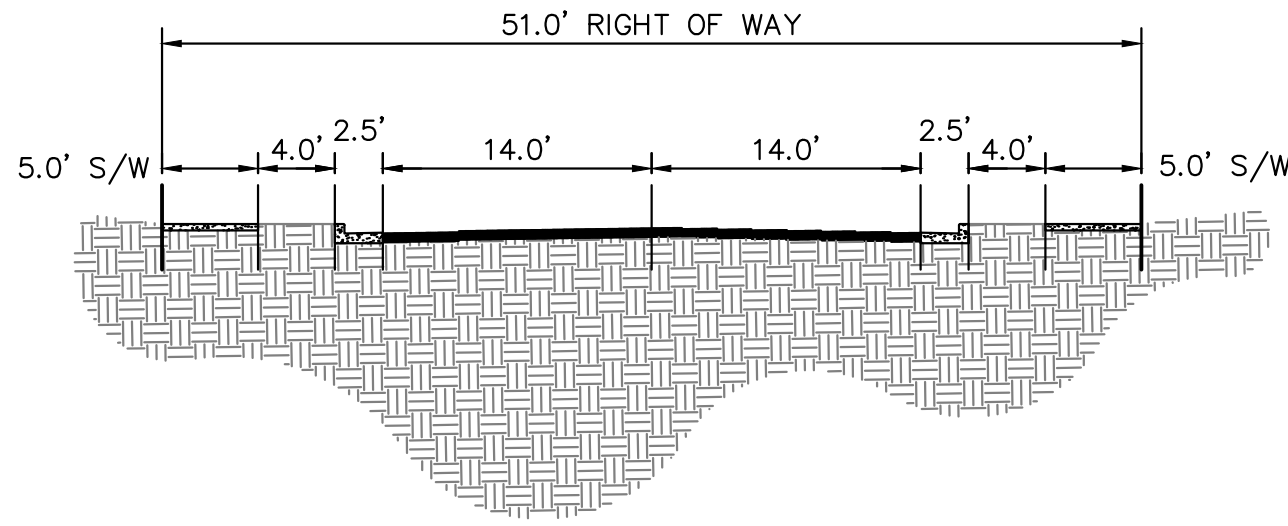
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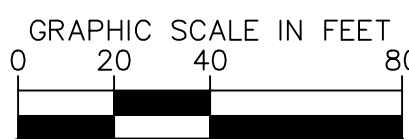
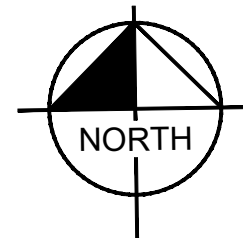
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MATCHLINE SEE SHEET 11 FOR CONTINUATION

LOCAL STREET CROSS-SECTION - 51' ROW



KEY MAP
NTS



OQUIRRH MOUNTAIN RANCH
PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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SCALE (V):

DATE:
PROJECT NO.

SEPTEMBER 2021
196011002

DWG. NAME
PRELIMINARY PLAT.dwg

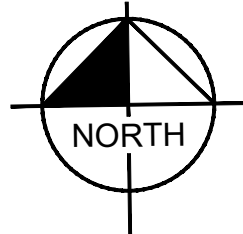
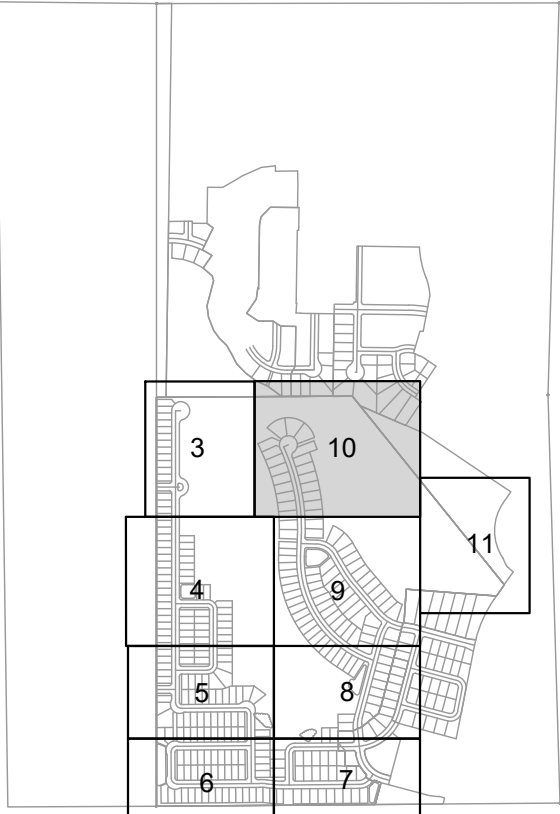
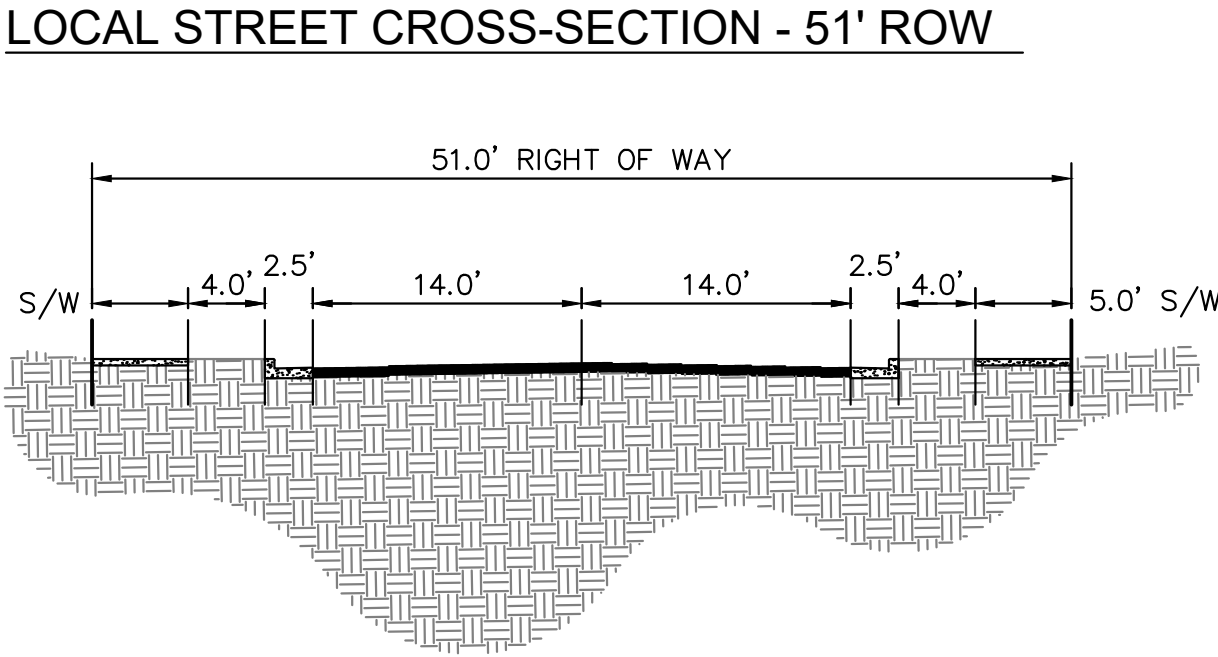
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of 21 sheets

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CASE NO.: TBD





OQUIRRH
MOUNTAIN
RANCH OF UTAH



811

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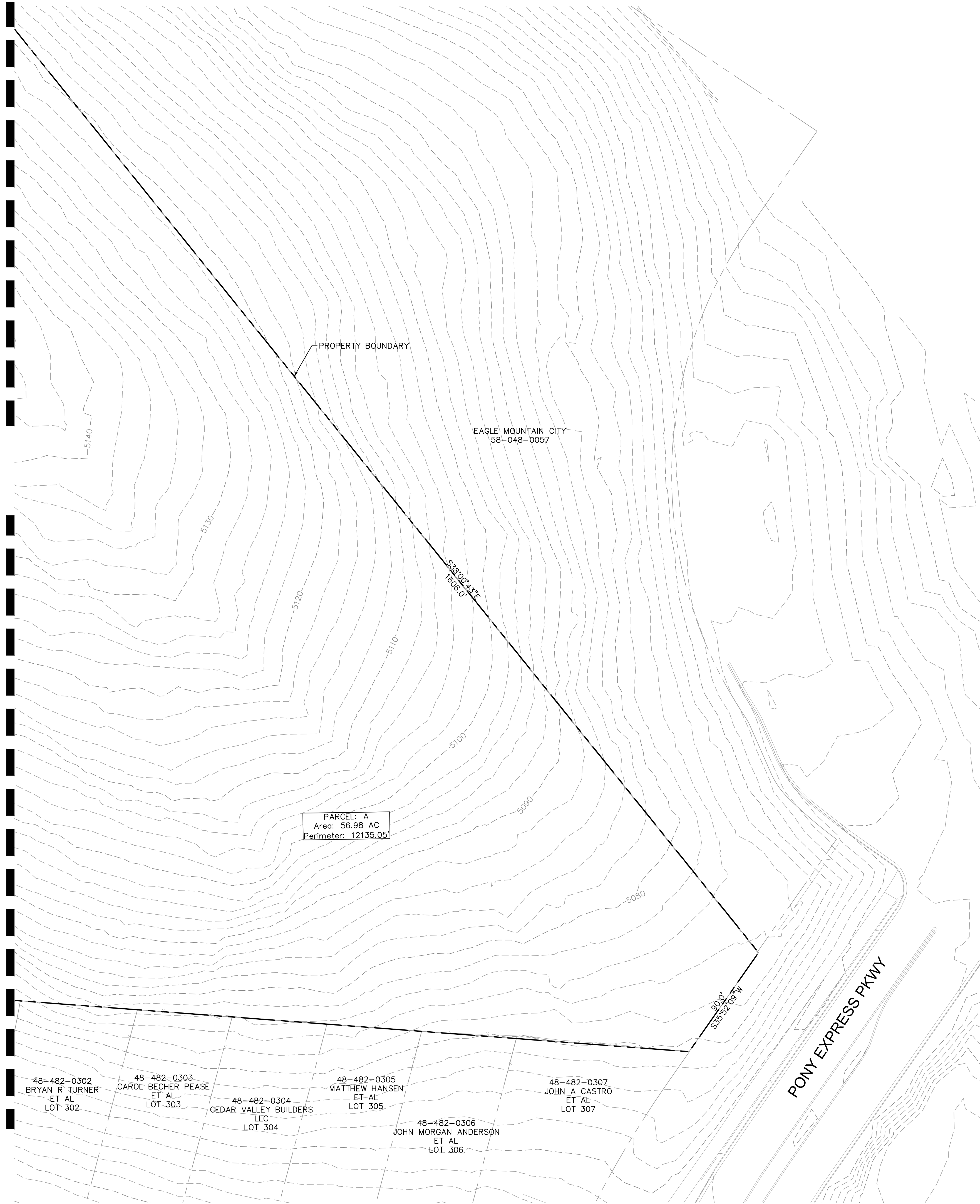
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MATCHLINE SEE SHEET 10 FOR CONTINUATION



48-482-0302
BRYAN R TURNER
ET AL
LOT 302

48-482-0303
CAROL BECHER PEASE
ET AL
LOT 303

48-482-0304
CEDAR VALLEY BUILDERS
LLC
LOT 304

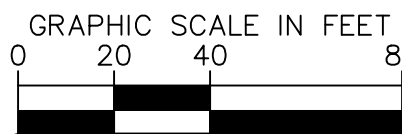
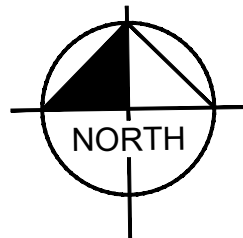
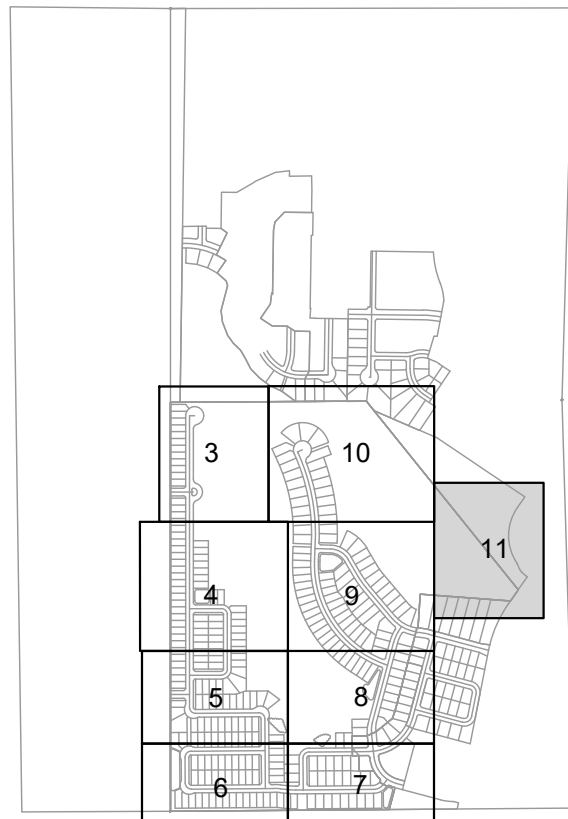
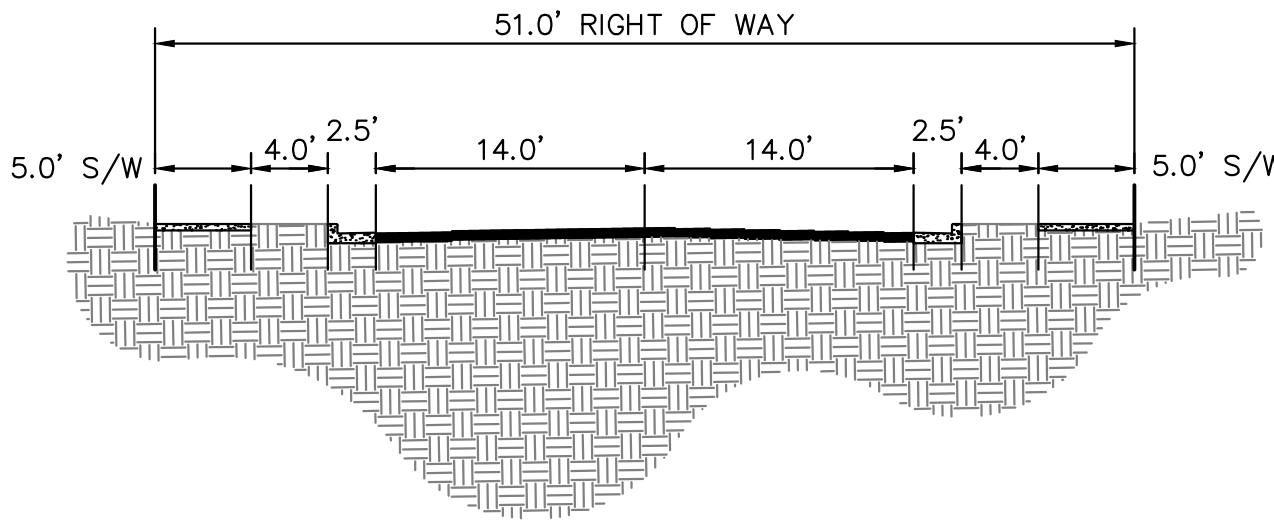
48-482-0305
MATTHEW HANSEN
ET AL
LOT 305

48-482-0306
JOHN MORGAN ANDERSON
ET AL
LOT 306

48-482-0307
JOHN A CASTRO
ET AL
LOT 307

PONY EXPRESS PKWY

LOCAL STREET CROSS-SECTION - 51' ROW



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PRELIMINARY PLAT

EAGLE MOUNTAIN, UTAH

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SCALE (V):

DATE:
PROJECT NO.

SEPTEMBER 2021
196011002

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11

of 21 sheets

CASE NO.: TBD



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

TITLE:	CONCEPT PLAN - Eagle Quest		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Kurt Ostler		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

The applicant is seeking feedback on two parcels that they own within the City, the Eastern Parcel located west of Lake Mountain Road (Parcel 59:006:0053) and the Western Parcel, located just north of the Rush Creek property and west of Overland (Parcels 58:049:0048, 58:049:0046, & 58:049:0047).

ITEMS FOR CONSIDERATION:

It should be noted that the applicant has included two different concepts for the eastern parcel the differences in the two concepts are:

- The 486 lot concept plan: Dedicates Arterial and collector roads to the city and includes a mix of RC, R3, R2, R1 and 1/2 acre lots for an average lot size for the entire project of 9,050 SF
- The 426 lot concept plan: Doesn't dedicate the full width of Collector and Arterial roads, also includes a mix of lot sizes and zones for an average lot size for the entire project of 10,477 SF

Staff and the Planning Commission have provided the following comments to the applicant:

East Concept

Phasing and access points for the project were discussed including the need for second accesses for any development over 30 units.

Moving the central park to the North-East for better spacing, and to remove the straight thoroughfare through the project to provide traffic calming on residential streets, particularly those around the central park.

There was concern expressed with the desire to alter the orientation of the Eastern Major Arterial road, which would put the burden of it curving wholly on other property owners.

The Commission expressed a desire for religious and school sites to be contemplated within the project.

Due to the location of the powerline corridor and the eastern roadway, the Planning Commission expressed that they were not concerned with conflicting lot sizes with properties located to the east of the Powerline Corridor.

West Concept

This concept will require a General Plan Amendment.

The roadways shown may need to be altered to comply with the locations shown on the Master Transportation Plan.

there was some concern expressed about the amount of MF zoning that is proposed in this concept, even with the addition of a Hospital the Commission expressed reservations with the number of MF units. The PC recommended incorporating more single family areas and the possibility of active adult or assisted living communities within the project.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Eagle Quest Concept - East 468 Unit Narrative

Eagle Quest Concept- East 428 Unit Plan

Eagle Quest Concept - East Straight Airport Road Configuration

Eagle Quest Concept- East Curved Airport Road Configuration

Eagle Quest Concept - West Zoning Map

Eagle Quest Concept - West Plan

Eagle Quest

484 lots

Bonus lots: Dedicating Right of Way for roads

163.21 acres = 7,109,456 sq ft

Collector Roads: request above standard residential 53' road

Major Arterial - East: 152' (152' x 2,675.30') = 406,645.60 sq ft (9.34 acres)

Minor Collector - West: 77' (12' x 2,673.34') = 32,080.08 sq ft (.7365 acres)

Minor Collector - North: 77' (12' x 2,655.69') = 31,868.28 sq ft (.7316 acres)

Minor Collector – South: 77' (24' x 2,661.18) = 63,868.32 sq ft (1.466 acres)

- South road – Sunset Flats didn't dedicate extra 12'

12.27 acres 534,462.28 sq ft being 7.52%

Parks

9.02 acres 393,208 sq ft being 5.53 %

10.31 acres 449,208 sq ft being 6.32% with dedication of Right of Way Road

<u>Zone</u>	<u>number of lots</u>
R1	139
R2	206
R3	89
Over 14,520 sq ft	<u>50</u>
	484

Bonus Lots: Right of Way dedication: **56 lots**

Overall average lot sq ft - lots sizes: **9,279 sq ft** **.2130 lot size**

Without collector roads property: **428 lots**

Overall average lot sq ft – lots sizes: **10,494 sq ft** **.2409 lot size**

Ask:

Road straight

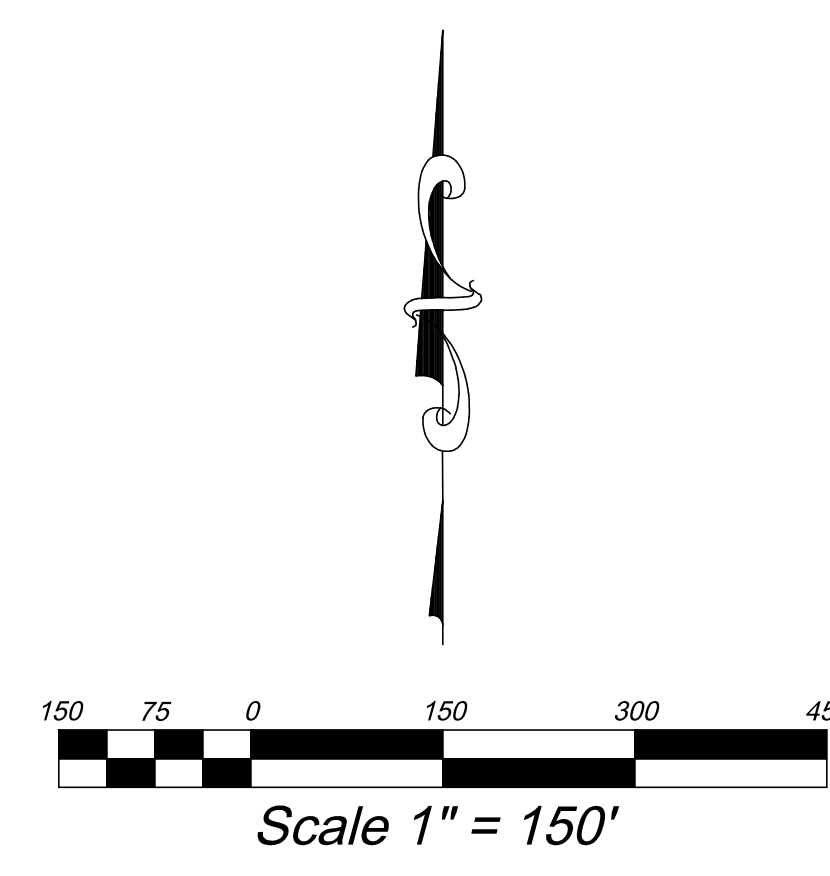
City pays for fencing along collector and major arterial roads

FYI: Ault Farms was recently approved with 3.25 unit density which included 37.40 of the acres being on East Side of Power Line / Gas Easement being FR Foothill.

428 lots = 2.62 lots per acre

484 lots = 2.97 lots per acre

530 lots = 3.25 lots per acre



PARK TABULATIONS

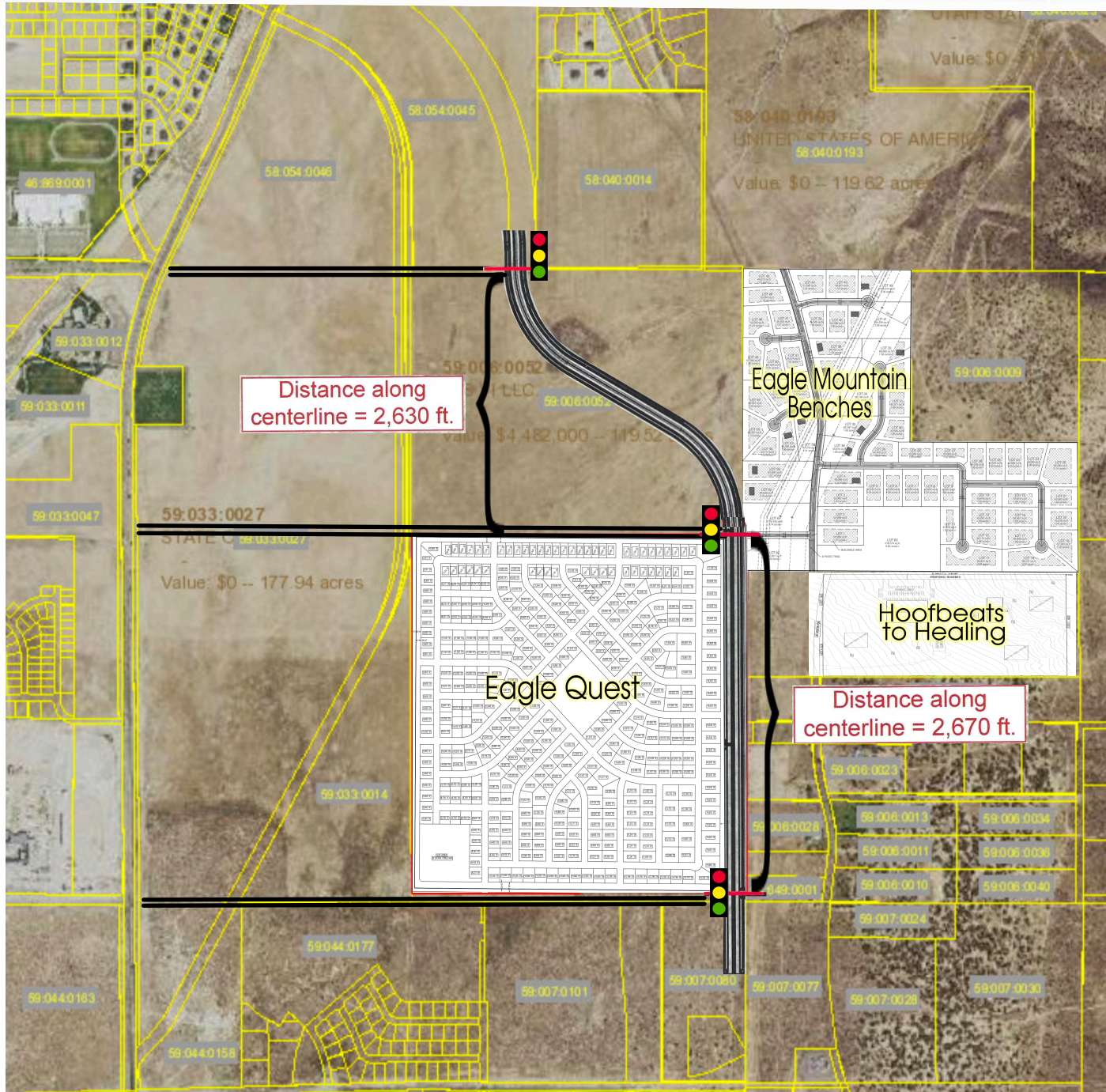
FENCING NOTE

COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.

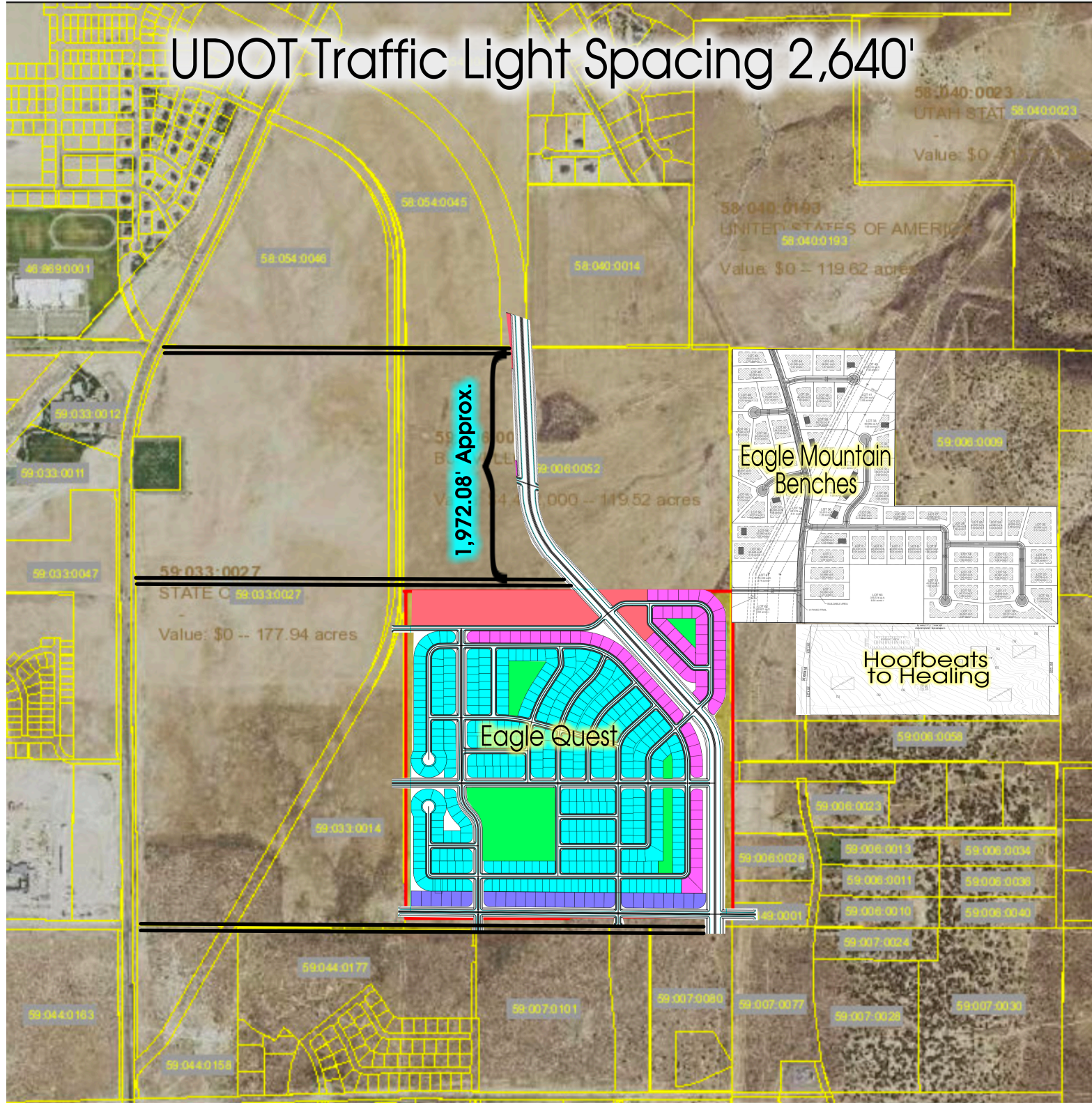
VICINITY MAP

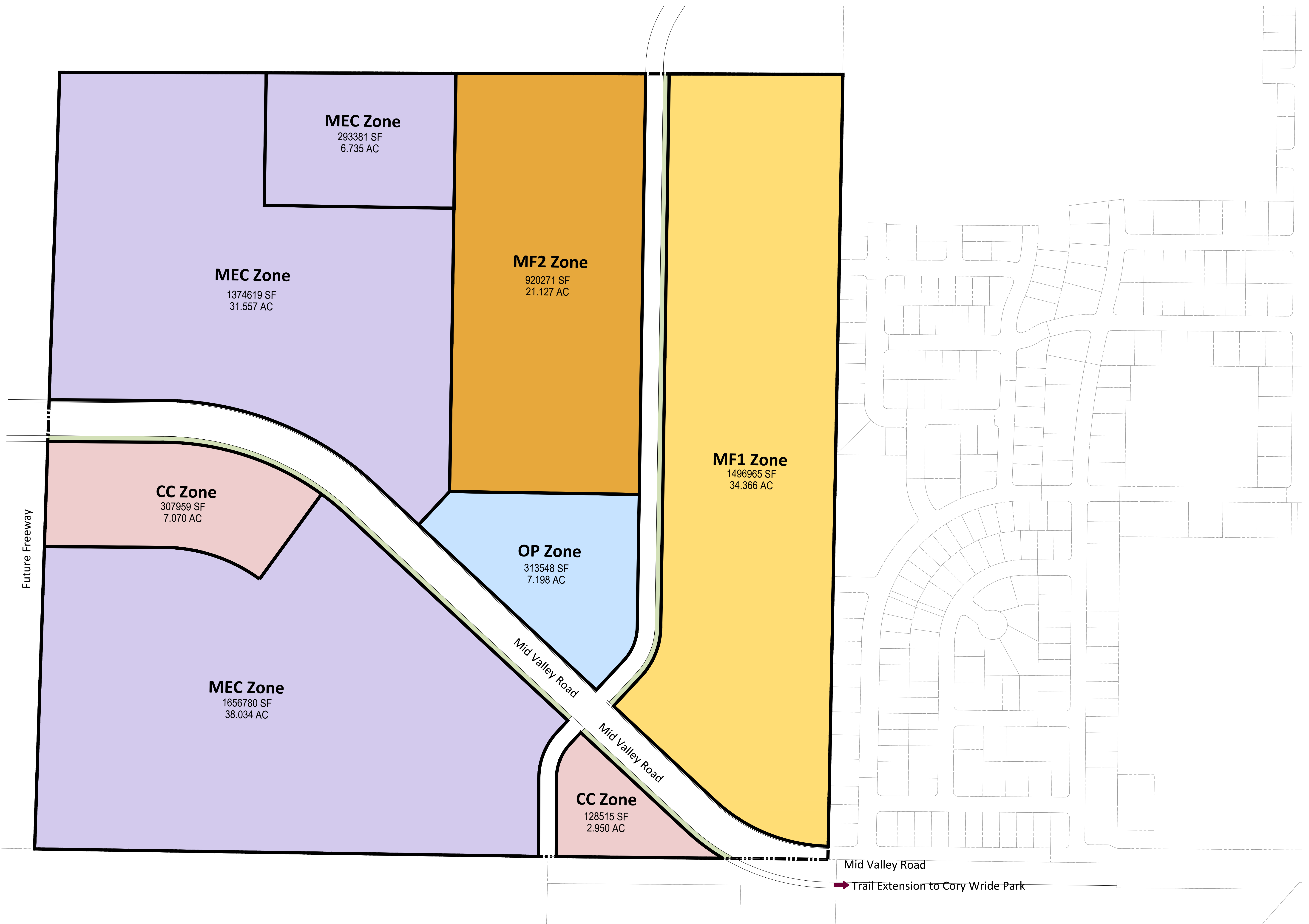
BENCH MARK		REVISONS	
	Rev.	Date	Description
Owner/Property Owner: KURT OSTLER		EAGLE QUEST	
Phone: 801-971-2596		EAGLE MOUNTAIN	UTAH
 EXCE ENGINEERING	Drawn by: D.W.P.	CONCEPT PLAN	Scale: 1"=150'
	Designed by: D.W.P.		Date: 08/16/21
	Checked by: D.W.P.		C1
David W. Peterson, P.E., License #270393 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@exceleivil.com			

UDOT Required Distance Between Signals for Access Category 3:
2,640 feet



UDOT Traffic Light Spacing 2,640'









**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

TITLE:	DISCUSSION - Fire Station 251 Color Scheme		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

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

PUBLIC HEARING:

No

PREPARED BY:

Jeremy Cook, Admin

PRESENTED BY:

City Attorney Jeremy Cook

RECOMMENDATION:

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

BACKGROUND:

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

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Conservation Easement](#)



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

TITLE:	Lone Tree Traffic Signal Change Order #1- B Jackson Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$10,590		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve Lone Tree Traffic Signal CO#1 for B Jackson Construction in the amount of \$10,590.

BACKGROUND:

The original construction contract had anticipated that there would only be a pedestrian crossing on the south side of this intersection. However, because of an existing power transformer on the west side of the road which would have conflicted with the pedestrian landing for the crosswalk, the crossing had to be moved to the north side. The existing pedestrian ramp at this location did not meet ADA compliance and as such, especially with a traffic light, it was decided that the best course of action was to replace the existing ramp with a new ramp that would meet ADA compliance. Additionally, some of the existing trail on the east side of the road was removed to match up with the new crossing.

Original Contract Price: \$99,800

CO#1: 10,590

Revised Contract: \$110,390

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

September 7, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Eric McDowell, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; Evan Berrett, Assistant to the City Administrator; and Spencer Harris, Management Intern.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; and Embret Fossum, UFA Battalion Chief.

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

General

- The utility rate study is nearing completion. A few unexpected items have arisen that need to be taken into consideration. The City is waiting for a finalized update of the water impact fee analysis.
- On August 16, 2021, the City closed on the purchase of 80 acres for the sewer treatment plant which will service growth for many years to come.
- Right-of-way is being secured and design is in progress for the second phase of Airport Road. The City held a bond meeting with Lewis, Young, Robertson, and Burningham, Inc. and rates are favorable and could beat the current inflation rates by four times or more. Construction is anticipated April through September of 2022.

Community Development

- The Tyson facility is up and running for training and the certificate of occupancy is being finalized.
- Facebook received a certificate of occupancy for building two which completes the first one million square feet of the project.

- Construction is underway for the Macey's grocery store.
- Community Development is working on rezoning existing developments to current zones; rezoning will occur in stages.

Wastewater

- The plant expansion to 2.4 million gallons per day is complete and in operation.
- Streets, stormwater, and wastewater crews are working around the clock to create four new rapid infiltration basins on the eastern portion of the land recently purchased by the City for plant expansion to service growth and winter storage for the City's economic development partners.
- The SCADA system is being upgraded on the new portion of the plant.

Parks

- Cory B. Wride Memorial Park Phase 2 and SilverLake Woodhaven Park have been completed and are waiting for power sourcing from Rocky Mountain Power.

Engineering

- The areas undergoing compaction and storm drain pipe installation on Pony Express Parkway should be completed and paved on September 22nd and 23rd. The project has been delayed due to construction material shortages. The City appreciates drivers' patience.
- The walking trail for Cedar Valley High School and Frontier Middle School has been completed.
- Widening of Mid Valley Road, included in the FY 2022 budget, will be unable to be completed this fall as planned and has been delayed until spring of 2022 due to material shortages.
- Construction for Airport Road Phase 1 should be completed by the end of October and the materials for the traffic signal are onsite.
- A pre-construction meeting for the Bobby Wren Boulevard traffic signal was held earlier today and the project should be completed by the end of 2021.
- The State issued the stream alteration permit for the Tickville Wash and a pre-construction meeting is planned.

City Engineer Chris Trusty said that the State issued the stream alteration permit to determine the impact to the wash prior to levying any reparations or penalties for construction activity that occurred before the permit was approved.

1.B. PRESENTATION – 2021 Resident Survey Results

City Management Intern Spencer Harris presented the item. Forty years was the median age of survey participants, and of the approximately 880 participants, about two-thirds were female. The survey results do not directly correspond with the demographics of the City; however, meaningful data can still be extrapolated from the respondent sample population. Over fifty percent of the respondents have a college education, a combined median household income of \$75,000 to \$100,000, and 95% are homeowners. Resident satisfaction had decreased slightly from a score of 1.51 in 2016, on a scale of 0 to 2, to 1.41 in 2021. The highest-rated services in the City are garbage collection, sewer services, fire services, utility billing, special events, and public information. Garbage collection and special events experienced the largest gains in approval ratings.

Repeated themes in the resident responses include appreciation for the small-town feel, sense of community, wildlife, dark skies, City events, trails, and parks. Regarding growth, residents expressed the desire for a focus on sustainable growth, planning ahead for growth, and requiring larger lots and less density. To address growth concerns, residents proposed to get ahead of infrastructure, to expand main roads, to build more roads in and out of City Center, and to regulate and enforce better construction site management including dust mitigation. Recreation requests included a pool and rec center, a dog park, more parks in The Ranches, and a large, cement skate park. Economic development feedback requested balancing development efforts between large businesses and small businesses; growing local retail, entertainment, and restaurant industry; and providing more support for existing local businesses. Other miscellaneous feedback included requests for a second fiber internet provider, more youth activities, a larger library, a reduction in the size of the Overland development sign, and a dedicated police force.

1.C. DISCUSSION – Outfield Fencing at Pony Express Regional Park for a Dog Park

Parks and Recreation Director Brad Hickman presented the item. Over the past few years, community members and entities have requested a dog park and a memorandum of understanding has been written for a dog park at Pony Express Regional Park. Conflict has arisen at this park because some residents are using the area for a dog park and others are using the park for baseball. Staff proposes fencing the area to the east for a designated dog park area and retaining the west area as a baseball diamond. The area intended for the dog park has grass, trees and irrigation and would include a leashing/unleashing entry point and grading with road base installation for parking in the northeast portion of the park. The City obtained a fencing bid for approximately \$20,000; however, the quote is only valid for seven days due to the frequent changes in construction material costs. The use would be appropriate and a good utilization of the resources available in this area requiring minimum City investment. Possible support from fundraising activities by other entities could assist with financing. He recommended scheduling the item to return to the next meeting for a budget amendment should the Council be in favor of the project.

Councilmember Burnham expressed her support of the plan due to the economy of using existing material, resident desire for the park, and the appropriateness of the location as it would not impact homes.

Councilmember Clark expressed her support for the project but was concerned with the difficulty in providing water to the area. She suggested a water buffalo or another interim solution until waterlines are available to provide a permanent water source.

Mr. Hickman said staff could evaluate the cost of running waterlines to the area and of providing a temporary water source to determine the appropriate course of action. The type of drinking fountain contemplated would have a spout for humans and a separate spout for dogs. Non-potable water could be provided for dogs but is not meant for human consumption. Providing potable water would be more cost-prohibitive. Pony Express Regional Park master planning might impact the design or shift the location of the dog park in relation to the overall design.

Councilmember Gray supported the dog park and said he would prefer the City invest in providing a high-quality park.

Councilmember Curtis inquired regarding mitigation plans for stray balls entering the dog park area from the baseball field. He verified that the master planning for the park would include the cemetery and requested consideration of maintaining a peaceful atmosphere for the cemetery.

Mr. Hickman said that the baseball park would not be programmed for games and will be utilized for practice. Due to the low chances of interaction, the likelihood of balls entering the dog park is low and could be addressed with a taller fence or other mitigation if deemed necessary. The cemetery master planning will address noise and nuisance concerns.

Councilmember Love expressed concern with the maintenance burden to the City should residents not clean up after their dogs. She also suggested delaying the fence install to a slower season to reduce the cost.

Mr. Hickman said his hope is that residents will be responsible; issues will be addressed by the Parks Department if necessary. The plans for the park will include consideration of the current market value of materials and construction timing. The bids he received were priced reasonably enough that he felt confident in bringing the plan to the Council for approval rather than delaying in the hopes that material prices come down.

1.D. CONCEPT PLAN – Porter's Crossing

This item was moved to a future agenda at the applicant's request.

Councilmember Curtis provided feedback to be conveyed to the applicant. He stated that the current agreement requires the multifamily uses remain in pod 9; however, he would prefer the multifamily be located in front of the commercial uses. Because the agreement included specific housing types and institutional uses, he is more concerned with the changes to the housing types proposed than the overall density contemplated.

1.E. DISCUSSION – Animal Code

Assistant City Administrator/Community Development Director Steve Mumford presented the item. On July 13, 2021, staff presented a proposed code change to the Planning Commission which would allow two horses per half acre and remove references to animals in the Airpark Zone. After significant discussion and a number of comments from the public, the Planning Commission recommended, with a vote of 3 to 2, a code change which removed references to animals in the Airpark Zone and made no changes to the number of animals allowed, as code permits individuals to apply for a conditional use permit under an alternative animal management plan. Staff presented the Planning Commission's recommendations for changes to EMMC 6.10 to the City Council on August 3, 2021. The Council advised staff to bring multiple options for changes to Table 6.10.090 to be considered.

Table 6.10.090 in its current form limits the total number of animals by acreage range and with fencing minimum requirements based upon animal type. Mr. Mumford presented a potential amendment to Table 6.10.090 that permits an increased number of animals based on each half-acre of land, rather than lot size ranges. Two other options were presented that include using a points system. Animals would be assigned a point value and total points allowed would be limited by lot size. Proposal #1 and Proposal #2 both institute a point system that allows for two animal units per half-acre; however, Proposal #2 allows an increased number of animals per unit, generally allowing one additional large or two additional medium-sized animals per unit.

Mr. Mumford noted that an animal point system can be confusing and difficult to explain; however, it would be the best way to address the cumulative animal impact. Regarding nuisance issues, he explained canine nuisance complaints are handled through the Sheriff's Office. The City receives rooster complaints most frequently and discourages rooster ownership. Nuisance complaints regarding other animals are rare and are generally in association with larger lot properties.

Councilmember Curtis recommended addressing the various animal issues, such as the total number of permitted animals and nuisances, individually. He desires to clarify the standards and feels that nuisance issues are separate from the total number of animals, as nuisances tend to arise with the care and housing of the animals, rather than the total number of animals on a lot.

Councilmember Clark clarified she desires to have statistical data to evaluate the prevalence of complaints to determine if a code change is needed or if issues should be addressed individually, and she advocated for addressing the cumulative effect. She noted that the Council determined to retain the rooster code as written and address complaints through nuisance standards. As a chicken owner, she believes that chickens and rabbits belong in a different category than other small animals such as goats, small pigs, or ducks.

Councilmember Gray concurred that the number of animals does not have a direct correlation to nuisance issues. He advocated for determining the appropriate number of animals for the chart first and addressing nuisance issues later. Although the City is unlikely to experience issues with the cumulative impact of animals, he is amenable to a point system as a precautionary measure. He advocated for miniature breeds to be counted differently than full-sized animals and for removing chickens and rabbits from the table.

Councilmember Love stated she desires to address problems with the current standards such as scalability and maximums per animal. The current standards are based upon lot size ranges without consideration of cumulative impacts or fairness for people that desire one animal type compared to those housing a combination of different animals. She expressed concerns with addressing miniature breeds for all types of animals and suggested the standards address common breeds and utilize conditional use permits to address unique animal uses and situations. She explained that her proposed system is based upon what she feels is appropriate after a site visit to a City residence with animals. She agrees with Councilmember Burnham's suggestion to have large, medium, and small animal designations and agreed with excluding limits on small animals.

Councilmember Burnham stated she desires to maintain sensible animal rights and that some residents came to Eagle Mountain due to other cities reducing or removing animal rights. She

agrees with the concerns expressed by Councilmembers Curtis, Clark, and Love. She advocated for a point system rather than the fencing system, as she feels the point system is less complicated and easier for staff to measure. She also would prefer to assign points based upon animal size rather than animal type.

Discussion ensued regarding the animal types to include on the table including various types of fowl raised for eggs, whether to implement a point system, ways to clarify the point system through examples or other methods, the desired metrics and animal size determinations to include on the chart, the difficulty in measuring and enforcing the required fencing standards, and the differences in total number allowance between the current system and the two, point system proposal options.

Mr. Mumford verified the direction from Council was for staff to prepare an amendment with a point system based upon animal size rather than type, scalable per half-acre or acre increments, including considerations for miniature breeds, and to include examples to assist residents in understanding the point system. He clarified that nonpermitted animals are listed in EMMC Chapter 6.

2. AGENDA REVIEW

CONSENT AGENDA

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN CONCEPT – Smith Ranch Community Park

MHTN Architects Senior Landscape Architect Vince Olcott reviewed the site plan concept presented during the July 20, 2021, City Council meeting and explained the options for replacing the pickleball courts with a skate park as requested by the Council. The total estimated cost for all phases of the park is \$5.8 to \$5.9 million. The cost of the four pickleball courts included in the previous proposal is estimated at \$173,000, excluding lighting. A 7,000-square foot concrete skate park would cost approximately \$450,000. A 12,000-square foot concrete skate park would cost approximately \$926,000.

Mr. Hickman verified that the Lehi skate park is approximately 11,000 square feet; the Sandy skate park is approximately 30,000 square feet. The four pickleball courts would occupy 7,000 square feet; however, up to 20,000 square feet of park space could be allocated for a skate park. He suggested that if the City decides to build a skate park, it should be larger enough for long-term viability and usability. The cost of the ten pickleball courts at Cory Wride Memorial Park, including lighting, was about \$500,000. It would cost approximately an additional \$60,000 to add lighting to the pickleball courts at Smith Ranch Community Park. Park impact fees collected by the City depend upon the number of building permits that are issued in a year. The City allocated \$1 million for the initial phase of the park and the availability of funds will determine the construction phasing for the park.

Mayor Westmoreland stated he feels this park would be an appropriate location for a skate park.

Councilmember Love said she approves of the area as an appropriate location and desires to prioritize the skate park due to the availability of pickleball courts in the City. She noted that youth are currently using the neighboring retail area for skate activities and the proximity of the ninja course to the skate park would provide multiple amenities for older youth at one park.

Councilmember Clark said that businesses and churches have had issues with skate activities and this location is as close as possible to the impacted areas and is also near multifamily housing without preserved park space.

Councilmember Burnham stated her reservations with the plan include funding for the skate park and the prioritization of the phasing.

Councilmember Curtis said that the City could allocate future park impact fees should the Council determine the skate park is desirable and felt to be an appropriate use for unallocated impact fees. Should the City install pickleball courts at Woodhaven Park, he would prefer a different amenity at Smith Ranch Park. He feels this area would be more appropriate than Woodhaven Park and would provide a different experience than the modular skate park with metal rails in the City Center. He would like to utilize the increased park and open space impact fees on unique programming elements to provide a variety of amenities that serve many residents. He suggested thoroughly scrutinizing the plan to determine areas where costs could be reduced in order to allocate funds to the skate park with consideration of the amenities at other parks and possibly adding lighting to the skate park.

Mr. Hickman advocated against removing amenities to fund different amenities. He would prefer to prepare a plan they are confident with and to secure the necessary funding. Staff can research the cost of lighting for the skate park; however, he believes most skate parks do not have lighting and the impact of lighting on the homes near the park should be considered.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Clark moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation, the purchase, lease, or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 6:15 p.m.

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; and Embret Fossum, UFA Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:32 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- September 11, 2021, from 6:00 to 7:30 p.m. Ties and Tiaras will be held at the Overland Clubhouse. This is a dance for all parents and children. Door prizes and light refreshments while supplies last. Registration is full, but names are still being accepted for the waitlist. Please email events@emcity to be placed on that list.
- Community Cleanup will be held on September 18, 2021. The City is still looking for volunteers to help with the clean-up projects. There will be a light breakfast and an Eagle Mountain City hat given away to those who sign up. You can find the complete list of projects and the registration form on the City website, www.eaglemountaincity.com.
- A movie in the park will be held following the Community Cleanup. The movie was previously canceled due to poor air quality. The City will be showing A Goofy Movie at SilverLake Amphitheater. Food trucks will be available and the movie will start at 8:00 p.m.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:35 p.m.

Mike Boyd said that he lives on a five-acre lot in Cedar Pass Ranch. His understanding of the current Municipal Code standards is that the system is not cumulative and only allows for a maximum of 12 large animals which he thinks is generous for a residential area. He advocated against allowing over 30 animals especially considering the type of soil in the City is prone to dust issues. He clarified that he is not against animal rights but feels that permitting more than 12 animals results in unlivable nuisance issues; the number of animals in the proposed code amendment is excessive.

MOTION: *Councilmember Clark moved to continue public comment until after item 9.A. the Proclamation declaring September Childhood Cancer Awareness Month. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

9. PROCLAMATION

9.A. MOTION – A Proclamation Declaring September Childhood Cancer Awareness Month.

This item was discussed prior to item 8.A.

Mayor Westmoreland read a Proclamation Declaring September Childhood Cancer Awareness Month.

MOTION: *Councilmember Clark moved to adopt a proclamation declaring September 2021 Childhood Cancer Awareness Month. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Miss Eagle Mountain's Outstanding Teen 2020 and 2021 Olivia Huish explained that her advocacy for childhood cancer awareness and pageant participation was inspired by her older sister, Sadie Brynne Huish, Little Miss Eagle Mountain 2008, who passed away from brain cancer in 2009. In August, Miss Olivia Huish reached out to City officials to recognize September as Childhood Cancer Awareness Month and to recognize local children affected by cancer. She desires to continue her sister's life and legacy by honoring children that have or are currently fighting cancer.

7. PUBLIC COMMENTS

Mayor Westmoreland resumed public comment at 7:58 p.m.

Nicole Miles spoke in support of a skate park for Smith Ranch Park. Her son, Jack has been skating for eight years and it has had a positive impact on their lives. They desire to have that opportunity for him and other youth in the community.

Jack Miles said that his parents are not always able to drive him to skate parks. Having one within walking distance would increase his ability to participate in the sport.

David Lowery said he is Jack Miles' skate coach and has been working with kids and teaching skateboarding for ten years. He has seen skateboarding increase confidence and serve as a beneficial aspect in other areas of life including school. He and his wife have worked with other cities to develop skateboarding recreation programs and contests to assist families with skateboarding access and resources.

Dacia Rocha said she has lived in Eagle Mountain for 17 years and advocated for a skate park in The Ranches area. She presented the Mayor and Council a petition with signatures from managers and representatives from all businesses at Porter's Crossing Town Center Shopping area in support of the skate park. Although the skate park is expensive, the benefit of the safety awarded for the youth is worth the investment. She offered to assist with fundraising efforts for the skate park if needed.

Bettina Cameron requested an amendment addressing animal nuisance issues be added to a future agenda to ensure the item is addressed in a timely manner.

Craig Whiting advocated for Eagle Mountain to promote large lot sizes and branding through preserving animal rights and utilizing the large amount of available land to compensate for the City's location challenges. He expressed his support for the wildlife corridor and amenities such as the skate park to encourage outdoor activities for children.

John Hubbard said when he purchased his land 16 years ago, the number of animals permitted on a lot was limited to nine. He was told the City would not address nuisance issues until the zoning was resolved; the zoning issue is the reason the City has not received more complaints. He expressed frustration regarding nuisances arising due to horse manure in his neighborhood and advocated for responsible animal ownership. He feels that a six-acre lot is insufficient for 36 horses.

Emma Faye submitted an announcement and tickets to the Mayor and Councilmembers for the Eagle Mountain Community Theater's production of A Midsummer Night's Dream on September 10th, 11th, and 13th at Silverlake Amphitheater at 7:00 p.m.

Mayor Westmoreland closed public comment at 8:20 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

This item occurred after item 9.A.

Councilmember Curtis

None.

Councilmember Burnham

Councilmember Burnham explained that she and Councilmember Love were wearing t-shirts to promote causes important to them. In conjunction with the September 11th anniversary commemoration and service activities, a blanket and pillowcase-making service project will be held on September 16, 2021, from 10:00 a.m. to 12:00 p.m. and 1:00 to 3:00 p.m. at the Senior Center. A cornhole tournament will be held September 25, 2021, at 10:00 a.m. at Walden Park with proceeds benefiting four Eagle Mountain children battling cancer. She encouraged residents to visit the City website for additional opportunities to serve.

Councilmember Love

Councilmember Love said that September is also Suicide Prevention Awareness Month. She encouraged anyone struggling with suicidal thoughts to reach out to the suicide hotline at 1-800-273-8255 for help. Her family lost a member a year ago yesterday to suicide and promoting suicide prevention is important to her due to the personal impact on her life.

Councilmember Clark

Councilmember Clark said she was wearing gold to support childhood cancer awareness. Several groups have worked together to create ten days of service in correlation with the 20th anniversary of September 11th. A Hero Parade to honor first responders will pass all City elementary schools and end at Cedar Valley High School. Student Councils from Rockwell Charter High School and Cedar Valley High School and the City Youth Council will provide care packages to the first responders. Cedar Valley High School's Homecoming football game will be held Friday night, and Saturday at 7:30 a.m. there will be a flag-raising ceremony and breakfast in remembrance of the first responders who have sacrificed or lost their lives to help keep others safe.

Councilmember Gray

Councilmember Gray congratulated the candidates that are advancing to the General Election in November and appreciates the involvement and service of all the candidates.

CONSENT AGENDA

10. BID AWARDS

10.A. 2021 New Well Design – Jones and DeMille

11. BOND RELEASES

11.A. Eagle Village Plat 1 – Into Warranty

11.B. Spring Run Phase B, Plat 4 – Into Warranty

11.C. Spring Run Phase B, Plat 5 – Into Warranty

11.D. Hidden Hollow Phase B, Plat 1 – Out of Warranty

11.E. Overland Phase A, Plats 2 & 3 – Out of Warranty

11.F. Sage Park Phase A, Plat 2 – Out of Warranty

12. MINUTES

12.A. August 3, 2021 Minutes – Regular City Council Meeting

12.B. August 24, 2021 Minutes – Special City Council Meeting and Canvass

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN CONCEPT – Smith Ranch Community Park

MOTION: *Councilmember Clark moved to approve the consent agenda removing item 13.A. and placing it as a scheduled item. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN CONCEPT – Smith Ranch Community Park

Councilmember Curtis said that a resident expressed concerns that the noise from the skate park will disturb wildlife in the area and suggested the decibel level of noise generated by skate parks be researched. Councilmember Curtis noted that the skate park would be over 500 feet from the kestrel box and the edge of the wash, and the distance from the road to the kestrel box is approximately 400 feet. He asked if the noise from the skate park would be louder than the noise generated by traffic.

Councilmember Burnham asked how close the park would be to homes and expressed concern regarding noise nuisance.

Councilmember Clark suggested planting trees and berms to mitigate the noise impact on wildlife. The space and other amenities between the skate park and homes would serve as a buffer and reduce the noise impact.

Mr. Hickman said that the City conducted decimal tests for the skatepark at Pony Express Park and installed berms to reduce the noise impact. Aboveground metal ramps create more noise than enclosed concrete skate parks. He did not have data regarding the decibel level differences but can research the noise levels of each type of skate park. He verified that the proposed cost accounts for underground, concrete skate bowls and is estimated at \$75 per square foot.

Economic Development Director Aaron Sanborn said a study conducted by SPA Skateparks designer and contractor found that the noise levels of concrete skate parks range from 64 to 78 decibels, wooden skate parks range from 75 to 85 decibels, and steel-frame or modular skate parks range from 75 to 95 decibels.

Councilmember Curtis stated for comparison that heavy traffic registers at 80 to 89 decibels and a vacuum cleaner or average radio produces approximately 75 decibels.

Councilmember Burnham expressed concern that, although berms can help with noise mitigation, they can also obscure visibility and increase the chances of vandalism and other issues.

Mr. Hickman said that outside of late-running sporting events, City parks close at 10:00 p.m. During the summer, the days are long enough for park amenities to not require lighting. Lighting would only be utilized during the spring and fall and the cost of the lighting compared to the usage time and benefit should be considered.

Discussion ensued regarding skate park lighting safety benefits, usage impact, costs, potential concerns, the proximity and impact of the skate park to the closest homes, nighttime skating mitigation options and obstacles, and funding options.

MOTION: *Councilmember Love moved to approve the site plan concept for Smith Ranch Community Park with the larger skate park option in place of the pickleball courts. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Mayor Westmoreland recessed the meeting from 9:02 to 9:06 p.m.

Councilmember Gray left the meeting due to technical difficulties at approximately 9:05 p.m.

14. [STONEBRIDGE MONTESSORI](#)

[14.A. PUBLIC HEARING/ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving a Rezone for Stonebridge Montessori.](#)

Mr. Mumford presented the item. The Ranches Master Development Plan has expired, thus a rezone is required. The Future Land Use Plan designation for the location is Community Commercial. The CC and CN zones are appropriate within the General Plan designation. Staff had recommended the building be turned 90 degrees to front along Ranches Parkway with the parking located behind the building. The Planning Commission supported the layout submitted by the applicant as it increases student safety. A three-and-a-half-foot headlight screen is required east and south of the parking lot. Originally staff requested a lane on the west side of the property extend north and connect to an access road on the neighboring property, as a master site plan and preliminary plat were approved for the northern property in 2008 for Saddle Junction, but has not been constructed. The applicant expressed safety concerns for the students should the northern connection be required. The road would benefit future projects but not the school. Should the road not be required for this project, it would need to be constructed entirely on the project to the west.

The front entry faces towards the parking lot, not a main pedestrian way, as called for by EMMC 17.72.040(B). It is at the discretion of the City Council to determine if the articulation provided complies with standards found in EMMC 17.72.040(D).

The Planning Commission voted unanimously to recommend approval of the rezone with the condition that the property be rezoned to the Commercial Neighborhood (CN) rather than the Commercial Community (CC) zone.

The Planning Commission voted unanimously to recommend approval of the site plan with the following conditions:

1. The site plan shall be approved without a drive-aisle connecting the northern property;
2. The applicant shall provide proof that the stacking distances are adequate and will not cause traffic to back onto public right-of-way;
3. A 3½-foot high landscape berm shall be added around the perimeter of the parking area; and
4. The applicant shall provide additional directional signs in the parking lot.

Applicant representative Tyler Dow confirmed that the coffee room indicated on the site plan was a breakroom for staff rather than a retail store. He explained he was building the school for a lessee that has run other Montessori schools. The multisensory educational practices at this location would follow the same model. Traffic attendants will be on site to help with pedestrian safety, traffic flow, and stacking. A right-in turn is anticipated to provide onsite stacking rather than the two-directional traffic flow indicated on the site plan. The staggered start times for the classes should reduce the traffic congestion. The area in the southeast corner of the plan is a stormwater detention area.

City Engineer Chris Trusty said the school access is spaced away from Ranches Parkway and the applicant has attempted to accommodate sufficient stacking distances to avoid traffic backing onto Ranches Parkway.

Councilmember Love stated that as the adjacent locations will be commercial uses, a north-south drive aisle will be necessary and expressed concern that allowing the applicant to exclude the drive aisle for this project will cause design and access alignment difficulties during the future development of the adjacent parcels.

Mr. Dow said they desire to provide as large of an outdoor play area as possible to support the multisensory learning experiences of the students. The Planning Commission felt that preventing traffic from passing along the west side of the school and playground would increase the safety of the children. He requested the burden of the north-south connection be placed on the developer of the property to the west.

Councilmember Curtis expressed concern that the plan did not show any landscaping on the east side of the school.

Discussion ensued regarding a northern access road, ownership of the various properties, master development of the area, and Municipal Code connectivity requirements.

Mayor Westmoreland opened the public hearing at 9:40 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

Mr. Mumford stated Municipal Code requires all parking and other vehicular use areas be interconnected with adjacent properties, but access to all four sides of a property is not required.

Discussion ensued regarding public schools not being required to connect to commercial properties, emergency access considerations, the type of connection to provide, the proposed and potential alignment of the connection to the north, the vested rights of the Saddle Junction plan's road connections, possibly requiring the applicant to provide a half-width of the drive aisle, and considerations of the benefit and burden of being required to provide a partial or full drive aisle.

Councilmember Gray returned to the meeting at 9:50 p.m.

Discussion ensued regarding the problems and benefits of the curvature of the proposed alignment, the area indicated for the road versus paved parking, directing staff to review the plan to determine an appropriate alignment and access with the applicant, and the impact to the proposed design to accommodating the drive aisle.

Mr. Dow requested that should the Council determine to burdened them with the entire length of the drive aisle, for the minimum width possible to be located on their property.

Discussion ensued clarifying direction to staff to work with the applicant to provide a sensible alignment between the property and the road south of the Maverik to the north of the property.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving a rezone for Stonebridge Montessori to the Commercial Neighborhood zone. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

14.B. MOTION – Site Plan

MOTION: *Councilmember Burnham moved to approve the site plan for Stonebridge Montessori with the following conditions:*

- 1. The applicant shall work with staff to determine a drive aisle to connect to the northern property, permitting less than half-width of the drive aisle be located on the applicant's property;*
- 2. The applicant shall provide proof that the stacking distances are adequate and will not cause traffic to back onto the public rights-of-way;*
- 3. A 3 ½-foot high landscape berm shall be added around the perimeter of the parking area; and*
- 4. The applicant shall provide additional directional signs in the parking lot.*

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love

Councilmember Love said the Eagle Mountain Chamber of Commerce will hold a luncheon at Garden Near the Green on Thursday, September 9, 2021.

Councilmember Clark

Councilmember Clark said that the Parks and Recreation Advisory Board has an open position. A Ham radio licensing test will be held on Saturday, September 25, 2021. The Ham radio antenna is nearing completion. Be Ready Eagle Mountain will hold classes in preparation for qualifying for an emergency preparedness grant and the plan will be presented to the Council during an upcoming meeting. A CERT emergency drill will be held on September 18, 2021, in conjunction with the City service projects. Youth Council is participating in several of the service projects, parade, and breakfast. Alpine School District Schoolboard Member Julie King spoke at a Youth Council meeting regarding school district issues. Councilmember Clark thanked the Mayor, staff, Sheriff's Office, and crossing guards for helping direct vehicular and pedestrian traffic during the beginning of the school year and increasing student safety.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 10:11 p.m. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:11 p.m.

Approved by the City Council on September 21, 2001.

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

TITLE:	SITE PLAN - Silverlake 32		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bronson Tatton - Flagship Homes		
GENERAL PLAN DESIGNATION Neighborhood Residential 3	CURRENT ZONE Silverlake MDA	ACREAGE 9.92	COMMUNITY Ranches Gateway / Silverlake

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

SilverLake 32 is located within the SilverLake master planned community and as such, is included in the Master Development agreement, which was last amended in January of 2013. SilverLake 32 is located within "area C" which is designated as single family, patio, garden court, cluster, and multifamily development. The SilverLake South Preliminary Plat was approved on October 1, 2019, and is included this area; however, multifamily developments require site plan approvals. This proposal is for 91 lots (33 cluster lots and 58 townhomes) located on approximately 9.92 acres.

ITEMS FOR CONSIDERATION:

It should be noted that while this approval is strictly for SilverLake plat 32, many of the issues (parking, open space, roads) are shared with Plat 31, which has already received approval from the City Council. For this reason the applicant has provided a contextual plan showing how SilverLake 31 and 32 fit together.

Collector Road Fencing

A number of units in this development back onto Golden Eagle Road. Per 16.35.090 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 for those units.

Parking

Per 17.55.120 C townhomes and cluster home developments require 2 parking stalls per unit located within a fully enclosed garage plus 1 guest parking space per 3 dwelling units. With 91 units in plat 32, 31 guest parking stalls are required and 27 guest parking stalls are provided which is 4 stall 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 within the two plats leaving a shortage of 5 parking stalls. Staff has been working with the applicant in having these parking stalls added throughout the project.

Right-Of-Way

The applicant is proposing a 40' wide private ROW throughout the project that includes 27' of pavement and 4' sidewalks. Silverlake 31 was approved with a 43' private ROW, to be consistent staff recommends ROW be increased to 43'. The applicant has made changes to the plat in order to accommodate the wider ROWs.

Parks and Open Space

The applicant is proposing a total of 1.46 acres of open space to serve Silverlake 31 and 32; they are proposing to add benches/picnic tables, 126 trees, a tot lot and leaving property for the city to add a natural trail. The parks plan shows a large amount of turf grass; staff recommends utilizing more water-wise landscaping throughout the development particularly behind buildings, in park strips, and areas that are not usable as play space.

Lift Station

The applicant is showing space for a sewer lift station on the Southeast corner of the phase. The lift station will be required to be maintained by the HOA.

Multifamily Design Standards

Townhomes are subject to the design standards found in 17.72 of Eagle Mountain Municipal Code. It is worth noting that townhomes have been built throughout the Silverlake development utilizing identical elevations.

Per 17.72.030 A 2 buildings should be located facing internal streets

and facing onto improved open spaces. The proposed elevations have garages towards a private ROW and back onto open space. The rear elevations don't include the same materials or features as the front elevations, and should be updated to include the same features as the front elevations since they are backing onto improved open space.

The elevations are similar to the other townhomes in Silverlake in compliance with 17.72.040 A

17.72.040 B defines main entrance requirements. While there are sheltering elements over them, the front doors are set back behind the garage doors, and are secondary to the garages.

The elevations provide multiple roof planes and sloping roofs in compliance with 17.72.040 C

17.72.040 D Requires building articulation, while appropriate articulation is provided on the front elevations the side and rear walls are flat and do not contain articulation.

Per 17.72.040 E 2 Multifamily buildings shall include a majority of the following: Shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railing, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows, all sides of the building shall include the chosen details. While the front elevations largely meet this requirement, the side and rear elevations do not comply.

It should be noted that Silverlake plat 31 was approved with a condition that additional features be added to side and rear elevations of townhomes that back onto open space

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100.080. The [Silverlake Master Development Agreement](#) should also be considered when reviewing this application. This project is also part of the approved SilverLake South preliminary

plat.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On September 14th the Eagle Mountain Planning Commission reviewed the request for the SilverLake 32 Site Plan, and held a public hearing. No member of the public made any comments.

The Planning Commission recommended approval of the Site Plan (3-1) with the following conditions:

1. Collector road fencing shall be consistent with the 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.
2. Four additional parking stall shall be required for SilverLake Phase 32 and/or five (5) additional parking stalls shall be provided for SilverLake Phases 31 and 32.
3. The amount of water-wise landscaping shall be increased by replacing turf behind buildings in park strips and other areas that are not usable as play areas.
4. Rear and side elevations of townhomes that back onto open space shall include similar materials as the front elevations.
5. Private ROW be increased to 43' to match roads in plat 31.

Commissioner Everett voted against the Site Plan due to the townhomes being front loaded product, and because the SilverLake MDA calls for a variety of multifamily options including rear loaded garages which he feels have not been incorporated into the SilverLake Development.

ATTACHMENTS:

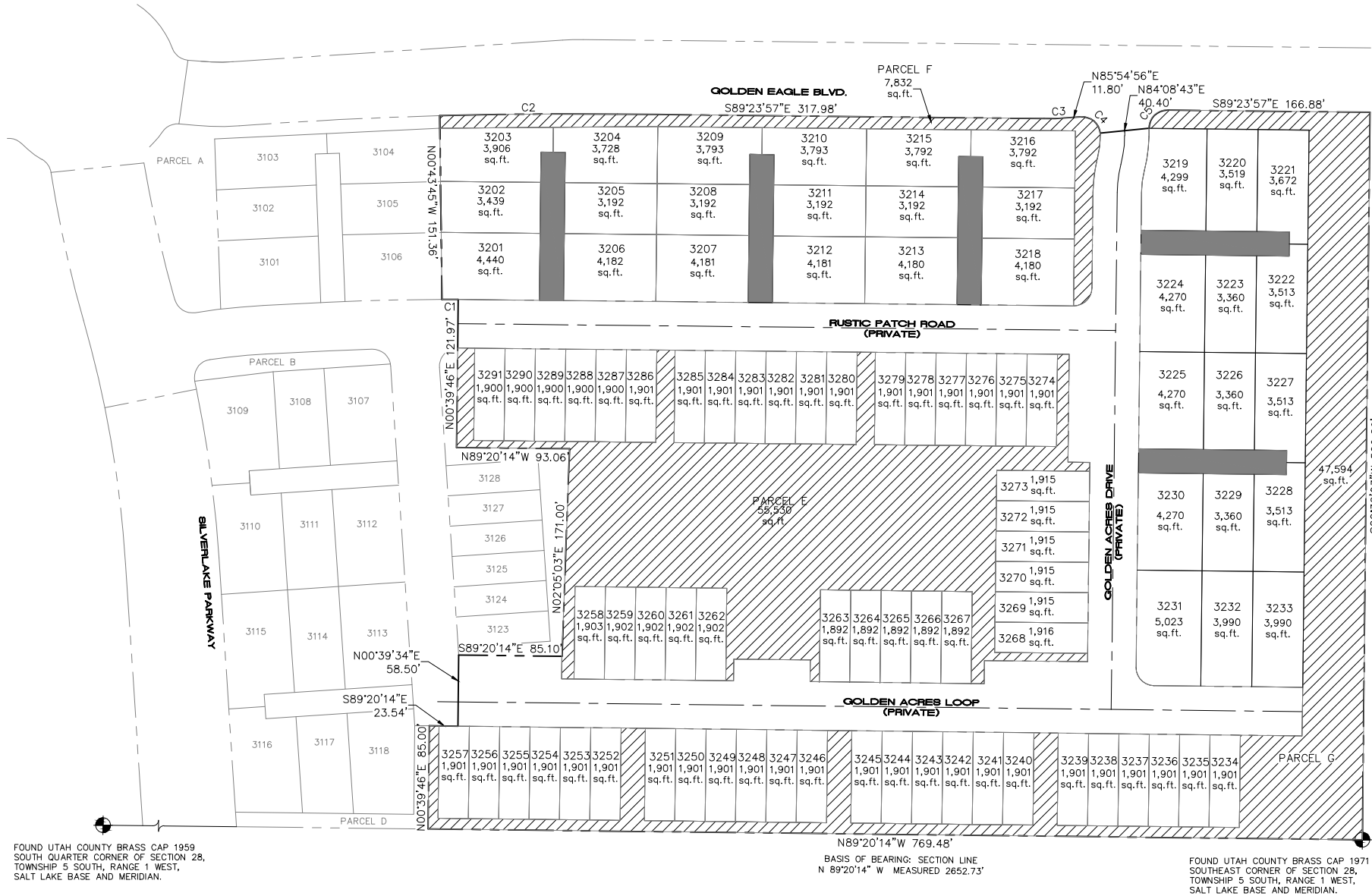
[Site Plan](#)

[Landscape Rendering](#)

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	13.37	2020.00	0°22'46"	13.37	N89°56'58"W
C2	146.36	3765.00	2°13'38"	146.35	S89°29'14"W
C3	18.52	226.50	4°41'07"	18.52	N88°15'29"E
C4	23.10	15.00	88°13'47"	20.88	N49°58'10"W
C5	23.52	15.00	89°50'07"	21.18	S45°31'07"W

SILVERLAKE PLAT "32"

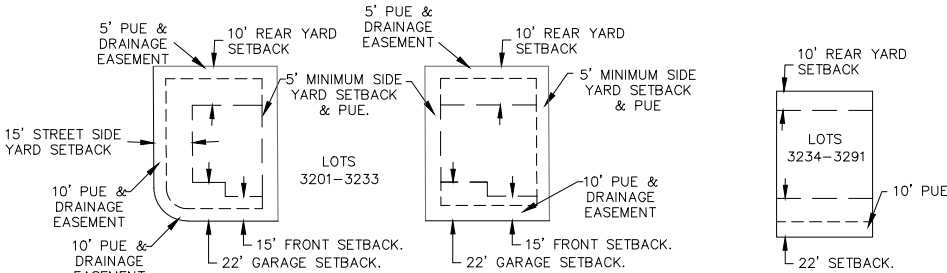
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH



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

N89°20'14"W 769.48'
BASIS OF BEARING: SECTION LINE
N 89°20'14" W MEASURED 2652.73'

FOUND UTAH COUNTY BRASS CAP 1971
SOUTHEAST CORNER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.



TYPICAL CORNER LOT

TYPICAL INTERIOR LOT

SETBACK & EASEMENT DETAIL

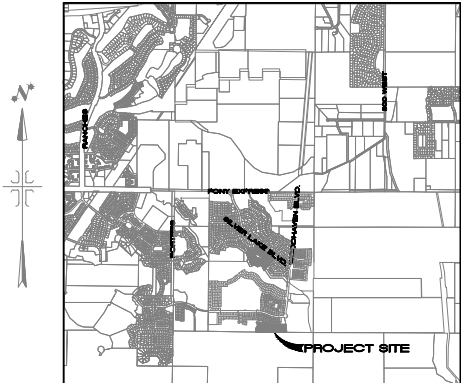
SETBACK AND EASEMENT DETAIL

-NTS-

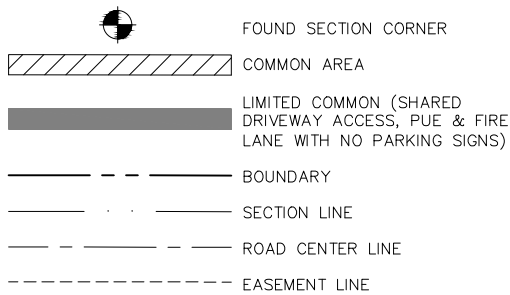
TYPICAL TOWNHOME LOT

-NTS-

LAND USE	
ACREAGE:	9.92 acres
ACREAGE IN LOTS:	5.69 acres
ACREAGE IN ROADS:	1.68 acres
SINGLE FAMILY CLUSTER LOTS:	33 LOTS
TOWNHOME UNITS:	58 LOTS
TOTAL LOTS:	91 LOTS
LARGEST SINGLE FAMILY LOT:	5,023 SF
SMALLEST SINGLE FAMILY LOT:	3,192 SF
UNIT DENSITY:	9.17 LOTS PER ACRE



VICINITY MAP
NTS



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

Approved this _____ day of _____, 20____ Dominion Gas Company

By: _____ Title: _____

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

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

ROCKY MOUNTAIN POWER _____ DATE _____

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

DIRECT COMMUNICATIONS _____ DATE _____

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "32" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°20'14" West 769.48 feet along the section line; thence North 00°39'46" East 85.00 feet; thence South 89°20'14" East 23.54 feet; thence North 00°39'34" East 58.50 feet; thence South 89°20'14" East 85.10 feet; thence North 02°05'03" East 171.00 feet; thence North 89°20'14" West 93.06 feet; thence North 00°39'46" East 121.97 feet; thence Westerly 13.37 feet along the arc of a 2,020 foot radius curve to the left, through a central angle of 00°22'46" the chord of which bears North 89°56'58" West 13.37 feet; thence North 00°43'45" West 151.36 feet; thence Easterly 146.36 feet along the arc of a 3765 foot radius curve to the right, through a central angle of 02°13'38" the chord of which bears North 89°29'14" East 146.35 feet; thence South 89°23'57" East 317.98 feet; thence Westerly 18.52 feet along the arc of a 226.50 foot radius curve to the left, through a central angle of 04°41'07" the chord of which bears North 88°15'29" East 18.52 feet; thence North 85°54'56" East 11.80 feet; thence Southeasterly 23.10 feet along the arc of a 15 foot radius curve to the right, through a central angle of 88°13'47" the chord of which bears South 49°58'10" West 20.88 feet; thence North 84°08'43" East 40.40 feet; thence Northeasterly 23.52 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°50'07" the chord of which bears South 45°31'07" West 21.18 feet; thence South 89°23'57" East 166.88 feet; thence South 00°36'03" West 599.26 feet to the point of beginning.

Parcel contains: 9.916 acres more or less.

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

DATE _____ SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(1a) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HERON, TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

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

ACKNOWLEDGEMENT

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

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER
(See Seal Below) (See Seal Below)

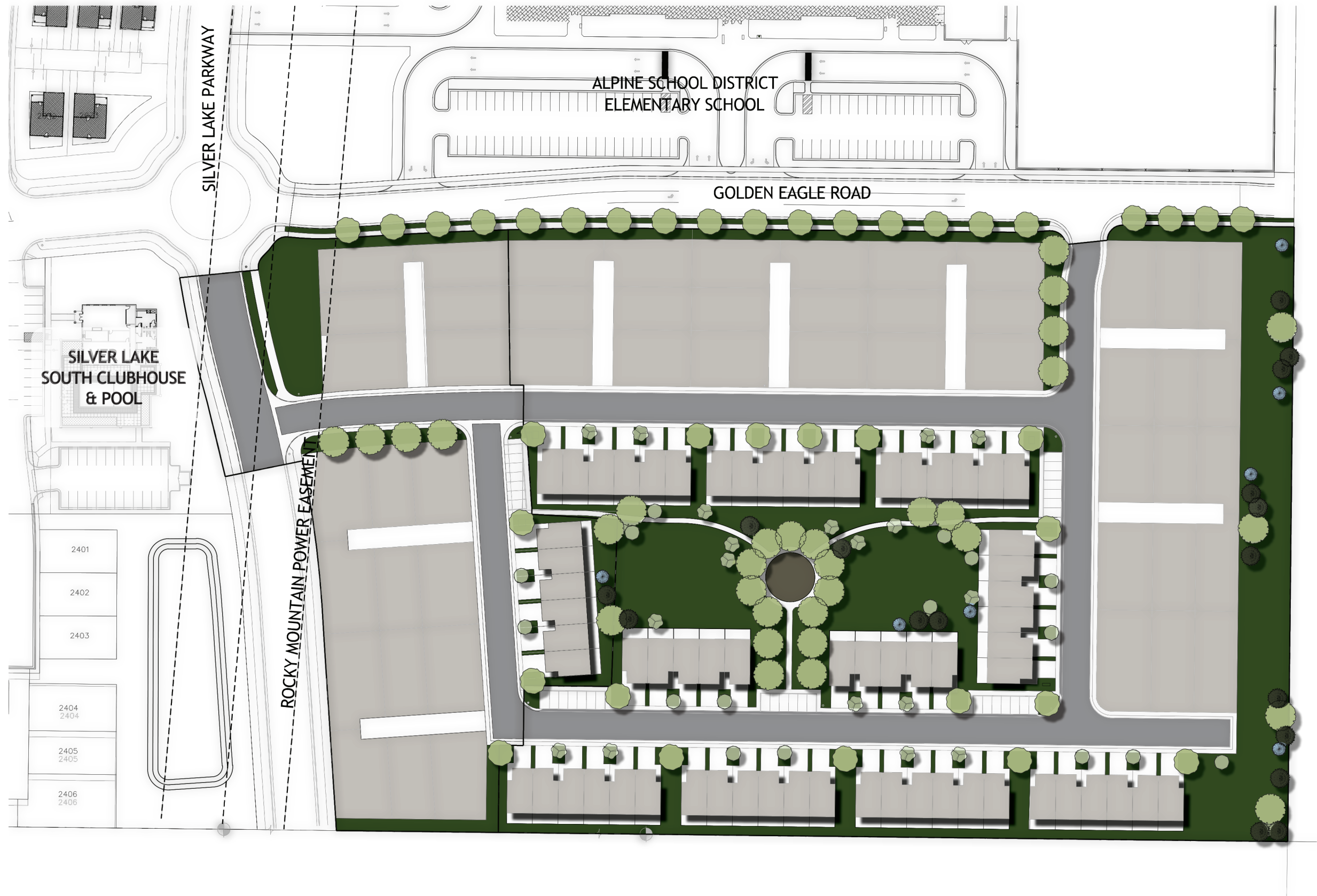
PLAT "32"

SILVERLAKE
A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
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SARATOGA SPRINGS

SILVER LAKE 31 & 32 SUMMARY

Total Dwelling Units: 115

Town Homes: 64

Cluster Homes: 51

Open Space: +3.0 ac.

- Open Lawn Area
- Tot Lot
- Benches
- Shade Trees
- Area for Natural Trail by City

Visitor Parking Stalls 34

SARATOGA SPRINGS

SILVER LAKE PHASES 31 & 32

site plan application





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 21, 2021**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 13.20.050 Rates and Fees.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett

RECOMMENDATION:

Staff recommends the City Council approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 13.20.050, and stay enforcement for six months after approval to allow landlords sufficient time to receive notice, make changes to rental contracts as needed, and complete requests for information or landlord agreements as required by Eagle Mountain City to be in compliance.

BACKGROUND:

The proposed code amendment adds language requiring accounts for utility services be in the name of the property owner. This amendment is intended to remedy issues Eagle Mountain City has had with providing service to and receiving payment from rental properties. The change will put the burden of unpaid bills on the landlord and will allow the Utility Billing, Finance, and Neighborhood Improvement staff to contact the landlord in the event there are issues with their properties which are not being resolved by the tenants.

Staff has prepared a landlord agreement for utility services, modelled off Cedar Hills' agreement. This agreement does not involve the issuance of a landlord license or similar. The agreement specifically provides the opportunity for landlords to permit tenants to pay utility bills.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[EMMC Section 13.20.050 Rates and Fees - Proposed](#)

[ORD--EMMC Sec -13.20.050 Rates and Fees](#)

13.20.050 Rates and fees.

The city council shall from time to time by resolution establish such rates and fees as it deems proper for the water service provided by the city and the uses made thereof by the users. In establishing rates, the city council may classify the type of service provided and the uses made of the water system and provide different rates for the classifications so made. All rates and fees promulgated by the city council shall be made public records, filed with the city recorder, and be available for inspection by any person during normal business hours. Each property connected to service shall be liable for the payment of all charges and each property owner accepts service on the terms required herein. Accounts for utility services shall be in the name of the property owner.

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
SECTION 13.20.050 RATES AND FEES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Section 13.20.050 Rates and Fees as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 13.20.050 Rates and Fees.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 21st day of September, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of September, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____ .

Exhibit A

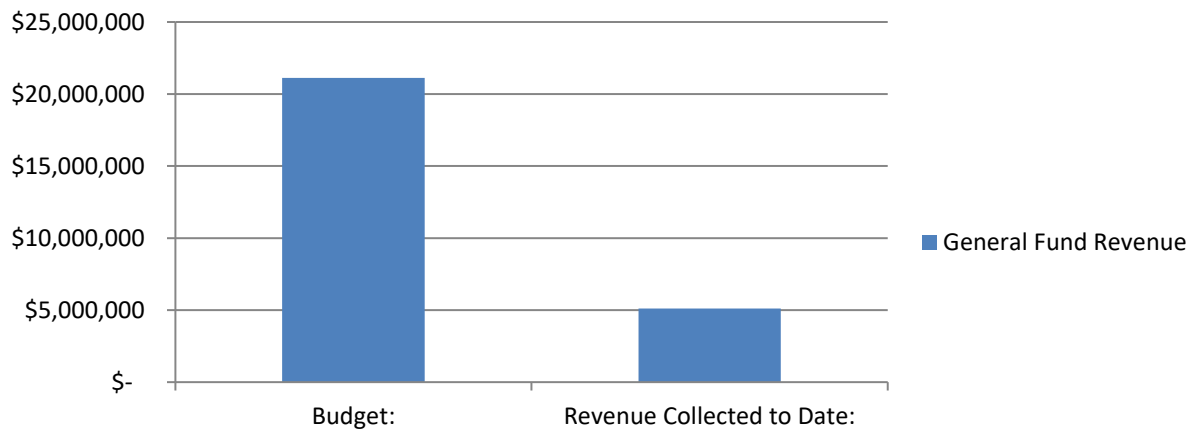
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through August 2021

GENERAL FUND

General Fund Revenues

Budget:	\$	21,112,191
Revenue Collected to Date:	\$	5,099,979
Percent of Total Budget Collected:		24%
Percent of Year Completed:		17%



Revenue Analysis

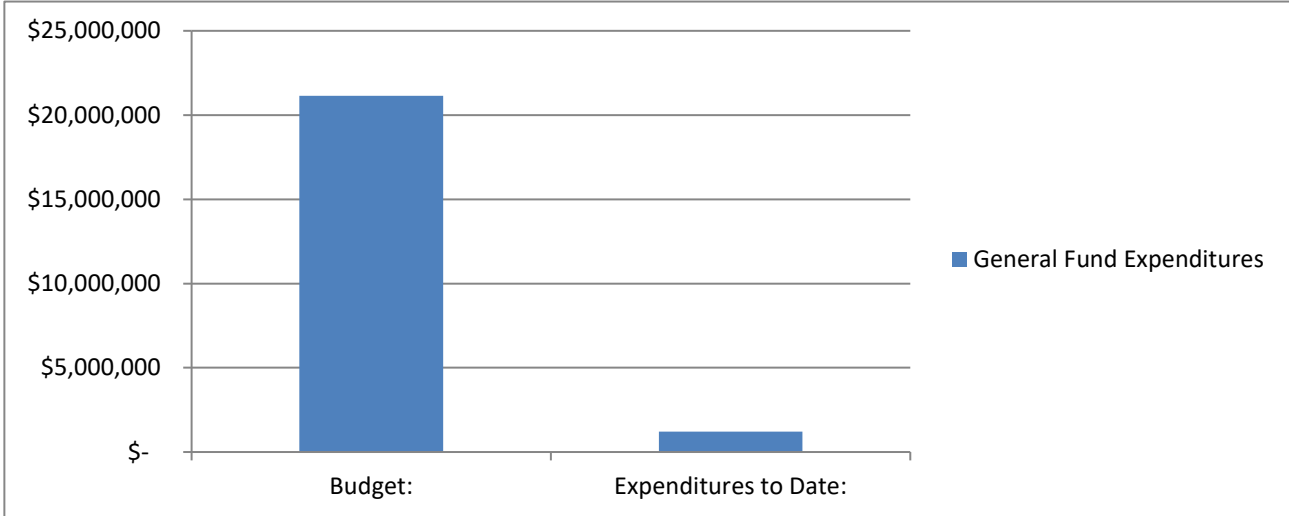
Major Revenue Sources	<u>Budget</u>	<u>To Date</u>	<u>% Collected</u>
Property Taxes:	\$ 2,160,000	\$ 71,715	3.32%
Sales and Use Tax:	\$ 7,297,550	\$ 1,463,595	20.06%
Energy Tax:	\$ 1,905,500	\$ 366,665	19.24%
Class B&C Road Fund Allotment	\$ 1,450,000	\$ -	0.00%
Development:	\$ 5,648,760.00	\$ 756,382.17	13.39%

Note:

American Rescue Plan Act (ARPA)	\$2,271,799.50
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General Fund Expenditures

Budget: \$ 21,151,441
Expenditures to Date: \$ 1,218,613
Percent of Total Budget Expended: 6%
Percent of Year Completed: 17%



Expense Analysis

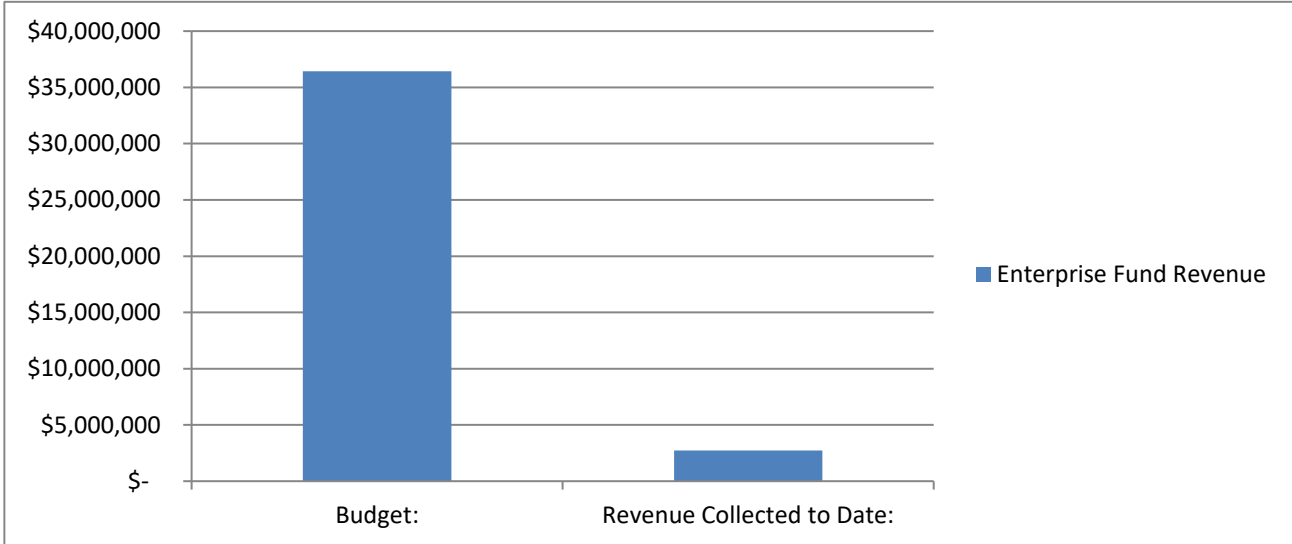
	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,588,353	\$ 313,112	12%	17%
Sub 18 - Community Services	\$ 1,402,137	\$ 168,881	12%	17%
Sub 19 - Non-Departmental	\$ 1,696,476	\$ 209,013	12%	17%
Sub 21 - Public Safety	\$ 4,318,534	\$ 3,641	0%	17%
Sub 32 - Planning/Zoning	\$ 935,811	\$ 50,296	5%	17%
Sub 33 - Building	\$ 1,258,368	\$ 98,354	8%	17%
Sub 41 - Public Works	\$ 5,560,579	\$ 375,316	7%	17%

Note:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 36,418,458
Revenue Collected to Date: \$ 2,733,363
Percent of Total Budget Collected: 8%
Percent of Year Completed: 17%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 12,441,236	\$ 1,998,486	16%	17%
Fund 52 - Wastewater Fund	\$ 21,083,032	\$ 498,478	2%	17%
Fund 57 - Solid Waste Fund	\$ 2,128,175	\$ 174,157	8%	17%
Fund 59 - Storm Water Fund	\$ 766,015	\$ 62,241	8%	17%

Fund 51 - Water Fund:

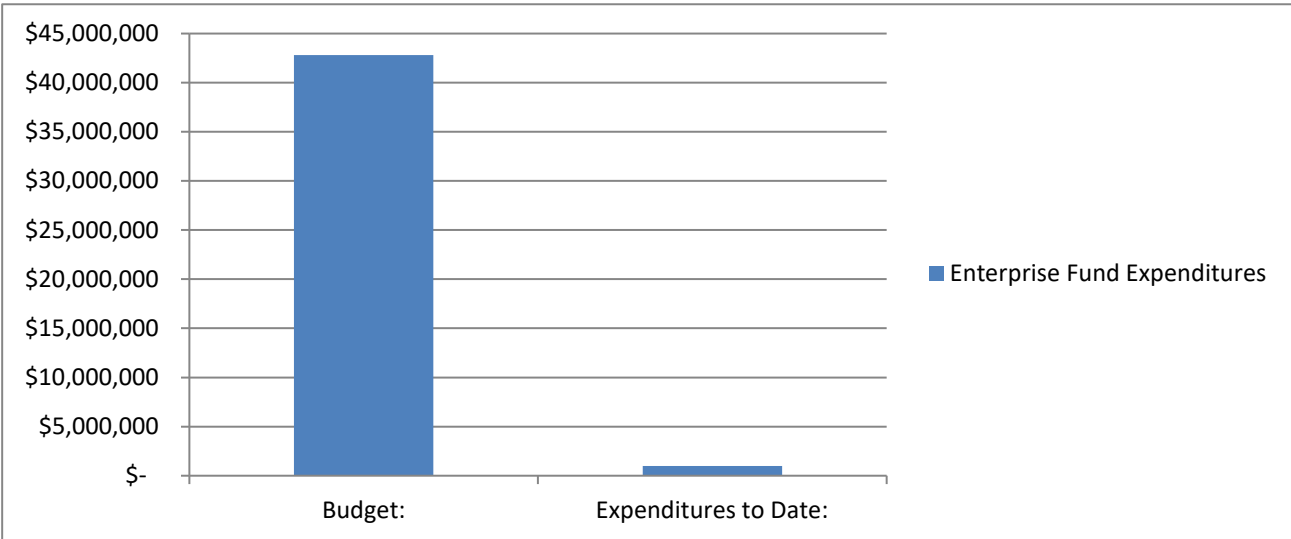
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 42,801,337
Expenditures to Date: \$ 1,003,114
Percent of Total Budget Expended: 2%
Percent of Year Completed: 17%



Expense Analysis

					% Yr.
	Budget	To Date	% Expended	Completed	
Fund 51 - Water Fund	\$ 18,679,818	\$ 264,480	1%	17%	
Fund 52 - Wastewater Fund	\$ 20,479,993	\$ 693,925	3%	17%	
Fund 57 - Solid Waste Fund	\$ 2,500,798	\$ -	0%	17%	
Fund 59 - Storm Water Fund	\$ 1,140,728	\$ 44,709	4%	17%	

Note:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

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

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

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

FUND NAME	Fund Balance as of 08/31/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/22**
11 - Water Impact Fee Fund	\$11,743,388	\$2,728,841	\$9,014,547	\$11,851,347
12 - Wastewater Impact Fee Fund	\$3,784,435	\$4,559,083	(\$774,648)	\$0
15 - Parks/Trails Impact Fee Fund	\$1,994,881	\$1,015,000	\$979,881	\$3,927,417
17 -Stormwater Impact Fee Fund	\$2,243,165	\$6,600	\$2,236,565	\$2,619,609
18 -Transportation Impact Fee Fund	\$64,778	\$26,178	\$38,600	\$1,044,644

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

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

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Coyote Run Preliminary Plat
Eagle Crest Phase A (Sage Park Business Park) Preliminary Plat and Master Site Plan
Eagle Quest Concept Plan
Fire Station 251 Rezone and General Plan Amendment
La Petite Grooming Conditional Use Permit
Mochila Saloon RTI Overlay Rezone
Mountain America Credit Union Concept Plan
Oquirrh Mountain Ranch Phase B MDP Amendment and Preliminary Plat
Pole Canyon NPA-17 General Plan Amendment, Rezone, MDP, and Preliminary Plat
Porters Crossing Retail Center Concept Plan
Rezone of Properties in Expired MDAs
Scenic Estates Concept Plan
Spring Run Phase D Amended Preliminary Plat

Code Amendments

Animal Code
Change "Base Zoning" to "Underlying Zoning" throughout
Commercial Vehicle Parking
Community District Node Overlay
Detached Accessory Apartments
Driveway Width Restriction
Expiration of Applications
Flags and Flagpoles
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Public Noticing Requirements
Rezone Redesignations
Shooting Range Ordinance
Wash Protection Overlay Zone