



EAGLE MOUNTAIN CITY COUNCIL MEETING

August 18, 2020, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

Proposed interim adjustments to procedures relating to Council Work Sessions and Policy Meetings.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Click the link to view the live stream and meeting documents.

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A [PRESENTATION - Annual Citizen Survey Review](#)

1.B [DISCUSSION ITEM - Standards for Special Uses](#)
[17.10 Definitions - PROPOSED](#)
[17.75 Standards - PROPOSED](#)

2. CONCEPT PLANS

2.A [DISCUSSION - Scarlet Ridge](#)
[Concept Plans](#)
[Transportation Master Plan](#)

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing

reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - VIA LIFESIZE ELECTRONIC MEETING

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

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

9. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

10. AGREEMENT

- 10.A [AGREEMENT - A Reimbursement Agreement between Eagle Mountain City, Utah and Central Utah Water Conservancy District.](#)
[CUWCD Reimbursement Agreement - Water Study Funding](#)

11. BOND RELEASES

- 11.A [Brandon Park Phase A, Plat 6 - Into Warranty](#)
[Brandon Park Phase A, Plat 6 Into Warranty Letter](#)
[Brandon Park Phase A, Plat 6 Recorded Plat](#)
- 11.B [Dublin Farms - Out of Warranty](#)
[Dublin Farms Bond Release Out of Warranty Letter](#)
[Dublin Farms Recorded Plat](#)

12. GRANTS

- 12.A [2020 Municipal Recreation Grant - Cemetery Trail Connectivity Project](#)
[Pony Express Cemetery Trail & Landscape Improvements](#)
[Pony Express Cemetery Trail & Landscape Improvements Estimate](#)

13. MINUTES

- 13.A [August 4, 2020 - Regular City Council Meeting](#)
[08.04.2020 City Council Minutes - DRAFT](#)

14. RESOLUTION

- 14.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual to Adopt a Remote Work Program.
RES--Policies and Procedures Manual - Remote Work Program
Policies and Procedures Manual - Remote Work Program -- Updated Redlines
Remote Work Agreement
Remote Work Application
Remote Work Program Overview
Yellow Phase - City Buildings

SCHEDULED ITEMS

15. ORDINANCE/PUBLIC HEARING

- 15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning a Portion of Land on North Lake Mountain Road From Residential to Agriculture.

BACKGROUND: *(Presented by Planning Staff)* The proposed Hoofbeats to Healing equine-assisted therapy center project is an applicant-proposed rezone of 27.37 acres from Residential to Agriculture. The property is located on the east side of Lake Mountain Road (Utah County Parcel 59:006:0047 & a portion of 59:006:0046).

ORD--Hoofbeats to Healing Rezone
Hoofbeats to Healing Rezone Map and Concept

16. MOTION

- 16.A MASTER SITE PLAN AND PRELIMINARY PLAT - Marketplace at Eagle Mountain Town Center

BACKGROUND: *(Presented by Planning Staff)* The proposed master site plan and preliminary plat is for a commercial project located on the northwest corner of Eagle Mountain Boulevard and Pony Express Parkway. The development will include a variety of retail and commercial services (EMMC 17.100.040).

Building Elevations
Traffic Demand Model & Letter
Master Site Plan

17. CITY COUNCIL/MAYOR'S BUSINESS

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

18. 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.

19. COMMUNICATION ITEMS

19.A Financial Report

19.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

20. 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 14th day of August, 2020, 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
AUGUST 18, 2020**

TITLE:	PRESENTATION - Annual Citizen Survey Review		
ITEM TYPE:	Presentation		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Interns Patricia Saavedra and
Emily Magleby

RECOMMENDATION:

BACKGROUND:

Each year as part of the development of the budget book, a survey is issued to all citizens of Eagle Mountain City to gather feedback about the performance of the City and to understand what is on the minds of the residents. The survey responses are compiled and included into the budget book. This presentation is to give an early look at this year's survey results and provide additional insights where possible.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	DISCUSSION ITEM - Standards for Special Uses		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

BACKGROUND:

Discussion on the drafted changes to EMMC 17.75 Standards for Special Uses to include all uses recently approved as permitted special uses in various zoning districts in the city. Also includes drafted changes to EMMC 17.10 Definitions to define all special uses not currently listed in that chapter.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[17.10 Definitions - PROPOSED](#)

[17.75 Standards - PROPOSED](#)

PROPOSED AMENDMENT TO EMMC 17.10

Red text = proposed new language

*Items listed below to be added in alphabetic order to 17.10.030

“Animal care service” means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding; these uses shall comply with EMMC 6.05.

“Assisted living facility” means a residential facility, licensed by the State of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available twenty four (24) hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting resident's independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.

“Car wash” means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store or it may be a principal use on the lot.

“Check cashing and deferred deposit lender” means an organization involved in the providing of loans or consideration to customers in exchange for personal property, such as property titles or personal checks. Such services shall include check cashing businesses licensed and/or defined by the State pursuant to the Check Cashing Registration Act, car title loan businesses, deferred deposit loan businesses, and businesses of a similar nature offering such services as a primary function. The term financial service shall not include fully automated standalone services, such as automated teller machines, nor those used and defined herein as “bank.”

“Communication facility” means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.

“Conference center” means a facility designed for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on premises consumption.

“Drive-through service” means a feature or characteristic of a use involving sales or products or provision of services to occupants in vehicles, including drive-in or drive-up windows that allows customers to transact business or receive services or goods while remaining in their motor vehicles

“Garden center” means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials,

tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.

“Meeting center” refers to the definition of “conference center.”

“Outdoor sales and display” refers to a permanent outdoor area used for permanent display of merchandise or goods available for purchase from the business located within a permanent structure.

“Parking garage” means a communal parking structure used primarily for parking and storage of multiple motor vehicles that is either attached to, incorporated into, or detached from the primary structure. This definition does not apply to single-family residential garages.

“Plant and tree nursery” refers to the definition of “garden center.”

“Portable storage” means a container that is either rented or purchased that is specifically designed and manufactured for use as a temporary storage device, not exceeding eight feet (8') in width by forty feet (40') in length or a total enclosed area of three hundred twenty (320) square feet. This definition does not include truck trailers, used semi boxes, or other similar containers that have been modified from a previous use.

“Reception center” means a facility which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations or gatherings. Such a use may or may not include on-site kitchen/catering facilities.

“Residential facility for persons with a disability” means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated title 62A, chapter 2, licensure of programs and facilities; or the Utah Department of Health under Utah Code Annotated title 26, chapter 21, health care facility licensing and inspection act.

“Residential juvenile group home” means a twenty four (24) hours per day group living environment for adolescents under the age of 18, unrelated to an owner or operator, that helps individuals who have emotional, psychological, developmental, or behavioral dysfunctions or impairments to acquire and strengthen the social and behavioral skills necessary to live independently in the community.

“Residential rehabilitation and treatment facility” means a facility licensed by or contracted by the state of Utah to provide temporary occupancy and supervision of adults or juveniles in order to provide rehabilitation, treatment, counseling, or educational services. Without limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol and drug abuse, sex offenders, sexual abuse, or mental health.

“Sexually oriented business” refers to the definition as provided in EMMC 5.20.

“Shipping container” refers to the definition of “portable storage.”

“Subdivision sales office” means a temporary or permanent structure used in a temporary fashion for the sales activity of properties within an under-construction or recently-completed subdivision.

“Tobacco specialty business” means a retail establishment that derives thirty-five percent (35%) or more of its gross revenue from the sale of loose tobacco, plants, or herbs and cigars, cigarettes, pipes, and other smoking devices for burning tobacco and related smoking accessories, including e-cigarettes and vapor cigarettes, as defined by the Utah State Code 76-10-101.3, as may be amended from time to time and in which the sale of other products is merely incidental.

“Towing yard” means an establishment engaged in the temporary storage of vehicles that have been towed, carried, hauled or otherwise moved from public or private property for impoundment in a public or private impound yard. This use includes vehicle transport companies engaged in similar activities. This use does not include vehicle rental or sales of new or used vehicles or parts (except for necessary sales of unclaimed impounded vehicles), vehicle repair, automobile wrecking yard, junk or salvage yard, or a freight terminal.

“Vehicle storage” refers to the definition of “towing yard.”

PROPOSED AMENDMENT TO EMMC 17.75

Black text = existing code

Red text = proposed new language

Red text w/ strikethrough = existing language proposed to be removed

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.010 What this chapter does.

17.75.020 Purpose.

17.75.030 Applicability.

17.75.040 Residential-related uses.

~~17.75.030 Automobile service station and car wash operations.~~

~~17.75.035 Construction office trailers.~~

~~17.75.040 Temporary subdivision sales offices.~~

17.75.050 Civic-related uses.

17.75.060 Commercial-related uses.

~~17.75.050 Nonresidential adult group care facility or child group day care/preschool center.~~

~~17.75.060 Residential facility for persons with a disability.~~

~~17.75.070 Residential rehabilitation and treatment facility.~~

~~17.75.080 Residential juvenile group homes.~~

17.75.080 Industrial-related uses.

17.75.090 Utility-related uses.

17.75.100 Temporary uses.

17.75.110 Ancillary uses.

~~17.75.090 Storage of commercial vehicles.~~

~~17.75.100 Temporary commercial uses.~~

~~17.75.110~~ 17.75.120 Unbuildable land.

~~17.75.120 Swimming pool, hot tub and spa safety requirements.~~

17.75.010 What this chapter does.

This chapter identifies various supplemental land use provisions applicable to all zoning districts. [Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.1); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.1)].

17.75.020 Purpose.

The purpose of this chapter is to provide supplemental land use provisions that apply to **conditional and special uses** in all zoning districts which are designed to protect and preserve the general health, safety and welfare of the public. [Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.2); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.2)].

17.75.030 Applicability.

In addition to the standards included in this chapter, all other chapters shall apply to the uses as applicable including, but not limited to, EMMC 17.55 Off-Street Parking, 17.56 Outdoor Lighting Standards, 17.60 Landscaping, Buffering, Fencing and Transitioning, 17.62 Ridgeline Protection Standards, 17.72 Commercial and Multifamily Design Standards, 17.80 Sign Regulations and Sign Permits, and 17.100 Site Plan Review.

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county or city statutes, codes, or laws.

17.75.040 Residential-related uses.

~~17.75.050~~ 17.75.041 ~~Nonresidential adult~~ **Adult** group ~~day~~ care facility or child group day care/preschool center.

Development or operation of a group day care or preschool center must be approved by the planning commission, and must be found to conform to the following requirements:

A. Nuisance/Threat. It shall not create a nuisance or pose a threat of danger to persons or property on existing or proposed land uses within the vicinity.

B. State Recommendation. It shall receive the approval of the Utah State Department of Social Services.

C. Parking. It shall provide required parking spaces on the site and an adequate pickup and delivery area.

D. Frontage. The site shall have frontage on a street with an existing or proposed right-of-way of 60 feet or greater.

E. Nonresidence. Overnight housing is not permitted. [Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.5); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.5)].

17.75.042 Assisted living facility.

Assisted living facilities may be permitted only where:

A. State Licensing Required. All assisted living facilities shall receive the approval and license from the Utah Department of Human Services.

B. Building Design. All buildings shall comply with the requirements of EMMC 17.72.

C. Building Placement and Orientation. All buildings in the assisted living facility shall front onto a right of way that is accessible to emergency vehicles, unless an alternately appropriate orientation toward an inner courtyard or green space is approved along with a site plan.

D. Site Plan. All assisted living facilities shall be subject to the site plan review process outlined in EMMC 17.100 and have an approved site plan with the following:

- a. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting shall be designed as integrated portions of the total development and shall present a residential character.
- b. Pedestrian and automobile circulation shall flow in a logical manner and integrate neighborhood street connectivity.
 - i. To encourage connectivity, assisted living facilities shall emulate the existing neighborhood street pattern and design and connect to public street networks and adjacent private street networks at all logical points.
 - ii. The project shall be served by an internal pedestrian and automobile system which provides safe and convenient access to each dwelling unit and adequate circulation within the project.
 - iii. Traffic calming measures such as lateral shifts, raised crosswalks, bulb outs, or chicanes shall be incorporated where appropriate.
 - iv. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points shall be installed between the project and the external neighborhood.

E. Residents. No person who is being treated for alcoholism or drug abuse may be placed in an assisted living facility.

~~17.75.060~~ 17.75.043 Residential facility for persons with a disability.

~~A residential facility for persons with a disability is a conditional use in any zoning district where residential dwellings are allowed.~~ "Disability" is defined in Section 57-21-2, Utah Code Annotated 1953.

A. Application. A ~~conditional~~ special use application for this use must include the following information:

- a. ~~All application requirements listed in Chapter 17.95 EMMC, Conditional Uses, except the following items: survey; grading, drainage, and erosion plan; lighting plan; traffic impact study; signage plan.~~ Ownership Affidavit. A document detailing all covenants, grants of easement or other deed restrictions applicable to the site and an ownership affidavit shall be submitted.

- b. Vicinity Map. A vicinity map (which can be included on the site plan) showing the general location of the subject parcel.
- c. Context Plan. A context plan including the existing features within 200 feet of the proposed site plan property line. Existing features include, but are not limited to, natural drainages, topography, buildings, ingress and egress points, landscaping areas, pedestrian paths, names of surrounding property owners and their respective locations.
- d. Site Plan. A site plan is required and must be prepared and stamped by licensed and/or certified professionals.
- e. Landscaping Plan. A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types and sizes of landscaping elements, sprinkler system plans, existing trees, and showing compliance with the city's off-street parking requirements, the city's design guidelines and policies, and the requirements of the appropriate zoning district.
- f. Elevations. Elevations of all buildings, fences and other structures viewed from all sides indicating heights of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A letter of approval from the applicable architectural review committee must also be submitted.

~~bg.~~ The maximum number of residents being proposed.

~~ch.~~ A thorough description of the conditions/diagnoses that are requiring these individuals to stay at a group home.

~~di.~~ The number of trained professionals/supervisors that will be on site at a time.

~~ej.~~ Any special precautions planned to keep visitors and neighbors safe and nuisance-free.

~~fk.~~ A floor plan showing the exact places of residence, restroom facilities, location of office staff, as well as any security measures taken.

~~gl.~~ Sufficient information to show compliance with all requirements of this section.

B. Approval Process. ~~The approval process for a conditional use permit shall follow the process found in Chapter 17.95 EMMC, Conditional Uses.~~ Upon being approved by the ~~planning commission~~city, the operator of the facility shall secure a business license from the city.

C. A ~~conditional~~special use ~~permit~~ shall be approved by the ~~planning commission~~city based only on compliance with the following requirements (and those of a subsequent section, if applicable):

- a. The group home shall be occupied by no more than eight residents who meet the following criteria as individuals who are disabled or handicapped: having a physical or mental impairment that substantially limits one or more of a person's major life activities. "Persons with a disability" does not include persons diagnosed with kleptomania, pyromania, transvestism, pedophilia, exhibitionism or voyeurism, or any history of sexual or physical assault, not resulting from physical impairments or other disorders.

- b. Occupancy by any paid, professional staff member shall only be allowed if such occupancy is primarily for the purpose of serving the residents and not primarily a benefit of employment to the staff member.
- c. The applicant must verify compliance with all applicable requirements, regulations, and standards of the Utah State Department of Human Services and the owner/operator shall obtain all licenses required by the state to operate such a home.
- d. The group home shall conform to all state and local building, safety, health, and zoning requirements applicable to similar structures.
- e. Separation. No residential group home or facility may be located within a one-mile radius of another existing group home of any type, measured in a straight line from property line to property line.
- f. Nuisance/Threat. It shall not create a nuisance or pose a threat of danger to persons or property on existing or proposed land uses within the vicinity.
- g. Parking. A parking plan and improvement schedule shall be submitted, including a minimum of one parking stall for each resident of the group home in order to properly provide for staff and visitor parking, landscaping to screen the parking areas, and a schedule for completion of the additional parking and landscaping. A pickup and delivery area shall be provided if appropriate. Parking areas shall not be allowed to change the residential character of the property.
- h. The only outdoor signage permitted is a nameplate and address sign no larger than two square feet, and property control signs (no parking, no trespassing, etc.).
- i. The group home shall not be made available to or occupied by any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in physical damage to the property of others. An individualized written assessment of each person who is proposed to become a resident of the group home shall be performed to determine if such person would constitute a direct threat prior to allowing occupancy of the group home by such person. The assessment shall be performed and certified by an independent medical doctor (MD), licensed clinical social worker (LCSW), licensed professional counselor (LPC), licensed psychologist, licensed psychiatrist, licensed substance abuse counselor (LSAC) or nurse practitioner (APRN) that is licensed and approved by the Utah Department of Professional Licensing (or other equivalent licensing board of another state) and certified in mental health counseling. The licensee shall not admit any person who has a history of sexual or physical violence or who may be a threat to themselves or someone else. The licensee shall provide documentation to the Utah Department of Human Services, Office of Licensing, that an individualized assessment has been performed for each resident, and no person will or does reside in the facility whose tenancy would likely constitute a direct threat to the health or safety of other individuals or whose tenancy would result in physical damage to the property of others.
- j. The residents must be properly supervised and monitored on a 24-hour basis.
- k. The group home shall be used as a group home without structural or landscaping alterations that would change the structure's residential character. Landscaping shall be established and well-maintained in a manner consistent with the standard of maintenance for yards and landscaping of other homes in the immediate neighborhood.

- l. No person sentenced for a felony crime of possession with intent to distribute a controlled substance, distribution of a controlled substance, a crime involving the use of a weapon, firearm or violence, burglary, unlawful entry, or sexual crimes shall be an occupant or staff member in the group home.
- m. No professional counseling, therapy or other treatment shall be provided in the group home for any person other than a resident or invited guest of the resident of the group home.
- n. The licensee shall maintain and provide sufficient documentation and other evidence reasonably required by the Utah Department of Human Services, Office of Licensing, and will be available for inspection upon request to establish compliance with the requirements of these conditions for use of the premises as a group home. Appropriate authorities and licensing entities shall have the right to inspect appropriate documentation upon request to verify compliance.
- o. The licensee shall at a minimum provide the following information and shall notify the city whenever any of the following information changes:
 - i. The name, address, and telephone number of the licensee or applicant;
 - ii. The name, address, and telephone number of each person who has an interest in the ownership or operation of the group home whether personally or through a partnership, corporation, trust or other entity;
 - iii. Any changes to the group home's policies and procedures manual (including house rules).
- p. The licensee (or designee) shall maintain compliance with the requirements of all conditions under their licensure (including conditional use permit conditions). In addition, upon receipt of notice of a possible violation, the licensee (or designee) shall immediately investigate whether a violation has occurred and take appropriate enforcement action. The licensee must comply with and assist the Utah Department of Human Services, Office of Licensing, and/or the city in investigating complaints or licensing violations.
- q. The city may deny the issuance of a license to operate the group living home to a person (including any entity) if the city reasonably finds that issuance of a license or permit to such person would likely create a threat to the health or safety of other individuals or would likely result in physical damage to the property of others. The city may also deny the issuance of a permit if the applicant or any person described in compliance with subsection (C)(16) of this section has a history or has been found guilty of operating a similar facility in violation of state or local law.
- r. The permit and license issued pursuant to the conditions set forth herein shall be nontransferable and shall terminate if the structure is devoted to a use other than a group home or the structure or use fails to comply with all conditions, building, safety, health and zoning requirements of the Eagle Mountain City Code applicable to similar structures.
- s. Failure of the licensee to comply with or to enforce any of the conditions herein shall result in a review of noncompliance by the Utah Department of Human Services, Office of Licensing, which may result in fines, probation, and revocation of licensure. If the Utah Department of Human Services, Office of Licensing, revokes the license for this

location, this conditional use permit automatically expires. Conditions violated that are not enforced by the Utah Department of Human Services, Office of Licensing, may lead to violation notices and fines by the city, and eventual revocation of the business license and conditional use permit. A first violation shall result in a violation notice. A second violation occurring within any 18-month period shall result in a fine of \$500.00 to the licensee. A third violation occurring within any 18-month period shall result in a fine of \$2,000 to the licensee. The fines set for violation as provided herein shall be paid within 10 days of receipt of the notice of the imposition of the fine. A fourth violation occurring within any 18-month period shall result in the revocation of the license to operate the group home and no license shall be reissued to the licensee, the principals of the licensee if the licensee is an entity, or any alter ego of the licensee for a period of at least two years following such revocation. Eagle Mountain City shall have the right to deny a permit to any individual or entity (or their principals or alter ego) that has had more than one revocation of a permit to operate a group home.

D. As provided for by the Fair Housing Act, an applicant may request a reasonable accommodation to a requirement if it is necessary to afford persons with disabilities an equal opportunity to use and enjoy housing. This is done as part of the conditional use application. Requests for modifications of requirements are unreasonable if the request imposes an undue burden or expense on the city or the use fundamentally alters the zoning scheme. [Ord. O-04-2015 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A)].

~~17.75.080~~ 17.75.044 Residential juvenile group homes.

~~A juvenile group home is a 24-hour group living environment for adolescents under the age of 18, unrelated to an owner or operator, that helps individuals who have emotional, psychological, developmental, or behavioral dysfunctions or impairments to acquire and strengthen the social and behavioral skills necessary to live independently in the community.~~ In addition to the requirements of EMMC 17.75.06043, a residential juvenile group home must be found to conform to the following additional requirements:

A. The applicant must verify compliance with all applicable requirements, regulations, and standards of the Department of Human Services of the state of Utah governing the licensing and operation of juvenile group homes.

B. The facility shall be occupied only by individuals under the age of 18 and paid, professional staff members.

C. A juvenile group home shall not include any persons referred by the Utah State Department of Corrections, any adult or juvenile court, or the juvenile justice system.

D. No individual who has an impairment due to addiction of any controlled substance or alcohol and currently uses such controlled substance or alcohol may be a resident.

E. A juvenile group home shall not provide outpatient treatment. [Ord. O-12-2009 § 2 (Exh. A)].

~~17.75.070~~ 17.75.045 Residential rehabilitation and treatment facility.

In addition to the requirements of EMMC 17.75.06043, a residential rehabilitation and treatment group home must be found to conform to the following additional requirements:

A. All staff members shall be over the age of 18. The group home shall be occupied only by individuals over the age of 18 who meet the following criteria as individuals who are disabled or handicapped: having a physical or mental impairment that substantially limits one or more of a person's major life activities. Admission criteria may also include but are not limited to the following:

- a. Individuals who have been diagnosed with an addiction to alcohol or a controlled substance (as defined in Section 58-37-2, Utah Code Annotated 1953, as amended) who are not currently using controlled substances and are medically stable;
- b. Individuals who are unable to abstain from the use of alcohol or a controlled substance without the structured supportive setting offered by a group home; and
- c. Individuals who have completely and voluntarily abstained from the use of alcohol and all controlled substances and are medically clear for treatment.

B. The licensee shall not allow any person to become a resident of the group home until the licensee has verified compliance with the requirements of subsection A of this section. For purposes of verifying compliance with subsections (A)(1) and (2) of this section, the licensee shall obtain written certification, from a medical doctor (MD), licensed clinical social worker (LCSW), licensed professional counselor (LPC), licensed psychologist, licensed psychiatrist, licensed substance abuse counselor (LSAC) or nurse practitioner (APRN) certified in mental health and substance abuse counseling, that the proposed resident meets the criteria of those subsections. For purposes of verifying compliance with subsection (A)(3) of this section, the licensee shall keep current statistics, census records, clinical records and documentation of medical stability. Statistic and census records that are not protected by confidentiality may be viewed by licensing entities upon request.

C. All residents in the home must completely abstain from using alcohol and controlled substances during the period that they are residents in the group home. Any resident of the group home who uses alcohol or a controlled substance, whether on or off the premises, shall be immediately expelled from the home and shall not be readmitted without meeting the screening criteria in subsection A of this section. However, nothing contained herein shall be construed to prohibit a resident from taking a prescription drug for which a resident has a valid and current prescription.

D. No, alcohol, unprescribed controlled substances or drug paraphernalia shall be allowed on the premises of the group home. Firearms **shall be prohibited on the premises and** may be carried only by private security or uniformed peace officers that hold legal permits to carry. No resident of the group home shall initiate any contact of any kind with residents of the neighborhood except:

- a. In the case of notice or prevention of an emergency which may cause personal injury, death or substantial property damage.
- b. Residents who are cleared by staff to attend local worship services.

E. In order to verify ongoing abstinence from drugs and alcohol, each resident shall submit to at least three random urinalysis tests per month that test for the presence of alcohol and controlled substances. Any resident testing positive for alcohol or nonprescribed drugs, or who refuses to submit to a test, shall be immediately expelled from the group home. The licensee shall maintain records of urinalysis test results. Such records are available to the Utah Department of Human Services, Office of Licensing, for inspection upon request. At least one substance abuse or alcohol testing method must occur daily, including one of the following: urinalysis, blood, hair follicle, and breathalyzer, or visual. The licensee tracks statistics on race, gender, relapse, and many other verifiable conditions that may be made available upon request. [Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.6). Formerly 17.75.060].

17.75.050 Civic-related uses.

17.75.051 Religious or cultural meeting halls.

Religious and cultural meeting halls may be permitted only where:

- A. Parking. The development shall comply with EMMC 17.55.
- B. Outdoor Lighting. The development shall comply with EMMC 17.56.
- C. Landscaping. The development shall comply with EMMC 17.60.

17.75.052 Schools (public/charter/private).

Schools may be permitted only where:

A. Parking and Vehicle Stacking.

- a. Parking requirements shall comply with EMMC 17.55.
- b. Adequate off-street stacking areas which are completely contained on site for student pickup and dropoff are required. No offsite stacking is permitted.

B. Pedestrian Access.

- a. All driveways on the school property shall have at least one sidewalk.
- b. Primary pedestrian crossings shall employ traffic calming features such as speed tables and striping. Secondary pedestrian crossings shall employ a minimum of striping and signs.

C. Setbacks (Charter Schools). Outdoor play areas shall be setback from property lines by at least fifteen feet (15') made up of substantial landscaping, fencing or wall, and berming where feasible.

17.75.060 Commercial-related uses.

17.75.061 Animal care service.

Animal care services may be permitted only where:

- A. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

B. Visibility. Any outdoor space used for waiting or care is fully screened.

C. Overnight Keeping. The overnight keeping of animals is allowed only for treatment purposes. Overnight boarding is strictly prohibited.

~~17.75.035~~ 17.75.062 Automobile gas/service station and car wash operations.

~~As conditional uses, a~~Automobile gas/service stations and/or car wash operations may be permitted only where:

A. Nuisance. They will not be a nuisance to residences and other surrounding uses.

B. Traffic Congestion. They will not cause traffic hazards or undue traffic congestion.

C. Lot Size. An automobile gas/service station or a freestanding car wash site area will have a minimum of a 15,000-square-foot parcel. The lot frontage, if located on an arterial or collector street, will not be less than 125 feet.

D. Automobile Gas/Service Station or Car Wash Setbacks. Automobile gas/service stations or car wash operations with gasoline pumps will have buildings of the type of construction as defined in the International Building Code, and are to be located at a distance of not less than 25 feet from property or building setback lines.

E. Canopy Setbacks. Gasoline pumps and pump islands for car wash operations or gas/service stations shall have a canopy and the setback (measured from the edge of the canopy) shall be not less than 25 feet from any property lines or shall be in conformity with the building setback lines of the zoning district, whichever is greater.

F. Driveway Design. Driveway design and spacing for automobile gas/service stations or car wash operations shall be reviewed by the city engineer, whose recommendation will be forwarded to the planning commission.

G. Distance to Other Uses. The minimum closest distance from the automobile gas/service station or car wash with gas pumps site to an existing school, park, playground, museum or place of public assembly will be not less than 500 feet.

H. Outdoor Storage or Rentals. No outdoor storage of rental trucks or trailers, stacks of tires or other merchandise will be conducted by the automobile gas/service station or car wash operation except when such equipment or merchandise is screened by an approved opaque fence not less than six feet in height. [Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.3); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.3)].

17.75.063 Check cashing and deferred deposit lenders.

Check cashing and deferred deposit lenders may be permitted only where:

A. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

B. Separation. No check cashing, deferred deposit lender, or similar credit service business shall be located within one mile of any other check cashing, deferred deposit lender, or similar credit

service business as measured in a straight line between the closest property lines of the lots on which they are located.

C. Density. No more than one check cashing, deferred deposit lender, or similar credit service business shall be allowed for every 20,000 citizens living in the City of Eagle Mountain.

D. Design. In addition to all applicable requirements of this Title, the following will also be required:

- a. The colors of the building shall match the design theme of the center in which it is a part of or if not in a multi-tenant center, surrounding commercial buildings;
- b. At least twenty-five percent (25%) of the first floor façade that faces a street, drive aisle, or sidewalk shall consist of windows and doors of clear or lightly-tinted glass that allows views into and out of the building at eye level;
- c. The use of bars, chains, or similar security devices that are visible from a street, drive aisle, or sidewalk shall be prohibited; and
- d. The use of neon lighting and signs shall be prohibited on the building exterior, affixed to the interior of a window facing outward, or exterior building signage.
- e. Lighting and signage shall comply with EMMC 17.56.

17.75.064 Outdoor sales and display.

Outdoor sales and display may be permitted only where:

A. Definition. For the purposes of this section, “outdoor sales and display” includes the outdoor storage of materials, products, and equipment incidental to an allowed use which are not accessible to the public and set apart from the outdoor sales and display.

B. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

C. Location. All outdoor sales and display areas shall not be located within a required setback, area of required landscaping, area of required parking, or area of pedestrian or vehicle access and flow.

D. Site Plan. All outdoor sales and display areas shall be clearly defined on the approved site plan and will be limited to these areas.

E. Signs. The outdoor sales and display area shall not include the use of banners, pennants or strings of pennants.

F. Outdoor Storage. All outdoor storage shall require the following screening regulations:

- a. A masonry wall or solid/opaque fencing shall be required to screen all open storage areas from view of a street.
- b. A solid/opaque fence, screening barrier, or wall shall be required along the side and rear property lines to screen areas of open storage up to and including any gate.
- c. Fences used to screen open storage shall not be less than six feet (6') high. Fences greater than six feet (6') high may be approved as part of a site plan upon a finding that increased height for screening is necessary to reduce impacts to surrounding properties.

- d. Materials, products, and equipment within twenty feet (20') of the fence may not be stored higher than the fence.

17.75.065 Parking garage.

Parking garages may be permitted only where:

A. Nuisance.

- a. The use will not be a nuisance to residences and other surrounding uses.
- b. Parking garages shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential uses.

B. Design.

- a. Parking garages shall be architecturally consistent with the project buildings, including the use of the same primary finish materials and colors as the exterior of the adjacent or adjoining buildings.
- b. Any façade facing a street shall include visual mitigation of parked vehicles and drive ramps such as landscape buffers, upper-level setbacks, or additional architectural treatment.
- c. Any façade adjacent to a sidewalk or pathway shall include human-scale design and detailing along the first floor to enhance its relationship with the pedestrian.
- d. The top deck of parking garages shall include opaque screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking garage and screen the view of cars on the top deck of the structure.
- e. Internal circulation shall be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary façade or to the center of the structure.
- f. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
- g. The parking garage height shall not exceed the height of the primary structure within the project.

C. Placement.

- a. A parking garage may not be located any closer to the front property line than the primary structure or use (when the parking garage is part of the primary structure).
- b. The view of a parking garage from a street shall be minimized by placing its shortest dimension parallel to the street edge.

D. Lighting.

- a. All top deck lighting shall be screened and directed downward to avoid light spill onto the area below and shall consist of only bollards or building lighting. Light poles are prohibited.

- b. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels.

E. Signage and Wayfinding. Signage and wayfinding shall be integrated with the architecture of the parking garage and be architecturally compatible with the design. Public parking garage entrances shall be clearly signed from public streets.

F. Access.

- a. Where a garage entrance or exit crosses a sidewalk, the driveway shall be a different color, texture, and/or paving material than the sidewalk to warn drivers of the possibility of pedestrians.
- b. Pedestrian pathways shall connect the pedestrian exit from the parking garage to the buildings it serves.

G. Safety. Parking garages shall follow best CPTED practices and provide for well-lit and visible pedestrian corridors, visible parking areas, security devices, and natural surveillance both inside and outside of the structure.

17.75.066 Plant and tree nursery / garden center.

Plant and tree nurseries and garden centers may be permitted only where:

A. Outdoor sales, display, storage. Any associated outdoor sales, display, and storage of products or equipment must comply with EMMC 17.75.064.

17.75.067 Portable storage / shipping container.

Portable storage and shipping containers may be permitted only where:

A. Stacking. Vertical stacking of portable storage containers and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited.

B. Location.

- a. No portable storage container shall be placed or located on a required parking space, circulation aisle/lane, fire access lane, or public right-of-way.
- b. All portable storage containers shall be located to the rear 50% of the site they are to be located on and shall not be visible from a street. Screening in the form of opaque fencing, landscaping, or a combination of both may be used so that the portable storage container is not visible from a street or to buffer the containers from surrounding properties.

C. Repair and Maintenance. All portable storage containers and their screening and landscaping shall be maintained in good repair. Any dilapidated, dangerous, rusted, or unsightly containers shall be repaired or removed. Graffiti shall be removed within seven (7) days.

D. Use.

- a. Portable storage containers shall be used for storage purposes only. Storage is limited to materials, products, or equipment used, produced, sold, or manufactured on the site of a legally-conforming business or agricultural use.
- b. There shall be no plumbing or electricity connected to the container and all wheels, except for small, non-inflatable rollers, shall be removed.

E. Signage. Portable storage containers shall not be used for signage.

17.75.068 Reception/conference/meeting center.

Reception, conference, and meeting centers may be permitted only where:

A. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

B. Parking and Vehicle Stacking.

- a. Parking requirements shall comply with EMMC 17.55.
- b. Adequate off-street stacking areas which are completely contained on site for pickup and dropoff are required. No offsite stacking is permitted.

C. Pedestrian Access.

- a. All driveways on the property shall have at least one sidewalk.
- b. Primary pedestrian crossings shall employ traffic calming features such as speed tables and striping. Secondary pedestrian crossings shall employ a minimum of striping and signs.

17.75.069 Restaurant with drive-through services.

Restaurants with drive-through services may be permitted only where:

A. Purpose. The specific purposes of these regulations are to:

- a. Reduce noise, lighting, and visual impacts on abutting uses, particularly residential uses;
- b. Promote safer and more efficient on-site vehicular and pedestrian circulation; and
- c. Reduce conflicts between queued vehicles and traffic on adjacent streets.

B. Site Plan. An applicant for a restaurant with drive-through service shall submit a site plan that includes: a parking and circulation plan, driveway locations, placement of audio equipment (if applicable), placement of message and/or menu boards, and a litter cleanup plan.

C. Litter Cleanup Plan. A litter cleanup plan shall address litter cleanup on and off site and shall include, but not be limited to, a litter pickup schedule and a map of the cleanup area.

D. Stacking Lanes.

- a. A minimum of one hundred twenty feet (120') for a single stacking lane or sixty feet (60') per lane when there is more than one stacking lane. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.

- b. Stacking lanes shall be designed so that they do not interfere with parking, pedestrian and vehicle circulation; and
- c. All stacking lanes shall be clearly identified through the use of means such as striping, landscaping, and signs.

E. Traffic Circulation.

- a. Only one driveway providing vehicular access to and from the drive-through window or service area shall be provided from any street;
- b. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and
- c. A traffic study addressing both on- and off-site traffic and circulation impacts may be required as part of the site plan application.

F. Drive-Through Location. Drive-through lanes and windows shall be located away from adjacent residential uses.

G. Noise. Noise emitted from drive-through service windows and related features such as remote ordering equipment at outdoor menu boards shall not create a nuisance or disturbance for abutting properties.

H. Buffer. When a drive-through use adjoins any residential use or residential zone, a minimum six foot (6') high masonry wall or solid fence shall be erected and maintained along such property line.

17.75.070 Sexually oriented business.

Sexually oriented businesses may be permitted only where:

A. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

B. Location.

- a. No sexually oriented business shall be constructed or operated, as measured in a straight line between the closest property lines of the lots on which they are located, within:
 - i. Within 5,000 feet of any other sexually oriented business as measured in a straight line between the closest property lines of the lots on which they are located.
 - ii. Within 1,000 feet of any existing residential use, school, park, playground, museum, or place of public assembly as measured in a straight line between the closest property lines of the lots on which they are located.
- b. No church, public park, public library, or school shall be established closer than 1,000 feet from any sexually oriented business.

C. Density. No more than one sexually oriented business shall be allowed for every 20,000 citizens living in the City of Eagle Mountain.

D. Signs. Signs for each sexually oriented business shall be limited to the following:

- a. Signage is limited to one (1) wall sign. All other signs are prohibited.
- b. The use of neon lighting shall be prohibited on the building exterior, affixed to the interior of a window facing outward, or exterior building signage.
- c. The wall sign shall comply with the sign requirements specified in EMMC 17.80 including allowable sign area.
- d. Off-premise signs are prohibited.
- e. Every sexually oriented business sign shall contain alpha-numeric copy only, and no descriptive art or designs depicting any activity related to or inferring the nature of the business shall be allowed on any sexually oriented business sign.
- f. No animation shall be permitted on or around any sexually oriented business sign or on the exterior walls or roof of the premises.
- g. Painted wall advertising shall not be allowed.

E. Visibility. No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or in any area where they can be viewed from a public sidewalk.

F. Design. In addition to all applicable requirements of this Title, the following will also be required:

- a. The colors of the building shall match the design theme of the center in which it is a part of or if not in a multi-tenant center, surrounding commercial buildings;
- b. The use of bars, chains, or similar security devices that are visible from a street, drive aisle, or sidewalk shall be prohibited; and
- c. The use of neon lighting and signs shall be prohibited on the building exterior or exterior building signage.

17.75.071 Tobacco specialty business.

Tobacco specialty businesses may be permitted only where:

A. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

B. Separation. No tobacco specialty business shall be located:

- a. Within 5,000 feet of any other tobacco specialty business as measured in a straight line between the closest property lines of the lots on which they are located.
- b. Within 1,000 feet of any existing residential use, school, park, playground, museum, or place of public assembly as measured in a straight line between the closest property lines of the lots on which they are located.

C. Density. No more than one tobacco specialty business shall be allowed for every 10,000 citizens living in the City of Eagle Mountain.

D. Design. In addition to all applicable requirements of this Title, the following will also be required:

- a. The colors of the building shall match the design theme of the center in which it is a part of or if not in a multi-tenant center, surrounding commercial buildings;

- b. The use of bars, chains, or similar security devices that are visible from a street, drive aisle, or sidewalk shall be prohibited; and
- c. The use of neon lighting shall be prohibited on the building exterior, affixed to the interior of a window facing outward, or exterior building signage.

17.75.080 Industrial-related uses.

17.75.081 Towing yards and vehicle storage.

Towing yards and vehicle storage may be permitted only where:

A. Nuisance. The use will not be a nuisance to residences and other surrounding uses.

B. Screening. Must comply with the requirements set in EMMC 17.75.064(F).

C. Vehicles.

- a. No storage of salvaged, dismantled, or inoperable vehicles is allowed on the site.
- b. No vehicles shall be dismantled or crushed on the site.
- c. No vehicle shall remain for more than one hundred and eighty (180) days on the site.

D. Storage Area. The vehicle storage area shall be graded and paved with asphalt or concrete surfacing to ensure that all surface water generated from the site shall be retained on site and to prohibit percolation of surface water and VOCs from stored vehicles.

E. Sales. No sale or advertising the sale of vehicles shall be permitted.

17.75.090 Utility-related uses.

17.75.091 Communication facilities and towers.

This section is inclusive of wireless telecommunication, radio, microwave, and other transmission towers.

Communication facilities and towers may be permitted only where:

A. General. The following development standards shall be applicable to all facilities regardless of the facility type or zone within which the facility is proposed to be located:

- a. The proposed facility shall be located on an approved structure and/or site in conformance with this code. If a proposed facility site does not conform to this code, the carrier shall submit and have approved a plan to bring the structure and/or site into conformance with the code prior to completion and operation of the proposed facility.
- b. Any associated mechanical or electrical equipment shall be completely screened from view, from rights-of-way, on-site parking areas and adjacent properties, with a solid fence or wall.
- c. The proposed facility, including associated mechanical and electrical equipment, shall not be located within a public right-of-way.
- d. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

- e. Copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations shall be filed with the City prior to the issuance of any permit for a proposed facility.
- f. The proposed facility shall conform to applicable development standards set forth in this section.
- g. Lightning rods shall not be included in the height calculation for any facility.
- h. Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.
- i. Generators or noise producing venting systems shall not be used.
- j. Lighting for aircraft is prohibited except where required by Federal Law.

B. Location and Type Priority. Telecommunication facilities shall be located as unobtrusively as is reasonably possible. The provider shall make a good faith effort to site antennas in the following order of priority:

- a. Existing Structures or Stealth Facilities. First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities, as follows:
 - i. Existing structures. Antennas located on lawfully existing buildings, structures, and antenna support structures, provided that the building, structures, or support structures are: (1) located on a telecommunication facility designed and approved for collocation, (2) located in a non-residential zoning district, or (3) located in a residential zoning district on property that is being used for nonresidential uses such as governments, school, or church; or
 - ii. Stealth Facilities. Antennas certified as stealth facilities as set forth in this ordinance.
- b. Monopoles on property owned by the City.
- c. Monopoles on property owned by a non-City public agency.
- d. Monopoles on nonresidential private property. Monopoles constructed on private property, provided that the private property is (1) located in a nonresidential zoning district, or (2) located in a residential zoning district on property that is used for a nonresidential use such as government, school, or church.
- e. Other. Any combination of antenna type and location other than those listed in this subsection.

C. Burden of Proof. If the applicant desires to locate antennas on a site other than the highest priority site, the applicant shall have the burden of demonstrating to the City why it could not locate antennas on site with a higher priority than the site chosen by the applicant. The applicant shall provide the following information to the approving authority:

- a. Higher Priority Sites. The identity and location of any higher priority sites located within the desired service area.
- b. Reason for Rejection of Higher Priority Sites. The reasons why the higher priority sites are not technologically, legally, or economically feasible. The applicant shall make a good faith effort to locate antennas on a higher priority site. The City may request information from outside sources to justify or rebut the applicant's reasons for rejecting a higher priority site.

- c. Justification for Proposed Site. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities.

D. Setbacks.

- a. Communication facilities and towers shall comply with the setback requirements of the underlying zone and are further modified in EMMC 17.75.091(I).
- b. When located in a residential zone or on a non-residential lot that is adjacent to residential zones, development, or property designated for residential land use by the general plan, communication facilities and towers shall be a minimum of 200 feet from the property line abutting residential uses. This will allow for adequate separation from residential development.

E. Collocation. Collocation of a communication facilities and towers on a previously-approved communication facility such as an existing building, structure, or antenna support structure, is allowed, provided:

- a. No increase in the height of the existing support structure is proposed;
- b. All aspects of the collocation improvements must be located within the previously-approved screened area;
- c. Compliance with the corresponding provisions set forth in this subsection.

F. Safety.

- a. Regulation Compliance.
 - i. Compliance with FCC and FAA regulations. All operators of communication facilities shall demonstrate compliance with applicable FCC and FAA regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the City. Failure to comply with the applicable regulations shall be grounds for revoking a site plan approval.
 - ii. Other licenses and permits. The operator of every communication facility shall submit copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location, and operation of the facility to the City, shall maintain such licenses and permits in good standing, and shall provide evidence of renewal or extension thereof upon request by the City.

G. Emergency. The City shall have authority to move or alter a communication facility in case of emergency. Before taking any such action, the City shall first notify the owner of the facility, if feasible.

H. Abandonment. The City may require the removal of all antennas and monopoles if the facility has been inoperative or out of service for more than consecutive months.

- a. Notice. Notice to remove shall be given in writing by personal service, or by certified mail addressed to the operator's last known address.
- b. Violation. Failure to remove the antennas and monopoles after receiving written notice to remove is a violation of the terms of this chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity, or corporation, whether acting as principal agent, property owner, lessee, lessor, tenant, landlord, employee, employer, or otherwise, for failure to remove antennas and monopoles in accordance with this chapter. The City may seek a civil injunction requiring the removal of any structures on the site in accordance of this chapter. The City may also remove such structures itself and may bill its costs in removing such structures to the operator. Any lease agreement with the City may also stipulate failure to remove the antennas and monopoles after receiving written notice to do so pursuant to this chapter automatically transfers ownership of the antennas, support buildings, and all other structures on the site to the City.

I. Specific Regulations by Type. Communication facilities are characterized by the type or location of the antenna structure. There are five general types of antenna structures contemplated by this ordinance: ham radio towers, monopoles, roof-mounted antennas, stealth facilities, and wall-mounted antennas. If a particular type of antenna structure is allowed by this ordinance as a special use, the minimum standards for that type of antenna are as follows:

- a. Ham Radio Towers. Ham radio towers or any other radio or antennae facilities are regulated by the FCC as well as individual homeowners associations (HOAs) through restrictive covenants or other regulating documents.
- b. Monopoles:
 - i. Justification. If the applicant desires to construct a monopole, the applicant shall first submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities. The description shall include a radio frequency engineering review of the proposed Monopole Telecommunication Facility in relation to the requested height and possible alternative locations.
 - ii. Visual Analysis. The applicant shall submit a visual analysis which may include photo simulation, field mock up, or other techniques, which identifies the potential for visual impacts of the proposed monopole. The analysis shall consider views from public areas (streets, parks, etc.) and from private residences.
 - iii. Maximum Height. The maximum height of the monopole or monopole antenna shall be 60 feet, although the City may allow an antenna or antenna support structure up to 120 feet in height, if the applicant demonstrates that the additional height is necessary to obtain coverage or to allow co-location, and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The antenna itself shall not exceed ten feet in height.
 - iv. Setback. Monopoles shall be set back a minimum distance equal to four times the height of the proposed monopole structure from any residential lot line,

measured from the base of the monopole to the nearest residential lot line unless the applicant can demonstrate that a lesser distance is necessary as demonstrated in a certified radio frequency engineering report.

- v. Spacing. No monopole shall be approved within 1,000 feet of another monopole, except those within 120 feet of or adjacent to existing transmission powerline corridors. This is permitted because monopoles will blend in with the power poles.
- vi. Color. A surface treatment may be required so that monopoles, antennas, and related support structures match the background against which they are most commonly seen.
- vii. Screening. Monopoles shall be fenced with a six-foot (6') high black vinyl coated chain-link, opaque fence or other fencing or wall method.

c. Roof-Mounted Antennas:

- i. Maximum Height. The maximum height of a roof mounted antenna shall be 18 feet above the roof line of the building.
- ii. Setback. Roof-mounted antennas shall be setback from the exterior wall of the building or structure a distance at least equal to the height of the antenna above the roof.
- iii. Mounting Options. A roof-mounted antenna shall be mounted only on structures with flat roofs. Roof-mounted antennas may be mounted directly on a roof, or on top of existing penthouses or mechanical equipment rooms if the total height of the antennas do not exceed 18 feet above the roof line of the building.
- iv. Color. Roof-mounted antennas, equipment, and supporting structures shall be painted to match the color of the building or structure, or the background against which they are most commonly seen. Antennas and supporting structures shall be architecturally compatible with the building.
- v. Combination of Wall- and Roof-Mounted Antennas. Any building may have a combination of wall- and roof-mounted antennas meeting the requirements of this section.

d. Stealth Facilities:

- i. Maximum Height. The overall height of any structure proposed to be used for a stealth fixture antenna shall be consistent with any similar structure being used as a model for the stealth structure. A stealth fixture shall be no more than ten feet higher than the structure to which it is attached, provided the fixture and the structure to which it is attached is consistent with the character of similar structures located in the same area.
- ii. Disguise. A stealth fixture antenna shall be disguised as part of the structure to which it is attached or otherwise concealed from public view as much as reasonably possible. A stealth fixture antenna may be attached to or disguised as a flag pole, light pole, power pole, manmade tree, clock tower, steeple, or a structure used primarily for another use so long as any antenna located on the structure does not detract visually from the primary use. Stealth fixture antennas and all associated equipment visible to public view shall be painted to

match the color of the structure to which it is attached. Equipment and/or equipment shelters used in connection with stealth fixture antennas shall be camouflaged.

- iii. Engineered Structure. A structure to which a stealth fixture antenna is attached shall be designed by a state certified engineer to verify that the structure can support the stealth fixture antenna.
- iv. Antenna Size. A stealth fixture antenna, including the mounting structure, shall not exceed thirty inches (30") in diameter, provided, however, that antennas exceeding thirty inches (30"), including the mounting structure, may be permitted if the antenna is a stealth fixture antenna located on or within a clock tower, steeple, manmade tree, or other similar structure.
- v. Conversion. Stealth facilities may include the conversion of existing flagpoles, light standards, athletic field lights or other similar structures to a stealth facility provided the structure's height is not increased more than ten feet (10').
- vi. Utility Pole Antennas. Utility pole antennas may be allowed as a stealth facility subject to the following minimum requirements:
 - 1. Location. Utility Pole Antennas may only be located on existing City-owned utility poles except for decorative street lights.
 - 2. Method of Mounting. Such antennas shall be designed and installed by the applicant according to City's specifications and requirements.
 - 3. Height. Antennas shall not extend more than ten feet (10') above the top of the pole.
 - 4. Antenna Size. The antennas, including the mounting structure, shall not exceed two feet (2') in diameter.
 - 5. Electrical Equipment. Electrical equipment shall not be located in the public right-of-way.
 - 6. Agreement. Each telecommunication provider is required to enter into an agreement with the City prior to installing any telecommunication facilities in a public right-of-way. The City shall review site plan conditions prior to the execution of the agreement.

e. Wall-Mounted Antennas:

- i. Maximum Height. Wall-mounted antennas shall not extend above the roof line of the building or structure, or extend more than four feet horizontally from the face of the building.
- ii. Setback. Wall-mounted antennas shall not be located within 20 feet of a residential zoning district unless it is located on a nonresidential structure as approved by this section.
- iii. Mounting Options. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered to be wall-mounted antennas if no portion of the antenna extends above the roof line of the parapet wall, penthouse, or mechanical equipment room.
- iv. Color. Wall-mounted antennas, equipment, and supporting structures shall be painted to match the color of the building or structure, or the background against which they are most commonly seen. Antennas and the supporting

structure on the building shall be architecturally compatible with the building. Whip antennas are not allowed on a wall-mounted antenna structure, but may be camouflaged in a stealth facility as per stealth requirements of this section.

- v. Maximum Area. The total area for all wall-mounted antennas and supporting structures on any one building shall not exceed five percent (5%) of any exterior wall of the building.
- vi. Combination of Wall- and Roof-Mounted Antennas. Any building may have a combination of wall- and roof-mounted antennas meeting the requirements of this section.

J. Additional Requirements.

- a. Storage Areas and Solid Waste Receptacles. No outside storage or solid waste receptacles shall be permitted on a communication facility site.
- b. Equipment Enclosures. All electronic and other related equipment and appurtenances necessary for the operation of any communication facility shall, whenever possible, be located within a lawfully pre-existing structure. When a new structure is required to house such equipment, the structure shall be harmonious with, and blend with, the natural features, buildings, and structures surrounding such structure.
- c. Accessory Buildings. Freestanding accessory buildings used with a communication facility shall not exceed a combined total of four hundred and fifty (450) square feet and shall comply with the setback requirements for structures in the zoning district in which the facility is located.
- d. Parking. The City may require a minimum of one parking stall for sites containing a monopole, tower, and/or accessory buildings, if there is insufficient parking available on the site.
- e. Maintenance Requirements. All communication facilities shall be maintained in a safe, neat, and attractive manner.
- f. Landscaping. All communication facilities shall be adequately landscaped in order to provide visual screening as deemed necessary by the Planning Commission on a site specific, case by case basis. For monopoles where there are no buildings immediately adjacent to the monopole and equipment facilities, the site shall be surrounded by dense tree growth to screen views of the facility in all directions. These trees may be existing on the subject property or planted as part of the site improvements. The City may require additional landscaping as part of the site plan approval.
- g. Power Lines. All power lines on the lot leading to the communication facility shall be underground.

17.75.092 Utilities, Public and Private

This section is inclusive of facilities, substations, structures, buildings, transmission lines (above and below ground), equipment, and storage (fenced or enclosed) related to the production and distribution of utility services, public and private.

Utilities and related infrastructure may be permitted only where:

A. General.

- a. Any utility installation shall comply with EMMC Title 13 Public Utilities and Services.
- b. Any utility installation, except utility boxes and transmission lines, shall be subject to EMMC 17.100.

B. Substations.

- a. Fencing. The perimeter of the substation site shall be fenced for public safety and to minimize visual impact.
- b. Landscaping. The perimeter of the substation site (outside of the fence) shall be landscaped.
- c. Location. No substation shall be located in the path of any planned street or trail as illustrated in the city's Transportation Master Plan and Parks and Open Space Master Plan.

C. Ground-Mounted Utility Boxes.

- a. Location.
 - i. Any ground-mounted utility box shall not be located within one foot (1') of any sidewalk or eighteen inches (18") from the face of a curb or obstruct any required sight distance triangles for driveways and intersections.
 - ii. Private Property: on private property with permission of the property owner or representative at the following locations:
 - 1. Below-grade utility boxes that do not extend greater than six inches (6") above ground level.
 - 2. Within the buildable area of a lot, rear yard, or side yard.
 - 3. Behind required front and corner side yards or within five feet (5') of a building when front and corner side yards are not required.
 - 4. Within a utility easement subject to easement restrictions.
 - 5. Within a right-of-way when the location does not interfere with circulation functions of the right-of-way and subject to Item #3 above.
 - iii. Public Right-of-Way.
 - 1. Below-grade utility boxes that do not extend greater than six inches (6") above ground level.
 - 2. Within a park strip or behind the sidewalk meeting the following criteria:
 - (a) A ground-mounted utility box not exceeding a height of three feet (3') and a footprint of four (4) square feet, or a box not exceeding two feet (2') in height and a footprint of eight (8) square feet.
 - (b) The pad for a ground-mounted utility box shall not extend more than six inches (6") beyond the footprint of the box.
 - (c) A ground-mounted utility box in a residential zoning district is located within fifteen feet (15') of the interior lot line of an adjacent property.

- (d) Excluding industrial, business park, airport, and commercial zoning districts, no more than three (3) ground-mounted utility boxes, excluding exempt utility boxes, shall be allowed within a six hundred sixty foot (660') segment of street right-of-way.
- (e) Any small ground-mounted utility box that is less than sixty percent (60%) of the allowed size in subsection Item (a) above of this section shall be exempt from the requirement set in Item (d) above.

3. A ground-mounted utility box installed in a public alley that does not interfere with the circulation function of the alley.

- iv. Location Exemption. Any ground-mounted utility boxes installed by a governmental entity in the public right-of-way for public safety and management purposes, such as traffic control devices, utility boxes for lighting and parking meters.

- b. Materials. All ground-mounted utility boxes shall consist of high-quality material such as stainless steel or other durable painted or colored material. The finish shall be a neutral color such as dark or light green, beige, grey, or a color similar to utility boxes within the vicinity and coated with a graffiti-resistant treatment.

17.75.100 Temporary uses.

~~17.75.035~~ 17.75.101 Construction office trailers.

A construction office trailer may not be parked or stored on any construction or development project site without a permit from the planning director. The application for a construction office trailer permit must be made to the planning director on the form provided by the city, and shall include a site plan showing the proposed location of the construction office trailer and distances from roads, building and property lines. The planning director shall not issue the permit unless the planning director determines that the following conditions are met:

- A. The construction office trailer is located entirely on site, and does not infringe on the public right-of-way;
- B. The construction office trailer is not located in the clear vision triangle;
- C. The construction office trailer is not located within 10 feet of any building;
- D. The construction office trailer is not located in a position that will create unreasonable traffic or noise for neighboring homes or business; and
- E. The construction office trailer is not located on any easement.

A construction office trailer shall be removed from the construction site at the earlier of the deadline prescribed in the permit, 30 days after a final certificate of occupancy has been issued for the project, or the project has been abandoned as defined in Chapter 17.10 EMMC. Only one construction office trailer shall be allowed on any construction project unless the planning

director determines that unique circumstances exist that warrant more than one construction office trailer on any construction project. [Ord. O-02-2016 § 2 (Exh. A)].

~~17.75.040~~ 17.75.102 Temporary Subdivision sales offices.

A. Temporary Sales Trailers. One temporary sales trailer is allowed for subdivisions ranging between five and 50 acres. Subdivisions in excess of 50 acres may have two temporary sales trailers. A permit for a subdivision sales office may be issued by the building department at any time after recording of the subdivision and shall become void one year following the date on which the permit was issued. The temporary office shall then be removed unless, 30 days prior to the expiration of one year following the date on which the permit was issued, a request for an extension of time is made to and granted by the planning commission. In no case will the extension be granted for a period of more than one year.

B. Model Homes. A subdivision may have multiple model homes which contain sales offices. The temporary sales office must be removed from a model home when the subdivision is more than 80 percent developed or has been occupied as a temporary sales office for three years, whichever occurs first. Time extensions may be considered by the planning director on a case-by-case basis, depending on the impact on existing dwellings in the development, the suitability of the office in a residential area, and traffic flow generated by the temporary sales office. A temporary sales office or model home may not be used as a general real estate office, a construction management office, or an off-site sales office. [Ord. O-09-2013 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.4); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.4)].

~~17.75.100~~ 17.75.103 Temporary commercial uses.

Special commercial events such as fireworks and Christmas tree sales, carnivals or temporary sales events may be approved by the planning director when located in commercial-type zoning districts and in accordance with city ordinances. The planning director shall be required to find that the proposed use will not constitute a nuisance to be in conflict with other land uses near the subject property. In approving a temporary commercial use, the planning commission may review the length of time requested for the use to be conducted, the proposed hours of operation, anticipated parking needs, traffic circulation or impacts on surrounding streets and neighborhoods, or any other regulation or condition necessary for the preservation of the public health, safety and welfare. [Ord. O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.8); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.8). Formerly 17.75.080].

17.75.110 Ancillary uses.

~~17.75.090~~ 17.75.111 Storage of commercial vehicles.

No motor vehicle, trailer or related equipment associated with a commercial or industrial use shall be parked, stored or maintained on any lot or parcel of land in a residential zone, nor shall any contracting and/or earth moving equipment be parked, stored or maintained on any lot or parcel of land in a residential zone. This shall not be construed to restrict the overnight parking of vehicles and equipment used in the daily activities of the property owner's occupation. [Ord.

O-12-2009 § 2 (Exh. A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.7); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.7). Formerly 17.75.070].

~~17.75.120~~ 17.75.112 Swimming pool, hot tub and spa safety requirements.

Any recreational water facility not contained within a fully enclosed building, gazebo or other structure must comply with the following conditions and requirements:

A. Setbacks. A recreational water facility shall be set back a minimum of five feet from all property lines, shall only be located within a side or rear yard, and shall not be located within any public utility easement.

B. Barrier Fence/Wall. A recreational water facility shall be completely surrounded by a fence or wall having a height of at least five feet. Except for the gate opening, fences shall not include any slots or openings that would permit a four-inch-diameter sphere to pass through. All gates shall be equipped with self-closing and self-latching devices located on the interior side of the gate, and must be able to accommodate a lock. All gates located within 10 feet of the recreational water facility must swing outward from the recreational water facility. Fences or walls shall not be located adjacent to permanent structures, equipment, or similar objects that could be used to climb them. The bottom of the fence/wall shall be no more than two inches from the ground.

C. Barrier Fence/Wall Exceptions. Above-ground spas and hot tubs are exempt from subsection B of this section if equipped with a hard safety cover that can be latched or locked. Above-ground pools, spas, and hot tubs with nonclimbable walls at least five feet in height where access is provided by a ladder or steps must meet one of the following:

- a. The ladder or steps shall be capable of being locked or removed to prevent access; or
- b. The ladder or steps shall be surrounded by a barrier fence/wall that meets the standards in subsection B of this section.

D. County Health Department. If a permanent swimming pool is to be located on the same property as a septic tank or sewage disposal drain field, the location must be approved by the Utah County health department.

E. Swimming pool construction shall conform to all requirements of the adopted building codes, including the International Swimming Pool and Spa Code. [Ord. O-17-2017 § 2 (Exh. A)].

~~17.75.110~~ 17.75.120 Unbuildable lands.

In considering the layout of any development in the city, the developer shall conform to the following restrictions with respect to unbuildable lands. No construction may occur in areas that have slopes in excess of 25 percent, land restricted by power lines, high volume floodplains, alluvial discharge areas, floodplains and floodways, and wetlands. Land in excess of 15 percent is ineligible for inclusion in improved open space requirements unless the planning commission recommends and the city council approves specific improvements on land in excess of 15 percent which these bodies have determined to be an approved entity. In this case, only the acreage of unbuildable land in excess of 15 percent which is improved will be considered towards the improved open space requirements. [Ord. O-12-2009 § 2 (Exh.

A); Ord. O-04-2009 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 15.9); Ord. O-23-2005 § 3 (Exh. 1(1) § 15.9).
Formerly 17.75.090].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	DISCUSSION - Scarlet Ridge		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Ryan Kent		
GENERAL PLAN DESIGNATION Agriculture / Rural Density 2	CURRENT ZONE Agriculture	ACREAGE 160	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

PRESENTED BY:

Jessa Porter

RECOMMENDATION:

The City Council is recommended to review the concept plan and discuss the development intentions with the applicant. Any feedback provided by the City Council is non-binding and may be used by the applicant and property owner to guide them in the preparation of subsequent development applications (EMMC 16.15.050).

BACKGROUND:

This is a concept plan for the Scarlet Ridge Development located on 160 acres along the East Bench and Lake Mountain Road. This project consists of 139 lots in the Agriculture/Rural Density 2 zone. The Planning Commission reviewed this concept plan on December 10, 2019.

ITEMS FOR CONSIDERATION:

FUTURE LAND USE COMPATIBILITY

The General Plan and Future Land Use Map as approved by the City designates this parcel as Agriculture / Rural Density 2. This future land use as defined in EMMC 17.25.020 includes the RD1 and RD2 zones "The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet). The RD2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails. and

other open space. The minimum lot size is one-half acre (21, 780 square feet)." The land uses identified within this concept plan meet this future land use designation.

CONNECTIVITY

The current Future Land Use Transportation Plan shows a collector road on the south and east sides of the development and a major arterial road along the north side of the development. The concept plan shows two north-south road connections to connect to the Eagle Heights Village development to the north. Since the December 10, 2019 Planning Commission meeting, the applicant has revised the Scarlet Ridge concept plan to improve road connections throughout the development; and, added three east-west connections to connect to the Triumph development to the west. The applicant has also included connections to the east and south for future developments.

REQUIRED FINDINGS:

There are no required findings for concept plan applications.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission reviewed the concept plan at their meeting on December 10, 2019. The Commissioners provided the following feedback:

Discussion regarding the placement of equestrian trails throughout the development, and the intended distance between the road and equestrian trails to clarify animal/pedestrian safety.

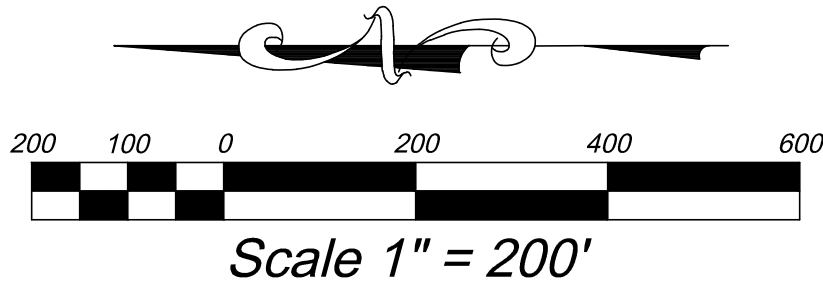
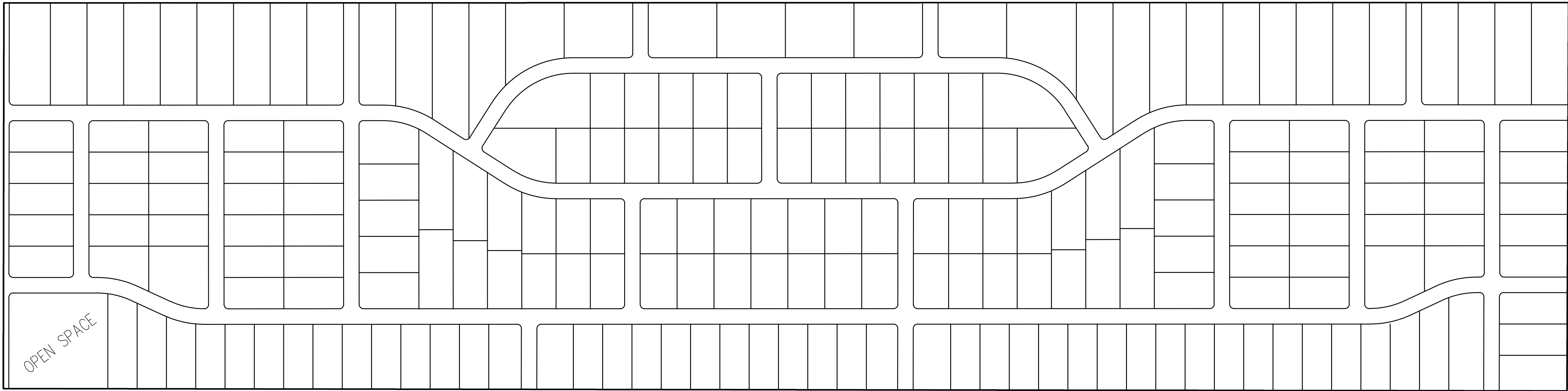
- Concerns regarding road connectivity and width throughout the development.
- Discussion regarding RD2 zone for smaller lots and RD1 zone for larger lots.

ATTACHMENTS:

[Concept Plans](#)

[Transportation Master Plan](#)

SCARLET RIDGE ESTATES



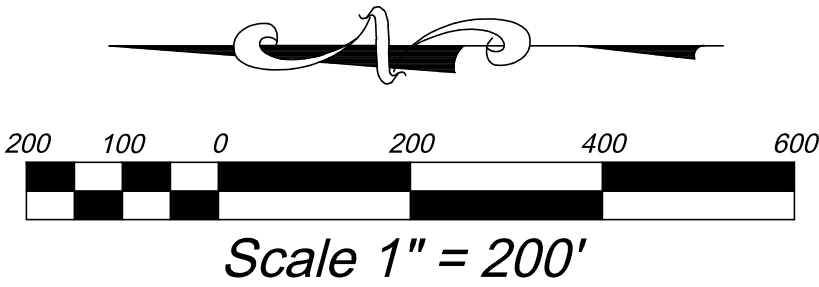
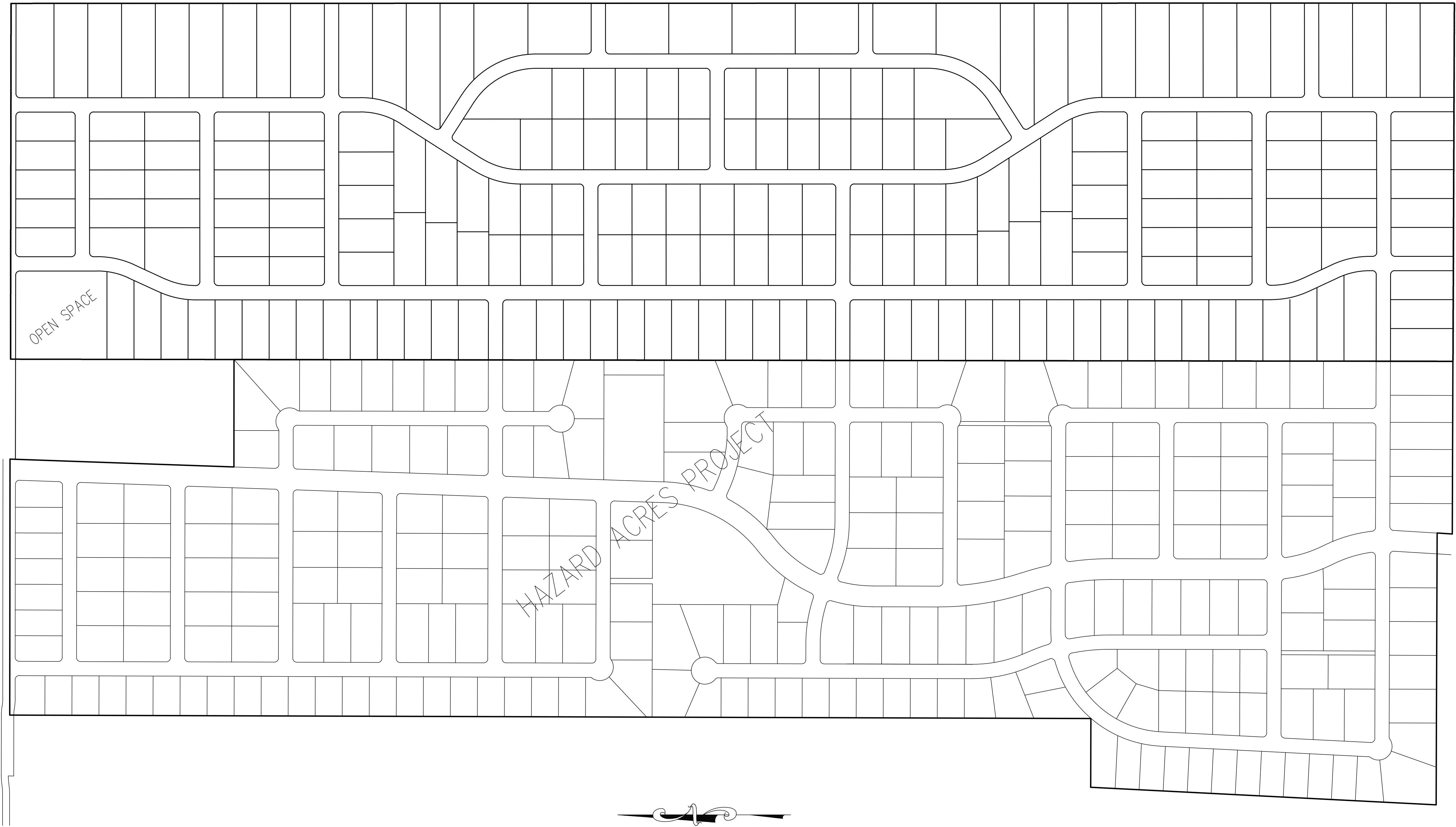
TABULATIONS:
TOTAL AREA = 160 ACRES
TOTAL LOTS = 214
1-ACRE LOTS = 36
1/2 ACRE LOTS = 178

OVERALL DENSITY= 1.34 LOTS/ACRE

PROPERTY INFO
UTAH CO. PARCEL: 59:019:0004 & 59:019:0005

REVISIONS			 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	SCARLET RIDGE ESTATES	
Rev.	Date	Description		EAGLE MOUNTAIN UTAH	
				Drawn by: D.W.P.	CONCEPT PLAN
				Designed by: D.W.P.	
				Checked by: D.W.P.	
					Scale: 1"=200'
				Date: 07/28/20	
				C1	

SCARLET RIDGE ESTATES



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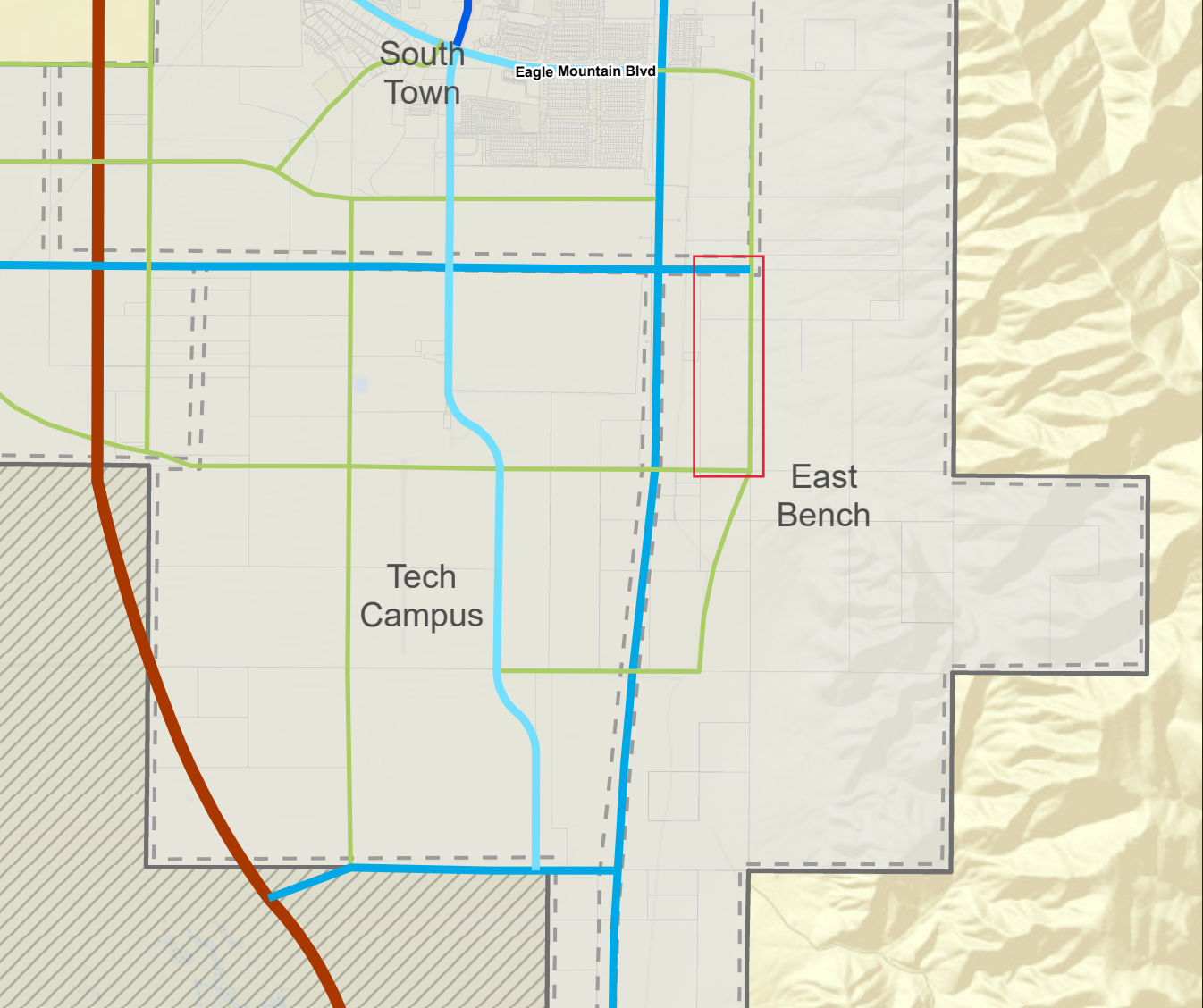
REVISIONS		
Rev.	Date	Description



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

SCARLET RIDGE ESTATES		
EAGLE MOUNTAIN		UTAH
Drawn by: D.W.P.	CONCEPT PLAN	Scale: 1"=200'
Designed by: D.W.P.		Date: 07/28/20
Checked by: D.W.P.		C1





South
Town

Eagle Mountain Blvd

Tech
Campus

East
Bench



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	AGREEMENT - A Reimbursement Agreement between Eagle Mountain City, Utah and Central Utah Water Conservancy District.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$84,950 to be reimbursed to the City		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:

BACKGROUND:

Last May, the City hired a consultant to perform a water, wastewater and reuse optimization study. The total cost of the study was \$169,900. CUWCD has agreed to assist the City in funding 50% of these costs. The proposed agreement documents the terms of the reimbursement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[CUWCD Reimbursement Agreement - Water Study Funding](#)

MEMORANDUM OF AGREEMENT
BETWEEN
EAGLE MOUNTAIN CITY
AND
CENTRAL UTAH WATER CONSERVANCY DISTRICT

This MEMORANDUM OF AGREEMENT (MOA) is made and entered into this ____ day of _____, 2020, between the EAGLE MOUNTAIN CITY, a municipal corporation (hereinafter referred to as CITY), and the CENTRAL UTAH WATER CONSERVANCY DISTRICT, 1426 East 750 North, Suite 400, Orem, Utah, 84058 (hereinafter referred to as CUWCD).

I. BACKGROUND

The CUWCD and CITY have entered into various water supply agreements, totaling up to 14,300 Acre-Feet (AF) annually, relating to the CUWCD Water Development Project (CWP) as supplemental long term water supply within the CITY and CITY also has its own water sources and water and wastewater systems. CUWCD is supportive of the planning of water development and the long-term use of water and its inter-relationships with the full water balance and water resources within the CITY and Cedar Valley. The CUWCD desires to assist the CITY in completing an evaluation of and receiving recommendations on how the CITY can utilize existing and future water sources, including CWP water within Cedar Valley.

II. SCOPE OF MOA

A. The CUWCD agrees to do the following:

1. Review work and tasks to be accomplished by the CITY and/or its representatives in producing a report and recommendations on how the CITY can utilize existing and future water sources and supplies with Cedar Valley, taking into account hydrogeologic impact, depletion and return flow requirements as well as how to regulate industrial wastewater influent Total Dissolved Solids (TDS) and manage, treat, and dispose of high TDS industrial wastewater to protect existing groundwater aquifer water quality and yield (Study).
2. Provide the CITY up to a maximum of \$ 84,950 of cost shared monies in the CUWCD's FY2020-21 for performances of the work. The CUWCD shall provide 50% of study costs at a rate not to exceed 50% up to the maximum stated above. Such funds shall be provided as the work is done and within 30 days after receipt of certified invoices covering the cost of work accomplished.
3. Review and provide input into the scope of work requested in a Request For Proposals (RFP), review proposals received by the CITY, and assist in

selection of most qualified engineering services within a selection process for the Study.

4. Provide input into and provide information to CITY relating to CUWCD CWP water supplies and policies relating to CWP water policies and knowledge and experience relating to the scope of work and tasks of the Study.
5. Assist in the review of reports and analyses prepared by the firm selected to provide engineering services for the Study.

B. The CITY agrees as follows:

1. Select a qualified engineering consultant or consultants using approved CITY procurement procedures.
2. Provide, for the CUWCD review, a draft RFP and copies of technical proposals received and proposal of work and tasks to be accomplished to achieve the desired objectives of the Study.
3. Provide a budget for the CUWCD review covering the costs of the work to be accomplished ahead of awarding a contract to the selected consultant. Such budget for CUWCD funds is not to exceed the CUWCD cost shared money as described above.
4. Provide certified copies of invoices for the CUWCD approval and payment covering the cost of approved work.
5. Provide or arrange for all other funds at a rate of a minimum of 50% for study costs up to \$84,950 and provide or arrange for all funds for costs exceeding \$84,950.
6. Provide management and coordination of the study and of any consultant assisting in the study.

III. METHOD OF PAYMENT

1. The CITY will invoice the CUWCD at the end of each month for costs associated with work completed that month as approved by the CUWCD. Each invoice for collection shall reference this MOA and shall contain a detailed listing of the costs incurred by study consultant.
2. The CITY shall document all costs included in the invoice to the CUWCD by including copies of all expenditures (invoices, payments, receipts, etc.).
3. The CITY will maintain accounting records, in accordance with generally accepted accounting principles and practices, to substantiate all invoiced amounts. Said records will be available for examination by CUWCD during CITY's normal

business hours for a period of 3 years after CITY's final invoice, to the extent required to verify the cost incurred hereunder.

4. The CITY agrees that at any time before, or after, final payment, the CUWCD may have CITY's, consultants, subconsultants, or suppliers invoices and statements of cost audited.

IV. OTHER PROVISIONS

A. Consultants

Consultants. Any proposed or existing consultants (including lower tier subconsultants) who will perform a portion of the Scope of Services hereunder exceeding \$10,000 in payments must be approved by the CUWCD. Approval will be prior to any billable work being done. CITY will bind all consultants (who must agree to bind all lower tier subconsultants) to the Provisions of this MOA.

Neither this MOA nor any consultant or subconsultant agreement will create any contractual relationship between any consultant or subconsultant and the CUWCD, nor any liability of the CUWCD to any consultant or subconsultant.

B. Privileged and Confidential Information

The parties acknowledge that in performing the services related to this MOA they may have access to privileged and confidential material(s) of the other party. The parties hereto agree to respect the privilege and confidentiality of any such information and to not disclose information of this nature without the expressed prior written consent of the other party.

C. Key Personnel

The CUWCD and the CITY each designate the persons whose names appear below to act as authorized representatives of the CUWCD or the CITY respectively:

CUWCD

Name: David Pitcher, P.E.
Title: Assistant General Manager
Address: Central Utah Water Conservancy District
1426 East 750 North Suite 400
Orem UT 84097
Phone: (801) 226-7121
email: dave@cuwcd.com

CITY

Name: Chris Trusty
Title: CITY Engineer

Address: Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6671
email: ctrusty@emcity.org

D. Equal Opportunity

To the extent applicable hereto, CITY will in the performance of this MOA comply with The Fair Labor Standards Act of 1939 (29 U.S.C. 201-219); the Walsh-Healey Public Contracts Act (41 U.S.C. 35-45); the Contract Work Hours Standards Act—Overtime Compensation (40 U.S.C. 327-330); laws restraining the use of convict labor; Utilization of Small Business and Small Disadvantaged Business Concerns (Public Law 95-507); all other federal, state, and local laws; and all regulations and orders issued under any applicable law, including but not limited to, Title 41, Code of Federal Regulations, Part 60, Subsections 1.7 and 1.8 and shall, if applicable, submit a Certificate of Non-Segregated Facilities conforming to Title 48, CFR, Part 52, Subsection 222-21 before execution of this MOA.

(1) The Equal Employment Opportunity clause in Section 202 of Executive Order (E.O.) 11246, as amended, and the implementing rules and regulations (41 CFR Part 60) are incorporated herein by reference, unless this order is exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of E.O. of provisions of any superseding E.O. As used in this clause, "Contractor" means CITY.

(2) The Affirmative Action for Handicapped Worker clause in Title 48, Code of Federal Regulations, Part 52, Subsection 222-36 and the implementing rules and regulations of the Department of Labor associated therewith are incorporated herein by reference unless this order is under \$2,500,000. As used in the clause, "Contractor" means CITY.

(3) The Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era clause of Title 48, Code of Federal Regulations, Part 52, Subsection 222-35 and the implementing rules and regulations of the Department of Labor associated therewith are incorporated herein by reference, unless this order is under \$10,000. As used in the clause, "Contractor" means CITY and "Contract" means this MOA.

E. Working Files

The CITY will maintain files containing all work documentation including calculations, assumptions, interpretations or regulations, sources of information, and other raw data required in the performance of this MOA. The CITY will provide copies of the information contained in its working files to the CUWCD upon request of the CUWCD.

F. Changes

The CITY may make changes, revisions, additions, or deletions (collectively hereinafter called "changes") in the Scope of Services contained in this MOA.

The CITY will immediately, upon knowledge of any potential changes (including actions, inactions, and written or oral communications) that do not conform to the authorized method of directing changes specified herein, notify the CUWCD of such changes.

G. CONFLICT OF INTEREST

No member of Congress, CUWCD or CITY employee, or CUWCD Board Trustee or CITY elected officials shall be admitted to any share or part of this MOA, or to any benefit that may arise therefrom.

V. MISCELLANEOUS PROVISIONS

- A. Entire Agreement. This MOA constitutes the entire agreement and understanding of the parties with the respect to the subject matter of this MOA.
- B. Assignment. This MOA shall not be assignable by either party without the prior written consent of the other party. Subject to this limitation on assignment, this MOA shall be binding upon and shall inure to the benefit of the parties' respective successors, agents and assigns.
- C. Governing Law. This MOA shall be governed by and construed in accordance with the laws of the State of Utah.
- D. Modification. No modification of this MOA shall be valid or binding, unless made in writing and signed by both parties.
- E. Waiver. Acceptance by either party of any performance less than that required by this MOA shall not be deemed to be a waiver of that party's rights under this MOA. No waiver of any provision of this MOA shall be deemed to be a waiver of any other provision, nor shall any waiver constitute a continued waiver. Any waiver of any provision of this MOA shall be in writing and shall be signed by the party waiving the provision.
- F. No third-Party Beneficiaries. This MOA gives no rights or benefits to anyone other than the parties and has no third-party beneficiaries.
- G. Severability. The provisions of this MOA are severable, and the invalidity or unenforceability of any provision of this MOA, shall not affect the validity or enforceability of the remaining provisions.

IN WITNESS THEREOF, the parties have thereto caused this MOA to be executed as of this ____ day of _____, 2020.

**CENTRAL UTAH WATER
CONSERVANCY DISTRICT**

EAGLE MOUNTAIN CITY

By: _____
Gene Shawcroft
General Manager

By: _____



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

Tuesday, August 4, 2020

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

SUBJECT: **Brandon Park phase "A" plat 6 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Brandon Park ph "A" plat 6 Bond

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

2nd Bond Release	
Original Bond Amount:	\$ 1,302,852.93
Previous Release Amount:	\$ 819,408.38
Amount to Release this Period:	\$ 365,003.38
Amount Remaining in Bond :	\$ 118,441.18

Bond Releases Summary	
#1	\$ 365,003.38
#2	\$ -
#3	\$ 819,408.38
#4	\$ -
TOTAL	\$ 1,184,411.75

8/4/2020

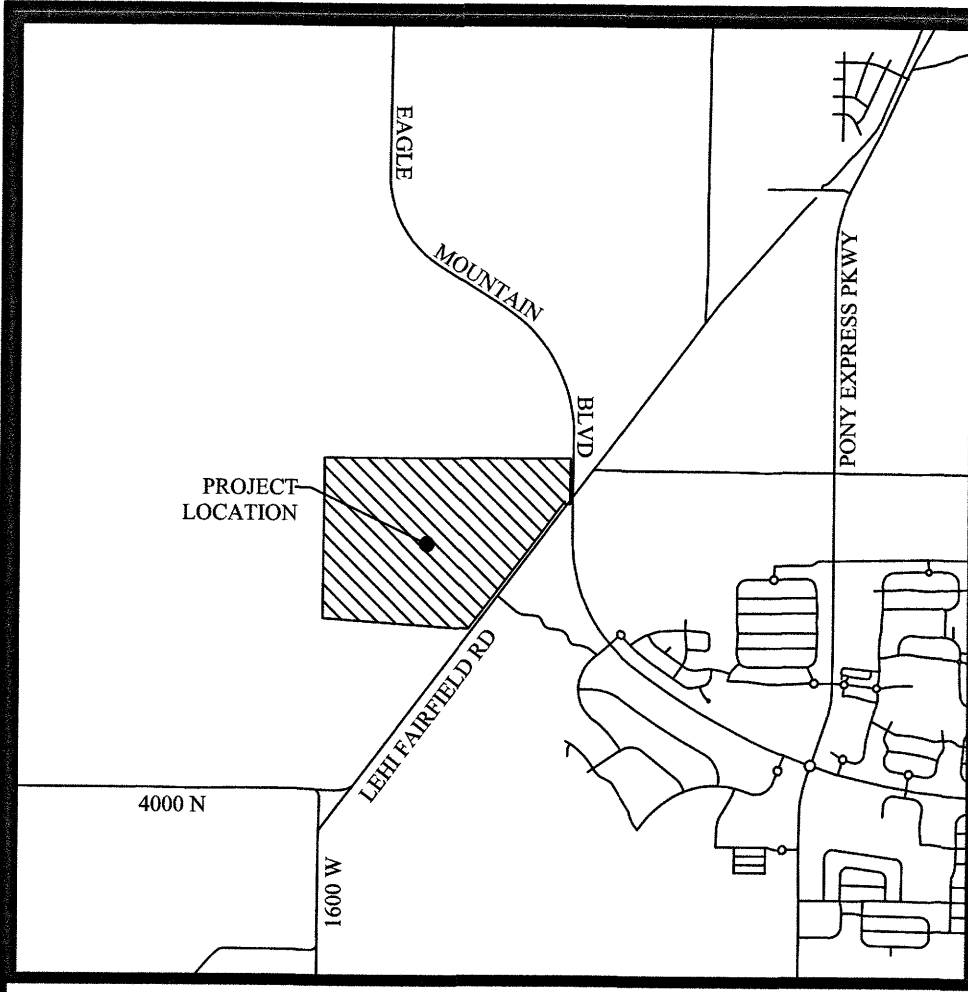
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	SWPPP	1	LS	\$5,000.00	\$5,000.00	1	0.1	100%	\$500.00	\$5,000.00
2	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	103839	SF	\$1.45	\$150,566.55	93,455	10383.9	100%	\$15,056.66	\$150,566.55
b	6 inch Road base(also behind curb)	103839	SF	\$0.80	\$83,071.20	93,455	10383.9	100%	\$8,307.12	\$83,071.20
c	9 inch sub-base(e-fill)behind curb	103839	SF	\$0.70	\$72,687.30	93,455	10383.9	100%	\$7,268.73	\$72,687.30
d	30" curb & gutter	6446	LF	\$18.00	\$116,028.00	0	6446	100%	\$116,028.00	\$116,028.00
e	Sidewalk	31640	SF	\$4.50	\$142,380.00	0	31640	100%	\$142,380.00	\$142,380.00
f	Street/stop signs	9	EA	\$350.00	\$3,150.00	0	9	100%	\$3,150.00	\$3,150.00
g	ADA access ramps for trail	10	EA	\$1,240.00	\$12,400.00	0	10	100%	\$12,400.00	\$12,400.00
3	CULINARY WATER									
a	8" culinary water c-900	3521	LF	\$24.50	\$86,264.50	3,169	352.1	100%	\$8,626.45	\$86,264.50
b	8" gale valve	21	EA	\$1,750.00	\$36,750.00	19	2.1	100%	\$3,675.00	\$36,750.00
c	8" Tee	9	EA	\$900.00	\$8,100.00	8	0.9	100%	\$810.00	\$8,100.00
d	8" bend	2	EA	\$600.00	\$1,200.00	2	0.2	100%	\$120.00	\$1,200.00
e	Fire Hydrant	6	EA	\$5,500.00	\$33,000.00	5	0.6	100%	\$3,300.00	\$33,000.00
f	3/4" water service	40	EA	\$1,100.00	\$44,000.00	36	4	100%	\$4,400.00	\$44,000.00
g	Air vac	6	EA	\$2,550.00	\$15,300.00	5	0.6	100%	\$1,530.00	\$15,300.00
h	8" cross	1	EA	\$1,420.00	\$1,420.00	1	0.1	100%	\$142.00	\$1,420.00
4	STORM DRAIN									
a	15" RCP	1364	LF	\$33.80	\$46,103.20	1,228	136.4	100%	\$4,610.32	\$46,103.20
b	18" RCP	382	LF	\$42.00	\$16,044.00	344	38.2	100%	\$1,604.40	\$16,044.00
c	21" RCP	570	LF	\$50.00	\$28,500.00	513	57	100%	\$2,850.00	\$28,500.00
d	24" RCP	106	LF	\$50.00	\$5,300.00	95	10.6	100%	\$530.00	\$5,300.00
e	Combo box	7	EA	\$5,600.00	\$39,200.00	6	0.7	100%	\$3,920.00	\$39,200.00
f	Catch basin 2x3	8	EA	\$2,100.00	\$16,800.00	7	0.8	100%	\$1,680.00	\$16,800.00
g	Catch basin 2x2	2	EA	\$1,362.00	\$2,724.00	2	0.2	100%	\$272.40	\$2,724.00
h	Flared end section	1	EA	\$3,215.00	\$3,215.00	1	0.1	100%	\$321.50	\$3,215.00
i	60" manhole	6	EA	\$3,490.00	\$20,940.00	5	0.6	100%	\$2,094.00	\$20,940.00
5	SEWER									
a	10" Sewer pipe	860	LF	\$30.10	\$25,886.00	774	86	100%	\$2,588.60	\$25,886.00
b	8" Sewer pipe	2619	LF	\$28.00	\$73,332.00	2,357	261.9	100%	\$7,333.20	\$73,332.00
c	4" sewer laterals	53	EA	\$950.00	\$50,350.00	48	5.3	100%	\$5,035.00	\$50,350.00
d	48" sewer manholes	9	EA	\$3,500.00	\$31,500.00	8	0.9	100%	\$3,150.00	\$31,500.00
e	60" sewer manholes	3	EA	\$4,400.00	\$13,200.00	3	0.3	100%	\$1,320.00	\$13,200.00
TOTAL CONSTRUCTION COST					\$1,184,411.75					
10% Bond Coverage					\$118,441.18					
TOTAL BOND AMOUNT:					\$1,302,852.93	Released this Period		\$365,003.38		

Christopher T. Trusty P.E.
Engineering Director

Date

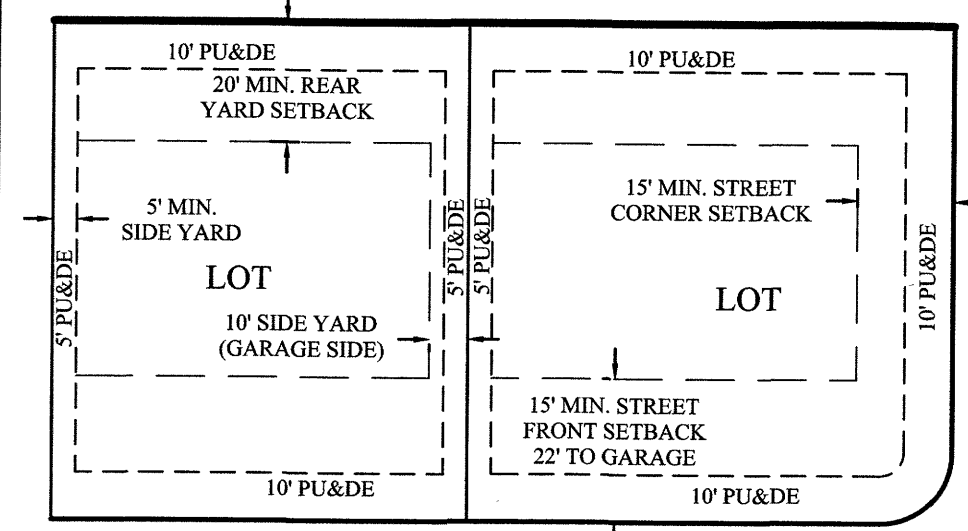
Robert Ballif
Engineering Tech.

8/4/2020
Date

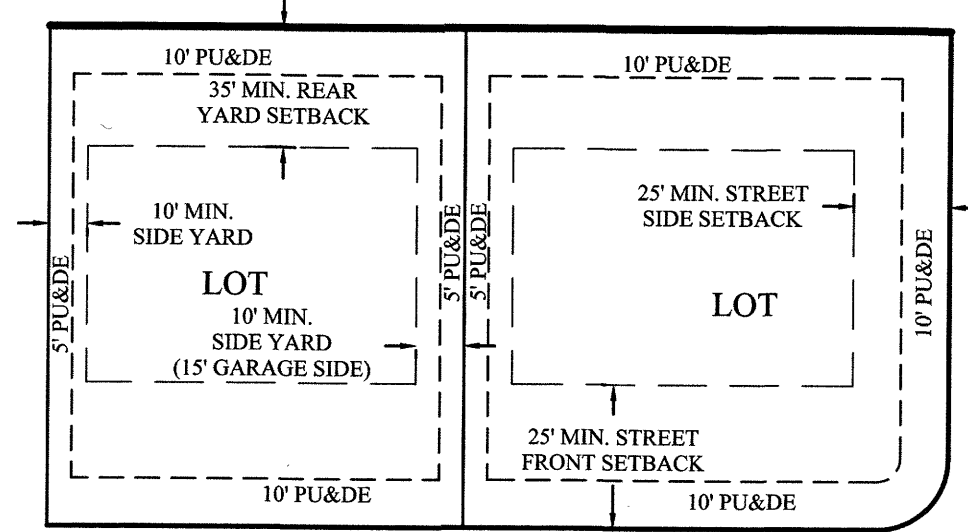


VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS



PUBLIC STREET
TYPICAL BUILDING SETBACKS
(LOT #'S 601-610 & 633-640)
N.T.S.



PUBLIC STREET
TYPICAL BUILDING SETBACKS
(LOT #'S 611-632)
N.T.S.

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°49'57"W	797.59
L2	S89°50'15"E	15.00

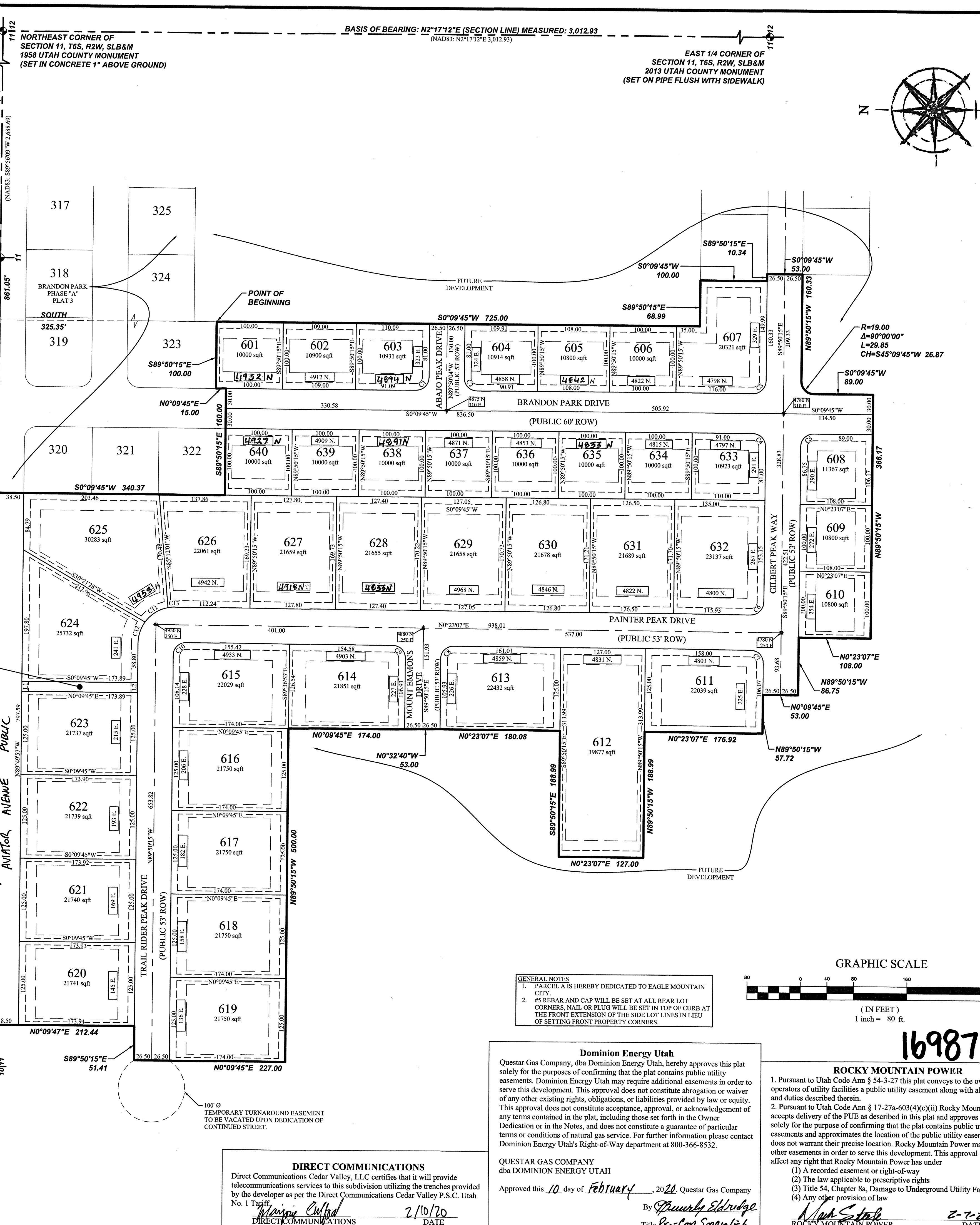
SITE TABULATIONS

- TOTAL # OF LOTS: 40 LOTS
- TOTAL ACRES: 16.99 AC
- TOTAL ACRES IN LOTS: 16.99 AC
- TOTAL ROAD SPACE (ASPHALT): 0.36 AC
- TOTAL OPEN SPACE: 2.08 AC
- TOTAL IMPROVED OPEN SPACE: 0.00 AC
- TOTAL ACRES IN ROW: 4.42 AC
- AVERAGE LOT SIZE: 4.22 AC
- LARGEST LOT SIZE: 0.92 AC
- SMALLEST LOT SIZE: 0.23 AC
- OVERALL DENSITY: 1.88 UN

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	89°59'49"	29.84	S44°50'10"E	26.87
C2	19.00	90°00'11"	29.85	S45°09'50"W	26.87
C3	19.00	90°00'00"	29.85	S44°50'15"E	26.87
C4	19.00	90°00'00"	29.85	N45°09'45"E	26.87
C5	19.00	90°00'00"	29.85	N44°50'15"W	26.87
C6	19.00	90°13'22"	29.92	S44°43'34"E	26.92
C7	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C8	19.00	90°13'22"	29.92	N44°43'34"W	26.92
C9	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C10	19.00	90°13'22"	29.92	N44°43'34"W	26.92
C11	55.00	43°23'01"	41.65	S32°42'16"E	40.66
C12	55.00	35°26'28"	34.02	S72°07'01"E	33.48
C13	55.00	11°23'53"	10.94	S05°18'50"E	10.92

NORTHWEST CORNER OF
SECTION 11, T6S, R2W, SLB&M
1958 UTAH COUNTY MONUMENT
(SET IN CONCRETE FLUSH WITH GROUND)



GENERAL NOTES

1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. #5 REBAR AND CAP WILL BE SET AT ALL REAR LOT CORNERS, NAIL OR PLUG WILL BE SET IN TOP OF CURB AT THE FRONT EXTENSION OF THE SIDE LOT LINES IN LIEU OF SETTING FRONT PROPERTY CORNERS.

Dominion Energy Utah
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 10 day of February, 2020. Questar Gas Company
By *Shirley Eldridge*
Title *Pre-Conn Specialist*

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

Wendy Stahl
ROCKY MOUNTAIN POWER
2-7-2020
DATE

DIRECT COMMUNICATIONS
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 Tap.
Wendy Stahl
DIRECT COMMUNICATIONS
2/10/20
DATE

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date 01/23/2020

BOUNDARY DESCRIPTION
Located in the NW 1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at a point, located N89°49'57"W along the Section line 861.05 feet and South 325.35 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); then S00°09'45"W 725.00 feet; then S89°50'15"E 68.99 feet; then S00°09'45"W 100.00 feet; then S89°50'15"E 10.34 feet; then S00°09'45"W 53.00 feet; then N89°50'15"W 160.33 feet; then along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S45°09'45"W 26.87 feet; then S00°09'45"W 89.00 feet; then N89°50'15"W 366.17 feet; then N00°23'07"E 176.92 feet; then N89°50'15"W 86.75 feet; then N00°09'45"E 53.00 feet; then N89°50'15"W 57.72 feet; then N00°23'07"E 176.92 feet; then N89°50'15"W 188.99 feet; then N00°23'07"E 127.00 feet; then S89°50'15"E 188.99 feet; then N00°23'07"E 180.08 feet; then N00°32'40"W 53.00 feet; then N00°09'45"E 174.00 feet; then N89°50'15"W 500.00 feet; then N00°09'45"E 227.00 feet; then S89°50'15"E 51.41 feet; then N00°09'47"E 212.44 feet to the Section line; then S89°49'57"E along the Section line 797.59 feet; then S00°09'45"W 340.37 feet; then S89°50'15"E 160.00 feet; then N00°09'45"E 15.00 feet; then S89°50'15"E 100.00 feet to the point of beginning.

Contains: 21.27 acres+/-

ENT 30944:2020 Map # 14987
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Mar 10 4:11 PM FEE 132.00 BY DR
RECORDED FOR EAGLE MOUNTAIN CITY

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

OWNER(S):
PRINTED NAME OF OWNER *Steve Maddox* AUTHORIZED SIGNATURE(S) *Steve Maddox* 2/7/2020
Edge Thomas Utah, LLC Manager

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Utah
ON THE 7 DAY OF February, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, *Steve Maddox*, who AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* OF *Edge Thomas Utah, L.L.C.*, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-10-2021
MY COMMISSION No. 090994

Shelley Mae King
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
PRINTED FULL 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 27 DAY OF February, 2020.

APPROVED BY MAYOR *Chris T. Smith* APPROVED BY CITY ATTORNEY *Shelley Mae King*
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

BRANDON PARK
PHASE "A" PLAT 6
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

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

PROFESSIONAL LAND SURVEYOR No. 10516507 Spencer W. Llewellyn 01/23/2020 STATE OF UTAH
PROFESSIONAL ENGINEER No. 288052 Christopher Todd 1-26-20 STATE OF UTAH
CORPORATE SEAL EAGLE MOUNTAIN CITY EST. 1996

2019/10/28 Brandon Park Phase 6 Design 19-0128.dwg Sheets 02 - FINAL PLAT PHASE 6.dwg
PSC 11-6-24 70-03P



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

Monday, August 3, 2020

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

SUBJECT: Dublin Farms out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

Dublin Farms Address Table							
Lot	Unit	Address	Street Name	Lot	Unit	Address	Street Name
1	A	4167 East	Parnell Lane	12	B	8171 North	O'Connell Lane
	B	4171 East	Parnell Lane		C	8175 North	O'Connell Lane
	C	4175 East	Parnell Lane		D	8179 North	O'Connell Lane
	D	4179 East	Parnell Lane	13	A	8184 North	O'Connell Lane
2	A	4183 East	Parnell Lane		B	8182 North	O'Connell Lane
	B	4187 East	Parnell Lane		C	8176 North	O'Connell Lane
	C	4191 East	Parnell Lane		D	8172 North	O'Connell Lane
	D	4195 East	Parnell Lane	14	A	4202 East	Parnell Lane
3	A	4201 East	Parnell Lane		B	4206 East	Parnell Lane
	B	4205 East	Parnell Lane		C	4210 East	Parnell Lane
	C	4209 East	Parnell Lane		D	4214 East	Parnell Lane
4	A	4217 East	Parnell Lane	15	A	4218 East	Parnell Lane
	B	4221 East	Parnell Lane		B	4222 East	Parnell Lane
	C	4225 East	Parnell Lane		C	4226 East	Parnell Lane
	D	4229 East	Parnell Lane	16	A	4246 East	Parnell Lane
5	A	4245 East	Parnell Lane		B	4250 East	Parnell Lane
	B	4249 East	Parnell Lane		C	4254 East	Parnell Lane
	C	4253 East	Parnell Lane		D	4258 East	Parnell Lane
6	A	4261 East	Parnell Lane	17	A	4262 East	Parnell Lane
	B	4265 East	Parnell Lane		B	4266 East	Parnell Lane
	C	4269 East	Parnell Lane		C	4273 East	Parnell Lane
	D	4273 East	Parnell Lane	18	A	4277 East	Parnell Lane
7	A	4277 East	Parnell Lane		B	4281 East	Parnell Lane
	B	4281 East	Parnell Lane		C	4285 East	Parnell Lane
	C	4289 East	Parnell Lane		D	4293 East	Parnell Lane
8	A	4293 East	Parnell Lane	19	A	4297 East	Parnell Lane
	B	4297 East	Parnell Lane		B	4301 East	Parnell Lane
	C	4301 East	Parnell Lane		C	4305 East	Parnell Lane
	D	4305 East	Parnell Lane	20	A	4313 East	Parnell Lane
9	A	4313 East	Parnell Lane		B	4317 East	Parnell Lane
	B	4321 East	Parnell Lane		C	4325 East	Parnell Lane
	C	4329 East	Parnell Lane	21	A	4337 East	Parnell Lane
10	A	4337 East	Parnell Lane		B	4341 East	Parnell Lane
	B	4345 East	Parnell Lane		C	4349 East	Parnell Lane
	C	4353 East	Parnell Lane	22	A	4357 East	Parnell Lane
	D	4361 East	Parnell Lane		B	4365 East	Parnell Lane
11	A	4365 East	Parnell Lane		C	4373 East	Parnell Lane
	B	4373 East	Parnell Lane		D	4381 East	Parnell Lane
	C	4385 East	Parnell Lane	23	A	4395 East	Parnell Lane
	D	4399 East	Parnell Lane		B	4403 East	Parnell Lane
12	A	4403 East	Parnell Lane		C	4411 East	Parnell Lane
	B	4407 East	Parnell Lane		D	4415 East	Parnell Lane
	C	4411 East	Parnell Lane	24	A	4419 East	Parnell Lane
	D	4423 East	Parnell Lane		B	4427 East	Parnell Lane
13	A	4427 East	Parnell Lane		C	4435 East	Parnell Lane
	B	4431 East	Parnell Lane		D	4439 East	Parnell Lane
	C	4435 East	Parnell Lane	25	A	4443 East	Parnell Lane
	D	4447 East	Parnell Lane		B	4451 East	Parnell Lane
14	A	4451 East	Parnell Lane		C	4459 East	Parnell Lane
	B	4455 East	Parnell Lane		D	4467 East	Parnell Lane
	C	4459 East	Parnell Lane	26	A	4471 East	Parnell Lane
	D	4475 East	Parnell Lane		B	4479 East	Parnell Lane
15	A	4479 East	Parnell Lane		C	4487 East	Parnell Lane
	B	4483 East	Parnell Lane		D	4495 East	Parnell Lane
	C	4487 East	Parnell Lane	27	A	4499 East	Parnell Lane
	D	4503 East	Parnell Lane		B	4507 East	Parnell Lane
16	A	4507 East	Parnell Lane		C	4515 East	Parnell Lane
	B	4511 East	Parnell Lane		D	4523 East	Parnell Lane
	C	4515 East	Parnell Lane	28	A	4527 East	Parnell Lane
	D	4531 East	Parnell Lane		B	4535 East	Parnell Lane
17	A	4535 East	Parnell Lane		C	4543 East	Parnell Lane
	B	4539 East	Parnell Lane		D	4551 East	Parnell Lane
	C	4543 East	Parnell Lane	29	A	4555 East	Parnell Lane
	D	4559 East	Parnell Lane		B	4563 East	Parnell Lane
18	A	4563 East	Parnell Lane		C	4571 East	Parnell Lane
	B	4567 East	Parnell Lane		D	4579 East	Parnell Lane
	C	4571 East	Parnell Lane	30	A	4583 East	Parnell Lane
	D	4587 East	Parnell Lane		B	4591 East	Parnell Lane
19	A	4591 East	Parnell Lane		C	4599 East	Parnell Lane
	B	4595 East	Parnell Lane		D	4607 East	Parnell Lane
	C	4599 East	Parnell Lane	31	A	4611 East	Parnell Lane
	D	4615 East	Parnell Lane		B	4619 East	Parnell Lane
20	A	4619 East	Parnell Lane		C	4627 East	Parnell Lane
	B	4623 East	Parnell Lane		D	4635 East	Parnell Lane
	C	4627 East	Parnell Lane	32	A	4639 East	Parnell Lane
	D	4643 East	Parnell Lane		B	4647 East	Parnell Lane
21	A	4647 East	Parnell Lane		C	4655 East	Parnell Lane
	B	4651 East	Parnell Lane		D	4663 East	Parnell Lane
	C	4655 East	Parnell Lane	33	A	4667 East	Parnell Lane
	D	4671 East	Parnell Lane		B	4675 East	Parnell Lane
22	A	4675 East	Parnell Lane		C	4683 East	Parnell Lane
	B	4679 East	Parnell Lane		D	4691 East	Parnell Lane
	C	4683 East	Parnell Lane	34	A	4695 East	Parnell Lane
	D	4699 East	Parnell Lane		B	4703 East	Parnell Lane
23	A	4703 East	Parnell Lane		C	4711 East	Parnell Lane
	B	4707 East	Parnell Lane		D	4719 East	Parnell Lane
	C	4711 East	Parnell Lane	35	A	4723 East	Parnell Lane
	D	4727 East	Parnell Lane		B	4731 East	Parnell Lane
24	A	4731 East	Parnell Lane		C	4739 East	Parnell Lane
	B	4735 East	Parnell Lane		D	4747 East	Parnell Lane
	C	4739 East	Parnell Lane	36	A	4751 East	Parnell Lane
	D	4755 East	Parnell Lane		B	4759 East	Parnell Lane
25	A	4759 East	Parnell Lane		C	4767 East	Parnell Lane
	B	4763 East	Parnell Lane		D	4775 East	Parnell Lane
	C	4767 East	Parnell Lane	37	A	4779 East	Parnell Lane
	D	4783 East	Parnell Lane		B	4787 East	Parnell Lane
26	A	4787 East	Parnell Lane		C	4795 East	Parnell Lane
	B	4791 East	Parnell Lane		D	4803 East	Parnell Lane
	C	4795 East	Parnell Lane	38	A	4807 East	Parnell Lane
	D	4811 East	Parnell Lane		B	4815 East	Parnell Lane
27	A	4815 East	Parnell Lane		C	4823 East	Parnell Lane
	B	4819 East	Parnell Lane		D	4831 East	Parnell Lane
	C	4823 East	Parnell Lane	39	A	4835 East	Parnell Lane
	D	4839 East	Parnell Lane		B	4843 East	Parnell Lane
28	A	4843 East	Parnell Lane		C	4851 East	Parnell Lane
	B	4847 East	Parnell Lane		D	4859 East	Parnell Lane
	C	4851 East	Parnell Lane	40	A	4863 East	Parnell Lane
	D	4867 East	Parnell Lane		B	4871 East	Parnell Lane
29	A	4871 East	Parnell Lane		C	4879 East	Parnell Lane
	B	4875 East	Parnell Lane		D	4887 East	Parnell Lane
	C	4879 East	Parnell Lane	41	A	4891 East	Parnell Lane
	D	4895 East	Parnell Lane		B	4899 East	Parnell Lane
30	A	4899 East	Parnell Lane		C	4907 East	Parnell Lane
	B	4903 East	Parnell Lane		D	4915 East	Parnell Lane
	C	4907 East	Parnell Lane	42	A	4919 East	Parnell Lane
	D	4923 East	Parnell Lane		B	4927 East	Parnell Lane
31	A	4927 East	Parnell Lane		C	4935 East	Parnell Lane
	B	4931 East	Parnell Lane		D	4943 East	Parnell Lane
	C	4935 East	Parnell Lane	43	A	4947 East	Parnell Lane
	D	4951 East	Parnell Lane		B	4955 East	Parnell Lane
32	A	4955 East	Parnell Lane		C	4963 East	Parnell Lane
	B	4959 East	Parnell Lane		D	4971 East	Parnell Lane
	C	4963 East	Parnell Lane	44	A	4975 East	Parnell Lane
	D	4979 East	Parnell Lane		B	4983 East	Parnell Lane
33	A	4983 East	Parnell Lane		C	4991 East	Parnell Lane
	B	4987 East	Parnell Lane		D	4999 East	Parnell Lane
	C	4991 East	Parnell Lane	45	A	5003 East	Parnell Lane
	D	5007 East	Parnell Lane		B	5011 East	Parnell Lane
34	A	5011 East	Parnell Lane		C	5019 East	Parnell Lane
	B	5015 East	Parnell Lane		D	5027 East	Parnell Lane
	C	5019 East	Parnell Lane	46	A	5031 East	Parnell Lane
	D	5035 East	Parnell Lane		B	5039 East	Parnell Lane
35	A	5039 East	Parnell Lane		C	5047 East	Parnell Lane
	B	5043 East	Parnell Lane		D	5055 East	Parnell Lane
	C	5047 East	Parnell Lane	47	A	5059 East	Parnell Lane
	D	5063 East	Parnell Lane		B	5067 East	Parnell Lane
36	A	5067 East	Parnell Lane		C	5075 East	Parnell Lane
	B	5071 East	Parnell Lane		D	5083 East	Parnell Lane
	C	5075 East	Parnell Lane	48	A	5087 East	Parnell Lane
	D	5091 East	Parnell Lane		B	5095 East	Parnell Lane
37	A	5095 East	Parnell Lane		C	5103 East	Parnell Lane
	B	5099 East	Parnell Lane		D	5111 East	Parnell Lane
	C	5103 East	Parnell Lane	49	A	5115 East	Parnell Lane
	D	5119 East	Parnell Lane		B	5123 East	Parnell Lane
38	A	5123 East	Parnell Lane		C	5131 East	Parnell Lane
	B	5127 East	Parnell Lane		D	5139 East	Parnell Lane
	C	5131 East	Parnell Lane	50	A	5143 East	Parnell Lane
	D	5147 East	Parnell Lane		B	5151 East	Parnell Lane
39	A	5151 East	Parnell Lane		C	5159 East	Parnell Lane
	B	5155 East	Parnell Lane		D	5167 East	Parnell Lane
	C	5159 East	Parnell Lane	51	A	5171 East	Parnell Lane
	D	5175 East	Parnell Lane		B	5179 East	Parnell Lane
40	A	5179 East	Parnell Lane		C	5187 East	Parnell Lane
	B	5183 East	Parnell Lane		D	5195 East	Parnell Lane
	C	5187 East	Parnell Lane	52	A	5199 East	Parnell Lane
	D	5203 East	Parnell Lane		B	5207 East	Parnell Lane
41	A	5207 East	Parnell Lane		C	5215 East	Parnell Lane
	B	5211 East	Parnell Lane		D	5223 East	Parnell Lane
	C	5215 East	Parnell Lane	53	A	5227 East	Parnell Lane
	D	5231 East	Parnell Lane		B	5235 East	Parnell Lane
42	A	5235 East	Parnell Lane		C	5243 East	Parnell Lane
	B	5239 East	Parnell Lane		D	5251 East	Parnell Lane
	C	5243 East	Parnell Lane	54	A	5255 East	Parnell Lane
	D	5259 East	Parnell Lane		B	5263 East	Parnell Lane
43	A	5263 East	Parnell Lane		C	5271 East	Parnell Lane
	B	5267 East	Parnell Lane		D	5279 East	Parnell Lane
	C	5271 East	Parnell Lane	55	A	5283 East	Parnell Lane
	D	5287 East	Parnell Lane		B	5291 East	Parnell Lane
44	A	5291 East	Parnell Lane		C	5299 East	Parnell Lane
	B	5295 East	Parnell Lane		D	5307 East	Parnell Lane
	C	5303 East	Parnell Lane	56	A	5311 East	Parnell Lane
	D	5315 East	Parnell Lane		B	5319 East	Parnell Lane
45	A	5319 East	Parnell Lane		C	5327 East	Parnell Lane



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	2020 Municipal Recreation Grant - Cemetery Trail Connectivity Project		
ITEM TYPE:	Motion		
FISCAL IMPACT:	\$60,125.00 (minus \$18,567.20 grant allocation = \$41,557.80)		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY NA

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

Fionnuala Kofoed

RECOMMENDATION:

Staff recommends that the City Council approve the 2020 Municipal Recreation Grant for the Cemetery Trail Connectivity Project.

BACKGROUND:

The available funding for the Utah County 2020 Municipal Recreation Grant Program is \$300,000.00; funds are allocated according to census population estimates. The allocation for Eagle Mountain is \$18,567.20 based on an estimated population, from July 2019, of 39,301.

Initially, there were discussions regarding utilizing the funds for COVID-related projects, but that changed with the CARES Act funding.

Staff recommends that the funds be utilized to complete a section of trail running north from the intersection of Russel Road and Eagle Mountain Boulevard to Brandon Park. The improvements would include an 8' wide, asphalt trail with additional landscaping along the section of trail by the cemetery. Asphalt would also be used to complete the driveway apron to the cemetery, which will accommodate additional parking when necessary. The trail will provide safe pedestrian access to surrounding schools, parks, and businesses.

This project has been budgeted and complies with the grant

requirements and can be completed within the reimbursement period.
The grant funds will help offset the cost of the project.

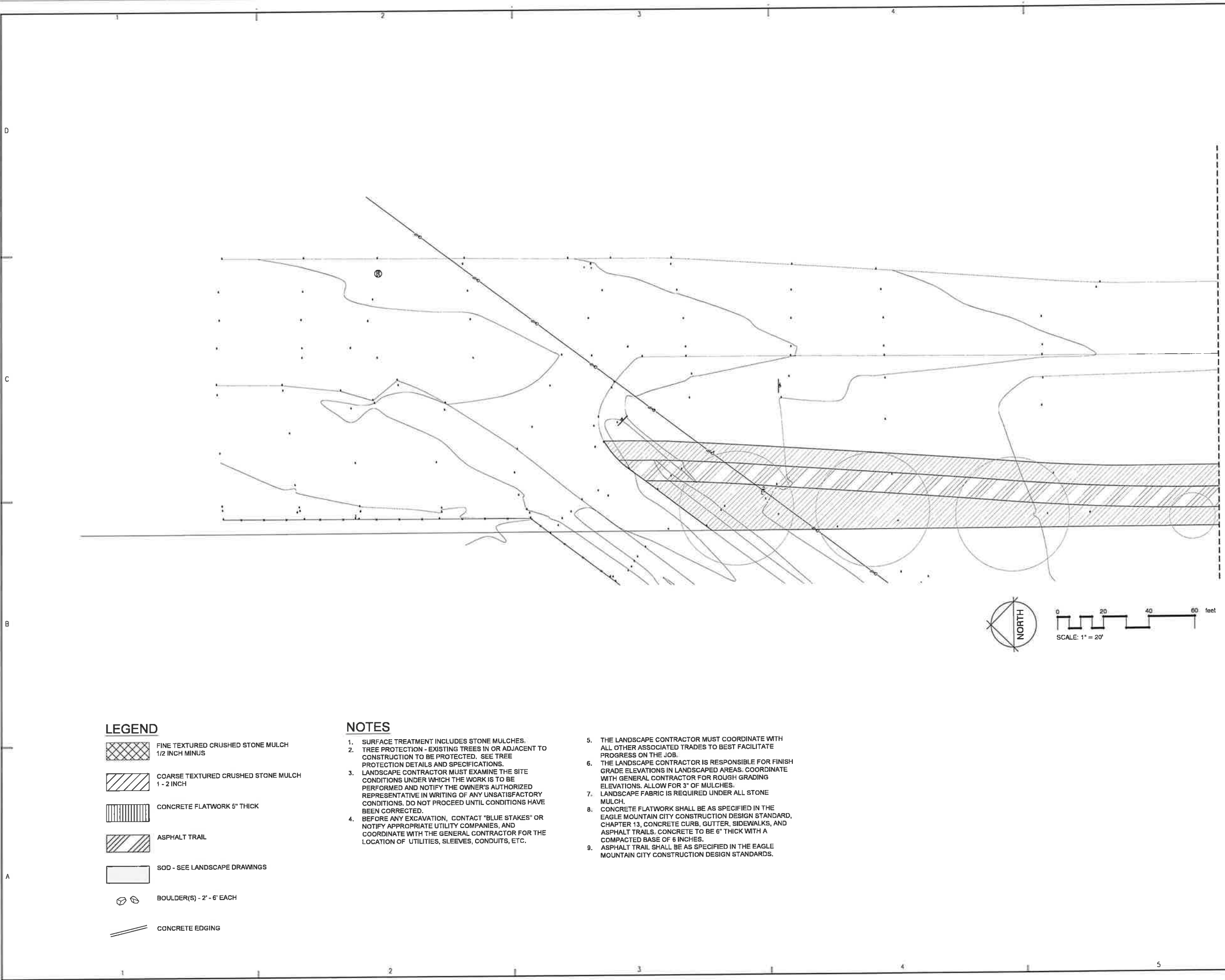
ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:
NA

ATTACHMENTS:

[Pony Express Cemetery Trail & Landscape Improvements](#)
[Pony Express Cemetery Trail & Landscape Improvements Estimate](#)



LEGEND

-  FINE TEXTURED CRUSHED STONE MULCH
1/2 INCH MINUS
-  COARSE TEXTURED CRUSHED STONE MULCH
1 - 2 INCH
-  CONCRETE FLATWORK 5" THICK
-  ASPHALT TRAIL
-  SOD - SEE LANDSCAPE DRAWINGS
-  BOULDER(S) - 2' - 6' EACH
-  CONCRETE EDGING

NOTES

1. SURFACE TREATMENT INCLUDES STONE MULCHES.
2. TREE PROTECTION - EXISTING TREES IN OR ADJACENT TO CONSTRUCTION TO BE PROTECTED. SEE TREE PROTECTION DETAILS AND SPECIFICATIONS.
3. LANDSCAPE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
4. BEFORE ANY EXCAVATION, CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
5. THE LANDSCAPE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS. COORDINATE WITH GENERAL CONTRACTOR FOR ROUGH GRADING ELEVATIONS. ALLOW FOR 3" OF MULCHES.
7. LANDSCAPE FABRIC IS REQUIRED UNDER ALL STONE MULCH.
8. CONCRETE FLATWORK SHALL BE AS SPECIFIED IN THE EAGLE MOUNTAIN CITY CONSTRUCTION DESIGN STANDARD, CHAPTER 13, CONCRETE CURB, GUTTER, SIDEWALKS, AND ASPHALT TRAILS. CONCRETE TO BE 6" THICK WITH A COMPACTED BASE OF 6 INCHES.
9. ASPHALT TRAIL SHALL BE AS SPECIFIED IN THE EAGLE MOUNTAIN CITY CONSTRUCTION DESIGN STANDARDS.

MATCH LINE - SEE SHEET LS-102

CONSULTANTS



LANDSCAPE ARCHITECTURE
& PLANNING
Arapahoe Solar Gardens
450 South 400 West, Suite 104
Salt Lake City, Utah 84101
(801) 474-3300



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PROJECT NAME & ADDRESS


EAGLE MOUNTAIN
EAGLE MOUNTAIN BOULEVARD
STREETSCAPE IMPROVEMENTS
RFP #
EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

MARK	DATE	REVISION
△		

PROJECT MANAGER:
MV
DRAWN BY:
ST
CHECKED BY:
HH
DATE:
4/10/2019
JOB NO.:
LDI-2018##



SURFACE TREATMENT PLAN

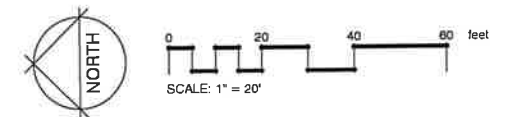
SHEET NO. **LS-101**

MATCH LINE - SEE SHEET LS-101

MATCH LINE - SEE SHEET LS-103

- LEGEND**
- FINE TEXTURED CRUSHED STONE MULCH
1/2 INCH MINUS
 - COARSE TEXTURED CRUSHED STONE MULCH
1 - 2 INCH
 - CONCRETE FLATWORK 5" THICK
 - ASPHALT TRAIL
 - SOD - SEE LANDSCAPE DRAWINGS
 - BOULDER(S) - 2' - 6' EACH
 - CONCRETE EDGING

- NOTES**
- SURFACE TREATMENT INCLUDES STONE MULCHES.
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PROJECT NAME & ADDRESS


EAGLE MOUNTAIN
EAGLE MOUNTAIN BOULEVARD
STREETSCAPE IMPROVEMENTS
RFP #
EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

MARK	DATE	REVISION
△	-	-

PROJECT MANAGER: MV	
DRAWN BY: ST	
CHECKED BY: HH	
DATE: 4/10/2019	
JOB NO.: LDI-2018##	
SHEET TITLE:	

SURFACE TREATMENT PLAN

SHEET NO. **LS-102**

MATCH LINE - SEE SHEET LS-102

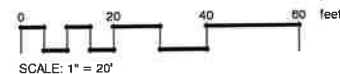
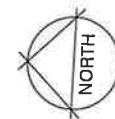
MATCH LINE - SEE SHEET LS-104

LEGEND

- FINE TEXTURED CRUSHED STONE MULCH
1/2 INCH MINUS
- COARSE TEXTURED CRUSHED STONE MULCH
1 - 2 INCH
- CONCRETE FLATWORK 5" THICK
- ASPHALT TRAIL
- SOD - SEE LANDSCAPE DRAWINGS
- BOULDER(S) - 2' - 6" EACH
- CONCRETE EDGING

NOTES

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PROJECT NAME & ADDRESS



**EAGLE
MOUNTAIN**

**EAGLE MOUNTAIN
BOULEVARD
STREETSCAPE
IMPROVEMENTS**

RFP #

**EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH**

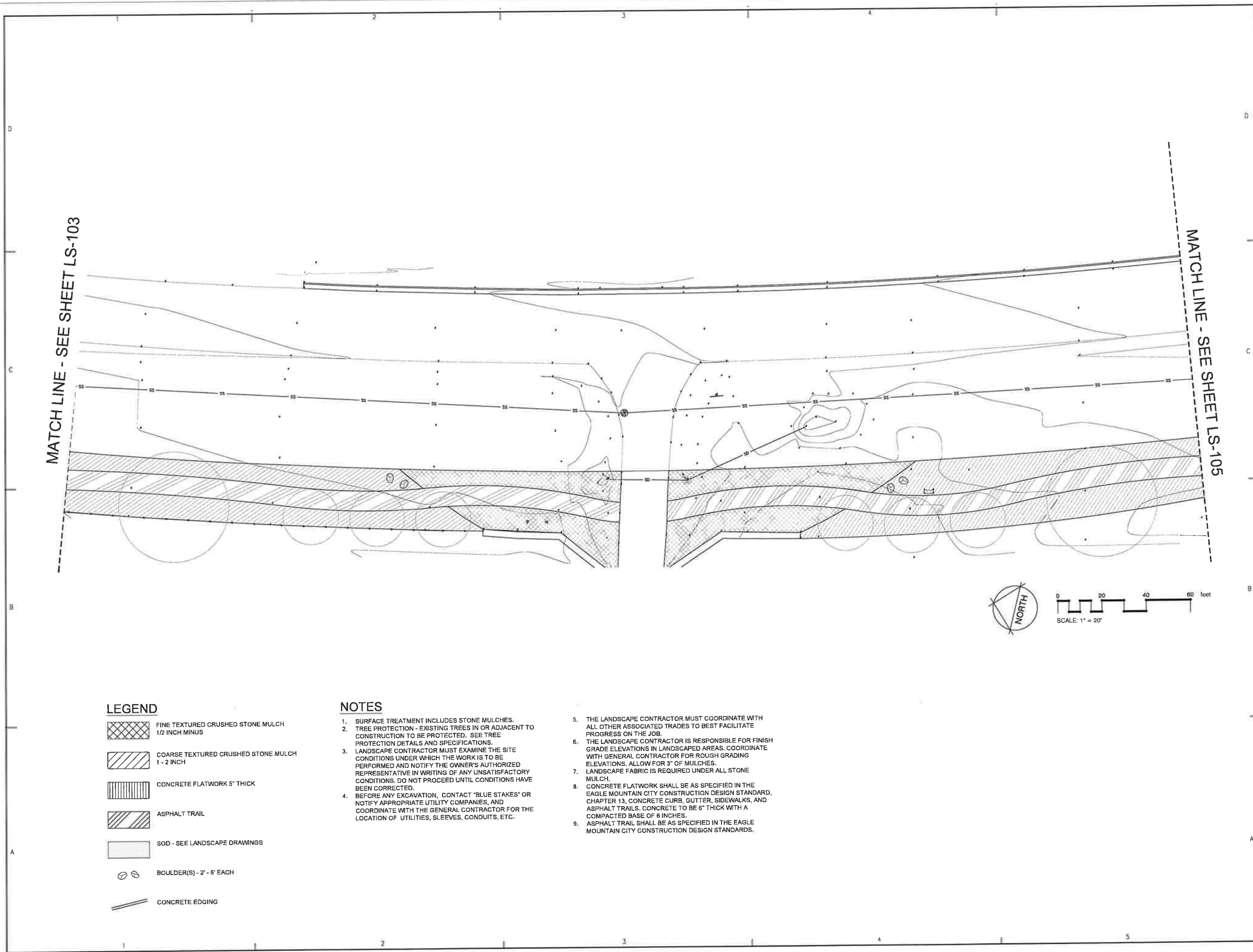
MARK	DATE	REVISION
△		

PROJECT MANAGER
MV
DRAWN BY:
ST
CHECKED BY:
HH
DATE:
4/10/2019
JOB NO.:
LDI-2018##

50%
REVIEW SET
NOT FOR
CONSTRUCTION

SHEET TITLE
**SURFACE TREATMENT
PLAN**

SHEET NO.
LS-103



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PROJECT NAME & ADDRESS



EAGLE MOUNTAIN BOULEVARD STREETSCAPE IMPROVEMENTS RFP

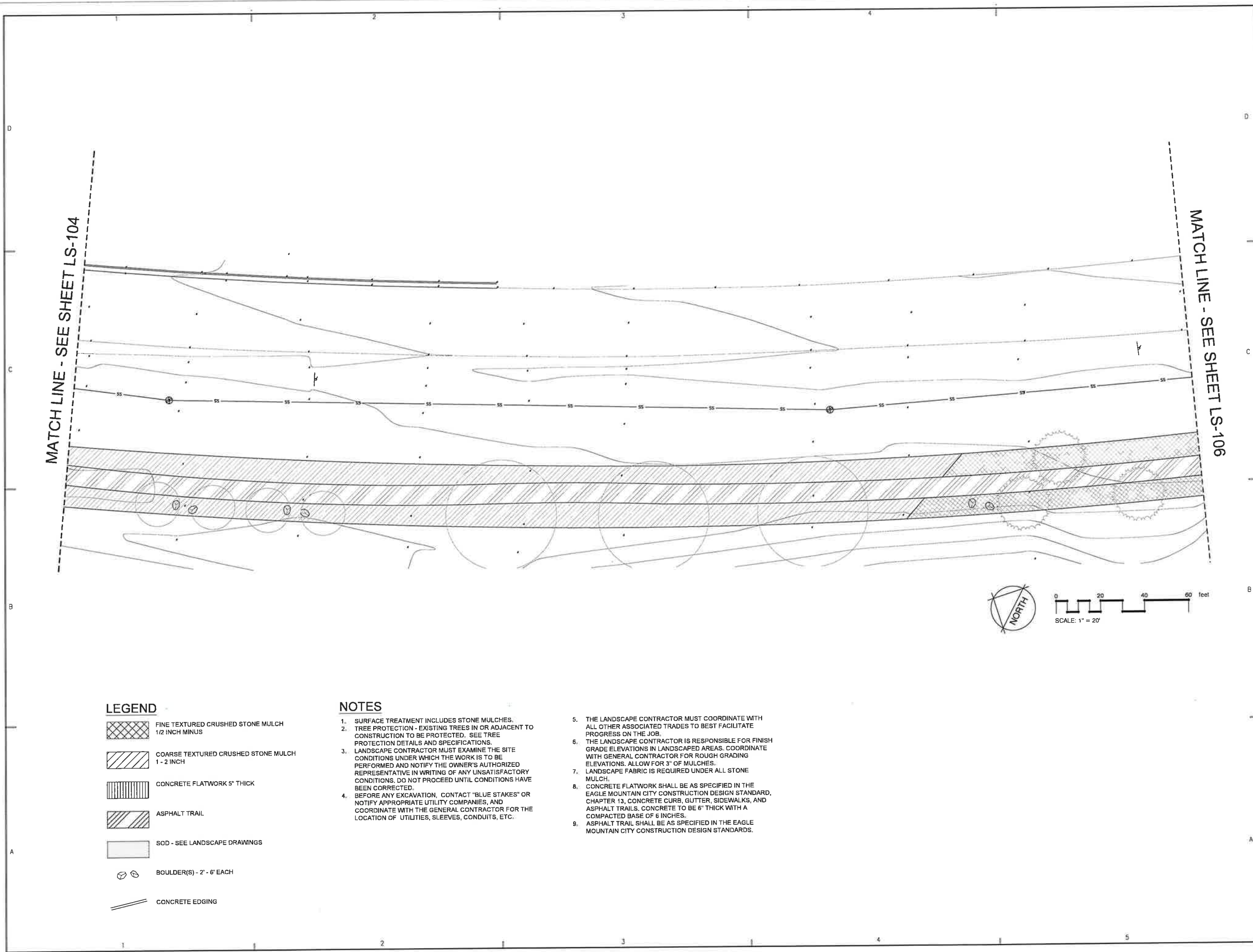
EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

MARK	DATE	REVISION
△	-	-

PROJECT MANAGER: MV	50% REVIEW SET NOT FOR CONSTRUCTION
DRAWN BY: ST	
CHECKED BY: HH	
DATE: 4/10/2019	
JOB NO: LDI-2018##	

SURFACE TREATMENT PLAN

SHEET NO. **LS-104**



LEGEND

- FINE TEXTURED CRUSHED STONE MULCH
1/2 INCH MINUS
- COARSE TEXTURED CRUSHED STONE MULCH
1 - 2 INCH
- CONCRETE FLATWORK 5' THICK
- ASPHALT TRAIL
- SOD - SEE LANDSCAPE DRAWINGS
- BOULDER(S) - 2' - 6' EACH
- CONCRETE EDGING

NOTES

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RFP #
EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

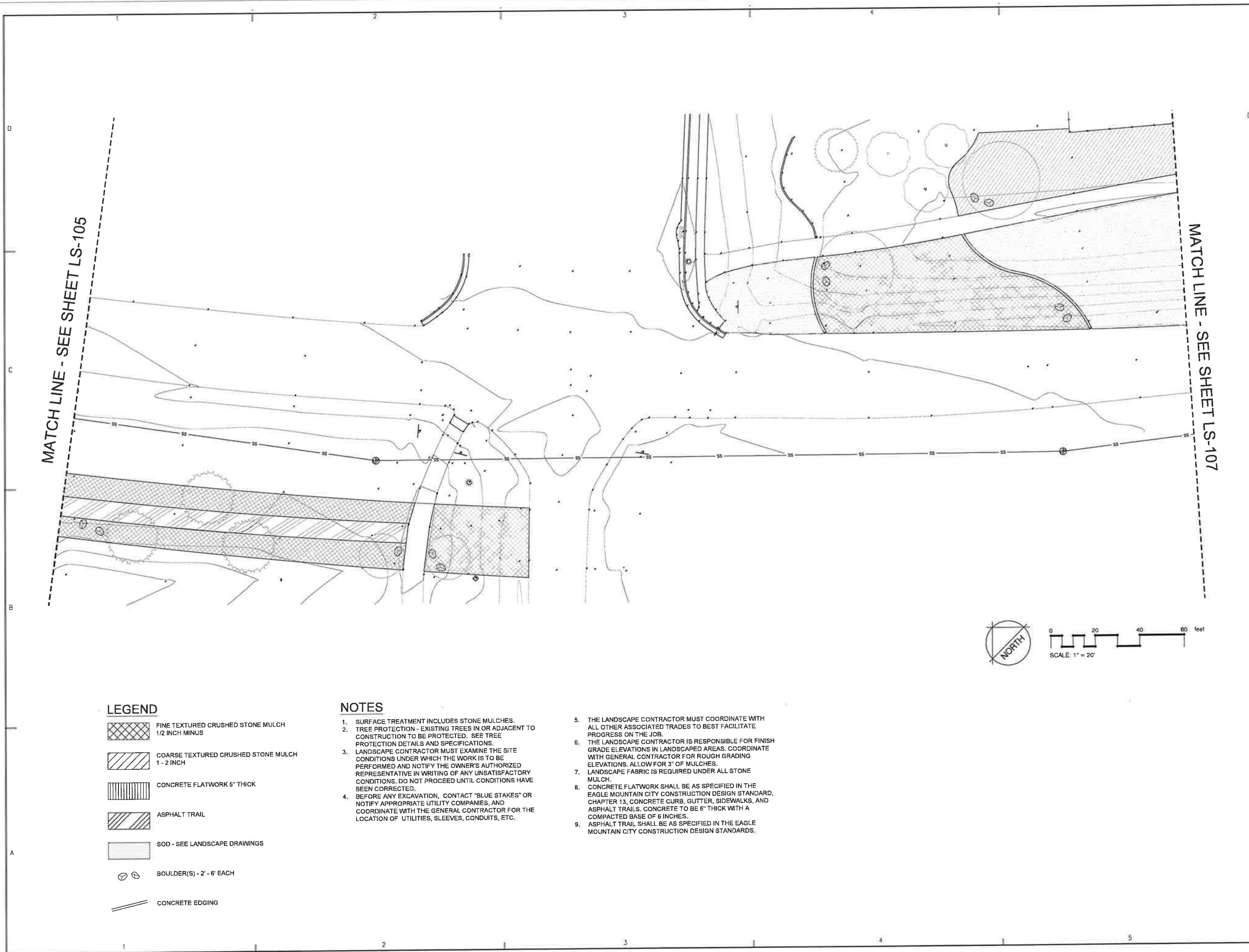
MARK	DATE	REVISION
△	-	-

PROJECT MANAGER:
MV
DRAWN BY:
ST
CHECKED BY:
HH
DATE:
4/10/2019
JOB NO.:
LDI-2018##



SURFACE TREATMENT PLAN

SHEET NO. **LS-105**



LEGEND

-  FINE TEXTURED CRUSHED STONE MULCH
1/2 INCH MINUS
-  COARSE TEXTURED CRUSHED STONE MULCH
1 - 2 INCH
-  CONCRETE FLATWORK 5" THICK
-  ASPHALT TRAIL
-  SOD - SEE LANDSCAPE DRAWINGS
-  BOULDER(S) - 2' - 6' EACH
-  CONCRETE EDGING

NOTES

1. SURFACE TREATMENT INCLUDES STONE MULCHES.
2. TREE PROTECTION - EXISTING TREES IN OR ADJACENT TO CONSTRUCTION TO BE PROTECTED. SEE TREE PROTECTION DETAILS AND SPECIFICATIONS.
3. LANDSCAPE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
4. BEFORE ANY EXCAVATION, CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
5. THE LANDSCAPE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS. COORDINATE WITH GENERAL CONTRACTOR FOR ROUGH GRADING ELEVATIONS. ALLOW FOR 3" OF MULCHES.
7. LANDSCAPE FABRIC IS REQUIRED UNDER ALL STONE MULCH.
8. CONCRETE FLATWORK SHALL BE AS SPECIFIED IN THE EAGLE MOUNTAIN CITY CONSTRUCTION DESIGN STANDARD, CHAPTER 13, CONCRETE CURB, GUTTER, SIDEWALKS, AND ASPHALT TRAILS. CONCRETE TO BE 6" THICK WITH A COMPACTED BASE OF 6 INCHES.
9. ASPHALT TRAIL SHALL BE AS SPECIFIED IN THE EAGLE MOUNTAIN CITY CONSTRUCTION DESIGN STANDARDS.

CONSULTANTS



LANDSCAPE ARCHITECTURE
& PLANNING
Ampere Solar Gardens
853 South 400 West, Studio 104
Salt Lake City, Utah 84111
(801) 474-3300



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PROJECT NAME & ADDRESS



EAGLE MOUNTAIN
EAGLE MOUNTAIN BOULEVARD
STREETSCAPE IMPROVEMENTS
RFP #

EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

MARK	DATE	REVISION
△		

PROJECT MANAGER:
MV
DRAWN BY:
ST
CHECKED BY:
HH
DATE:
4/10/2019
JOB NO.:
LDI-2018##
SHEET TITLE

50%
REVIEW SET
NOT FOR
CONSTRUCTION

SURFACE TREATMENT PLAN

SHEET NO. **LS-106**

Pony Express Cemetery Trail and Landscape Improvements				
Description	Quantity	Unit	Unit Cost	Total Cost
Grading	47,500	SF	\$ 0.15	\$ 7,125.00
Trail	2500	LF	\$ 4.00	\$ 10,000.00
Landscape rock	7500	SF	\$ 1.10	\$ 8,250.00
Landscape Turf	10000	SF	\$ 0.50	\$ 5,000.00
Trees	50	EACH	\$ 350.00	\$ 17,500.00
Irrigation	17500	SF	\$ 0.70	\$ 12,250.00
				\$ 60,125.00

10' wide trail with 6" roadbase



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

August 4, 2020, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – VIA LIFESIZE ELECTRONIC MEETING

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

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Michael Hadley, Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

Mayor Westmoreland called the meeting to order at 4:05 p.m. and stated the meeting was being held remotely.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 54-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION – Envision Utah Valley Visioning Project

Cameron Martin, Committee Chair of Valley Visioning and member of the Utah Valley Chamber of Commerce, introduced Envision Utah representatives Ari Bruening, Leota Coyne, and Ryan Beck, and Holly Harwood with the Eagle Mountain Chamber of Commerce. In 2008, the Associations of Utah Valley Chambers of Commerce united with Utah Valley University and Brigham Young University to create the Valley Visioning Project to manage the rapid growth of Utah County, recognizing the individual needs of various communities, to better coordinate and address issues. Valley Visioning also advocates for the combined priorities of Utah County to the State Legislature. Envision Utah is currently collecting feedback through town hall and city council meetings.

Envision Utah President and CEO Ari Bruening presented a summary of the phases of the project. Phase One involved obtaining growth ideas through twelve public workshops across Utah Valley and an online survey, with a total of 3,149 participants. The groups discussed desired outcomes for housing, transportation, air quality, agriculture and open space, water quality and quantity, and workforce and education.

During Phase Two, Valley Visioning utilized online surveys and public workshops to obtain feedback from 11,000 people regarding the scenarios developed from Phase One data. The scenario options considered were Current Conditions—growth continues as it has for the last 20 years with 10 percent support; Organized Centers—growth occurs in mixed-use centers near high-capacity transportation with 32 percent support; Westward Growth—growth primarily occurs west of Utah Lake and into Cedar Valley with 25 percent support; Southern Growth—growth primarily occurs south between Provo and Santaquin with 12 percent support; and Urban Infill—growth is primarily accommodated in existing urban areas with 21 percent support. Although the support for the desired growth strategy varied, 90 percent of the participants favored a new growth strategy over a continuance of current growth trends.

Phase Three of the project focused on developing the following vision statement that incorporates the desired goals of residents: As Utah County residents, we envision a future in which we provide convenient transportation choices, support housing options, provide open space and recreation opportunities, support local agriculture, manage water wisely, foster a well-educated population, and ensure clean air. The goals were incorporated into a transportation and land use investments map in conjunction with individual city and Mountainland Association of Governments (MAG) transportation plans. A public release of the Valley Visioning project is scheduled for the fall of 2020.

Councilmember Clark expressed concern regarding a disproportionate number of survey respondents representing the southern region of Utah County. She said that the survey format was confusing and may have skewed results, as the desired outcomes do not directly align with the growth strategy scenarios.

Mr. Bruening stated random sampling was used to ensure geographical representation and explained the desired outcomes are considered separately from the scenarios.

Mr. Martin explained the plan is fluid and will be updated annually. Information was obtained through the consideration of each scenario option, and the adopted growth strategy will include elements from multiple scenarios.

2. CONCEPT PLANS

2.A. DISCUSSION – Hoofbeats to Healing (Concept Plan and Rezone)

Long-Range Planning Manager Peter Kane presented the concept plan and rezone application for the Council's review and stated the rezone request for the property is scheduled for the next policy session. The applicant is seeking to rezone 27.37 acres from Residential to Agriculture. The concept plan proposes the development of an equine-assisted therapy center. The City Council approved a rezone of the property from Agricultural to Residential in 2018. The rezone is necessary because the desired use is a conditional use in the Agriculture zone and is not permitted in the Residential zone. The existing single-family home on the property will remain a residential dwelling, and the applicant intends to construct a 44,000-square foot riding arena, a 28,500-square foot stall barn, and a 6,000-square foot hay barn. The remaining property will be open pasture for the horses and therapy sessions.

The property is bordered by Lake Mountain Road to the west, and the plan proposes a 50-foot wide roadway on the north end of the property. This will provide access to the residential unit and therapy parking area. The power line corridor, which is designated as Parks and Open Space on the Future Land Use Map, is located to the west and crosses the northwest corner of the property. The remaining area is designated Agricultural/Rural Density 1; the requested zone is consistent with these land uses. The land to the west, east, and south of the property is designated and used for large-lot residential purposes. The land to the north and farther northeast is open space owned by the Bureau of Land Management.

If rezoned, the property will have less impact on City services than a residential development. The total estimated traffic load is 200 daily trips, and the 100-stall parking lot shown in the concept plan will be reduced to approximately 40 parking stalls. The facility is not intended to be used as an equestrian center or commercial riding arena. The large amounts of open space and pasture on the property should have a positive impact on property values.

The Planning Commission unanimously recommended approval of the rezone to the City Council with the following conditions: the area of land within the powerline corridor shall be preserved as open space for a possible future regional trail, and the applicant shall install raptor nesting boxes on the property, in consultation with Hawk Watch and the Eagle Mountain Kestrel Project. Mr. Kane explained the conditions were included in the 2018 Residential rezone approval.

Mr. Kane verified the proposed north end roadway will be a paved, public road which will provide access to the approved residential development east of the property. The applicant intends to pave a portion of Lake Mountain Road.

Councilmember Gray verified that there are no open space requirements for agricultural areas and asked if a 50-foot road width met Municipal Code standards.

Applicant engineer David Peterson explained the Fire Marshall requires Lake Mountain Road to be paved, and the width of the roadway will adhere to City standards. Horse trailers will most likely be parked in the pastures near the barn, rather than in the parking lot.

Applicant Tami Clegg explained the background of Hoofbeats to Healing and stated she is looking for a permanent location. The current facility must be relocated due to a Utah Department of Transportation road expansion.

2.B. DISCUSSION – Rush Creek Development (Concept Plan)

Mr. Kane explained the concept plan presented to the Council at the meeting was received during the last hour and is different than what was presented to the Planning Commission. The development encompasses three parcels of land east, southwest, and west of Eagle Mountain Boulevard. The land use concept plan as outlined will include 69.63 acres of Neighborhood Residential 1 (NR1), 21.63 acres of Neighborhood Residential 3 (NR3), 66.67 of acres Employment Center/Campus (ECC), 9.04 acres of Neighborhood Commercial (NC), 40.78 acres Business Park/Industrial (BPI), and 27.29 acres for a right-of-way for a UDOT highway. An

additional concept plan for the NR1 portion of the property includes approximately 200 quarter-acre lots, open space areas, and pedestrian access routes. The overall density would be 2 to 3 units per acre. Residential developments, including Overland Village 6, have been approved for the areas south and southeast of the property and a commercial storage development has been approved for the adjacent area south of the property and east of Eagle Mountain Boulevard.

Limited information is available regarding connectivity for the potential lots and roadways for the western portion of the subject property. Overland Village 6 to the east has a trail connection with this area but is not included in the concept plan. The road alignments in the concept plan now align with the City's Master Transportation Plan. The General Plan has identified the entire subject property as ECC. Most of the land uses in the concept plan meet this future land use designation. The proposed NR1 designation (which includes R1, R2, and R3 zoning) is not compatible with the General Plan. The properties to the east and southeast of this portion have a land use designation of NR1.

The Planning Commission reviewed the concept plan on July 28, 2020, and expressed concern regarding allocating a large area to residential that has been identified in the General Plan for an ECC. The Commission discussed replacing the single-family homes with multifamily units where residential area abuts commercial and employment center. They acknowledged that land use designations that encompass significant amounts of land will likely need a mix of uses and requested that a trail connection be placed through Overland Village 6 to Wride Memorial Park. Mr. Kane stated several of the Planning Commissioner's concerns have been addressed in the updated plan.

Mr. Kane explained the General Plan includes large portions of land with single-use designations; however, those areas will require additional uses to support and sustain the designated development.

Councilmember Gray stated his desire to see a plan for the commercial area before approving residential development.

Councilmember Love stated the residential zoning looks out of place and inappropriate for the area; she would not oppose a small amount of residential property to serve as a buffer between Overland and this project. She concurred with Councilmember Gray that the residential uses should be developed in tandem with, not prior to, the ECC development.

Councilmember Curtis expressed appreciation to the applicant for increasing the ECC acreage; however, the intent of the project appears to be the residential development. He stated residential use is not desirable for the area. If residential development is included, it should be compatible with other uses in the area, such as dormitories in association with educational uses or housing support for a large employer. Locating residential uses in the center of a commercial development is not in harmony with the General Plan. He would consider supporting the Business Park zone and believes the Medical/Educational Campus zone or Office Professional zone are most appropriate; Light Manufacturing/Distribution zone (LMD) might be appropriate on the peripheries of the property.

Councilmember Gray concurred with Councilmember Curtis's suggested Business Park zone uses.

Councilmember Clark said she agreed with most of the previous comments and noted future growth considerations for the City. This is a crucial location for the City and has great potential; the projects need to be carefully considered in relation to City growth.

Councilmember Burnham agreed with most of the comments and stated R3 may be appropriate near the highway to serve as a buffer between uses. She recommended relocating the uses and said the project proposed too many residential units; R1 is an inappropriate use for the area.

Applicant representative Dan Ford thanked staff for accommodating the late submission of the updated plan, which was drafted based upon the Planning Commission feedback. He explained the economically viable commercial development potential is limited and unlikely to attract business park uses until the highway is installed. R3 zoning has not been included in the original proposal; however, he is interested in the Planning Commission's recommendation for multifamily uses. He currently has interested parties for business park industrial uses and due to the vast size of the area, the ability to incorporate residential uses will help to utilize the full acreage. He desires to reserve property near the future highway access points and protect the prime commercial locations for future growth, while moving forward with currently viable development use options.

3. AGENDA REVIEW

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual to Adopt a Remote Work Program.

Councilmember Love requested to modify section K to clarify that the Remote Work Program is voluntary, except in certain circumstances, such as the pandemic, building repairs, or other issues that may arise. She said she received a copy of the remote work agreement from Human Resource Manager Angela Valenzuela and requested to table the item to provide time to review it, to address concerns with the amendment, and to compare the City's remote work agreement with other entities' remote work agreements.

Councilmember Clark concurred with the request to table the item to provide additional time to review the terms of the agreement in comparison with other remote work programs she has experience with.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement between the Utah Department of Transportation and Eagle Mountain City for the Placement of Two Engine Brakes Restricted Signs on Wride Memorial Highway.

City Engineer Chris Trusty stated the agreement is for the placement of signs to restrict the use of engine breaks along Wride Memorial Highway at the northern and southern boundaries of the City, near 4000 North and Pole Canyon Boulevard, respectively. He explained the City has permitted

engine breaks in the past; however; this section of the highway has less traffic than other areas, and City staff has received concerns regarding engine breaks several times. The restriction only applies to non-emergency situations.

Councilmember Gray stated that although he is sensitive to impacted residents, restricting the ability of a truck driver to stop the vehicle creates safety concerns. It decreases the stopping distance by half, and the decibel of engine breaks does not exceed the permissible noise ordinance. Even though drivers are permitted to use engine breaks in emergency situations, the restriction remains problematic, as the driver must look away from the road to employ the switch to engage the engine breaks. It is unlikely drivers will have adequate time to make the transition in an emergency.

Councilmember Curtis stated engine breaks are unnecessary in residential areas if speed limits are followed. Municipal Code prohibits the use of engine breaks, and the signage supports existing standards, rather than creating new ones.

Councilmember Clark expressed appreciation for Councilmember Gray's driving experience but agreed with Councilmember Curtis. Drivers are using engine breaks inappropriately in her neighborhood and are adversely impacting residents; the signage will serve as a reminder to truck drivers and will facilitate Municipal Code enforcement.

Mr. Trusty explained that UDOT will conduct a study to verify the signage and will be responsible for sign placement, if warranted. The City will reimburse UDOT for material and installation costs and will be responsible for enforcement, which can be difficult as citations can only be issued when the infraction is observed.

Councilmember Gray requested for the item to be removed from the consent agenda and placed as a scheduled item to allow for further discussion.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement between Mountainland Association of Governments and Eagle Mountain City to Provide Meal Services for the Senior Center.

City Recorder Fionnuala Kofoed explained the original agreement expired and this agreement will extend the contract for two years with the same terms. Due to the pandemic, the meal service has increased from two meals a week to four, which will impact the cost of the service. The meals are funded through participant contributions, City donations, and MAG, and the Events Department employees are assisting with providing the service.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement between Eagle Mountain City, the City of Saratoga Springs, and Utah County for Substance Misuse Prevention Services and Communities That Care Prevention Model.

Mayor Westmoreland explained the service provides suicide prevention services to schools.

Councilmember Love verified the purpose was to improve public notification regarding the program.

Councilmember Burnham stated that Communities that Care offers outreach programs at school facilities.

Communication Director Linda Peterson stated Communities that Care works in conjunction with the Utah County Health Department and said she will research Spanish and ESL program offerings as requested by Councilmember Clark.

13. ORDINANCES

13.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Assistant City Administrator/Community Development Director Steve Mumford explained the only change to the concept plan is the removal of the MF1 and MF2 designation of the future development area on the north portion of the property. The applicant has agreed to rezone the entire property to Commercial Community in order to allow the commercial development to move forward, with the intent to return to the Council with a rezone application for a future residential development area. He noted the concerns expressed by the Planning Commission have been addressed by the applicant.

14. AGREEMENTS

14.A. AGREEMENT – Consideration of an Employment Contract for the Position of City Administrator.

Councilmember Clark requested an explanation regarding closed sessions for the benefit of the public. Ms. Kofoed explained that State statute permits closed sessions to allow participants to speak freely for a variety of reasons. The City usually conducts closed sessions to discuss potential litigation, the sale of real property, or to discuss the professional competency of an individual. The closed session during this meeting is to discuss the professional competency of an individual. The reason for the closed session is required to be stated in the motion.

Councilmember Curtis asked if the candidate selection process can be discussed during the closed session or if only the competency of an individual may be discussed. City Attorney Jeremy Cook stated the process should be discussed during the public meeting and explained a vote cannot be held during the closed session; items must be approved during a public session. The purpose of the closed session is to allow the City Council to privately discuss an individual's competency.

Councilmember Gray inquired if the terms of the contract may be discussed during a closed session. Mr. Cook stated the terms of the contract need to be discussed during an open meeting.

Councilmember Curtis expressed concern that it would be difficult to discuss the terms of the contract during an open meeting.

Councilmembers Curtis, Gray, Love, and Clark expressed concerns regarding the succession plan process. Concerns included internal and external postings, public transparency, resident concerns, the terms of the agreement, and mayoral authorities granted in ordinance O-O4-2006 Delegating Authority to the Mayor of Eagle Mountain to Adopt Operating Procedures for Eagle Mountain City Employees to Augment and Supplement the Personal Procedures of Eagle Mountain City.

Councilmember Clark requested that the succession policy be included on future City Council agenda for discussion.

Mr. Pili explained the purpose of the succession plan is to prepare and facilitate a transition in City leadership. It provides growth opportunities and promotes loyalty in City employees. He stated that most external applicants will not apply for a position against internal candidates. It did not make sense to search externally for a candidate simply as a formality when the City has an internal candidate qualified for the position. He stated the City Council maintains the authority to deny the agreement and search for an external candidate, should they determine the candidate recommended by the Mayor to be unsuitable. He assured the Council that nothing inappropriate or nefarious occurred in the recommendation of Mr. Jerome for the position of City Administrator.

Discussion ensued regarding the Councilmembers' concerns including clarifying the appointment process and the responsibilities of the Council to provide advice and consent during the selection process.

Mr. Pili stated Councilmember concerns regarding the mayoral powers and responsibilities should be discussed independently from an employment contract. The system of government within Eagle Mountain employs a City Administrator, who is generally appointed by the Mayor, rather than a City Council-supervised City Manager. As such, the existing City Administrator selection process, which predates the current administration, was appropriately followed. If the City Council dislikes the adopted process standards, they can take appropriate steps to amend the Municipal Code. He stated the City Council retains the power to vote for or against the candidate and said it is not appropriate for the Council to discuss the contract behind closed doors.

Councilmember Burnham said during her tenure, she has been involved in the selection process of two City Administrators and stated that Mr. Pili was also an internal hire. She noted some Councilmembers' desire for increased communication and expressed her opinion that, as the City Council had all voiced support for Mr. Jerome as a City Administrator, the Mayor likely had not felt the need for additional communication during the process. She concurred with Mr. Pili's recommendation to have the City Council vote upon an internal mayoral-proposed candidate prior to posting the position externally. She suggested the City Council adopt an external recruiting process to be implemented in the case that a satisfactory internal City Administrator candidate is not available for future appointments.

Mayor Westmoreland stated that concerns regarding communication was surprising, as Mr. Pili and he have had ongoing, frequent communication with the Councilmembers since Mr. Pili

announced his acceptance of another position. Throughout the process, he has sought the advice of the proper authorities to ensure the process was followed correctly. He agreed clarifying the terms and responsibilities regarding “advise and consent” will be beneficial and advocated to appropriately address those concerns. During discussions with Councilmembers, none had expressed concerns regarding appointing Mr. Jerome as City Administrator.

Throughout the discussion, the Councilmembers individually noted that concerns expressed were regarding the process only, and stated support and approval of Mr. Jerome’s competency and ability to fulfill the office of City Administrator. The Councilmembers also expressed the desire to discuss the succession process during a future meeting to implement clearer standards regulating internal and external candidate recruitment and better define the responsibilities of each body.

Mr. Cook recommended discussing concerns regarding the contract after the closed session, of which the purpose is to discuss the professional competency of an individual.

Councilmember Curtis suggested the closed session is unnecessary, as Mr. Jerome’s competency is not in question.

Mr. Cook clarified that specific negotiation tactics and issues regarding the contract terms, such as salary, qualify the item for closed session discussions; other concerns regarding the agreement, which do not qualify for closed session discussion, should be discussed during policy session.

Discussion ensued and the City Council determined to hold the closed session.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Curtis moved to adjourn to a closed session for the purpose of discussing the professional competency of an individual. Councilmember Gray 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 6:29 p.m.

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

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

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Michael Hadley, Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 8:07 p.m.

6. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

None.

8. PUBLIC COMMENTS

Ms. Kofoed noted the Recorder's Office had received a public comment in support of the Hoofbeats to Healing concept plan and rezone from resident Clarissa Tobiasson.

9. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham

Councilmember Burnham expressed gratitude for the technology that provides the ability to meet during difficult times and while she is out of town.

Councilmember Love

Councilmember Love thanked Mr. Pili for his service, commended him for his monumental impact on the City, and wished him and his family well in their new endeavors.

Councilmember Gray

Councilmember Gray said he had the privilege to tour the City with the Eagle Mountain Wildlife Group to discuss the corridor and other wildlife issues. He expressed appreciation for the passionate volunteer involvement of residents and the far-reaching impacts of their efforts. He thanked Mr. Pili for his honesty, service, and friendship.

Councilmember Clark

Councilmember Clark expressed her heartfelt appreciation to Mr. Pili for his example and work. She recognized Alpine School Board Representative Julie King for her efforts to keep the City Council and public informed and to implement pandemic-related school safety measures. She commended the Eagle Mountain Arts Alliance for the Story Walk event held at Nolen Park from 9:00 a.m. to 8:00 p.m. on Wednesdays from July 22 to August 18, 2020 and recognized their creative efforts to provide a safe activity celebrating the literary arts.

Councilmember Curtis

Councilmember Curtis recognized and addressed resident concerns regarding the appointment of the new City Administrator. He stated that despite differences in opinion and frustrations, he assured the public that no nefarious intentions or deceit occurred in the appointment process. He

said the differences were due to misunderstandings and variance in policy interpretations and expressed appreciation to all of those involved in the process.

Mayor Westmoreland left the meeting at 8:22 p.m. due to technical difficulties.

CONSENT AGENDA

10. BOND RELEASES

10.A. Sage Park Phase A, Plat 3 – Into Warranty

11. MINUTES

11.A. July 21, 2020 – Regular City Council Meeting

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual to Adopt a Remote Work Program.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement between the Utah Department of Transportation and Eagle Mountain City for the Placement of Two Engine Brakes Restricted Signs on Wride Memorial Highway.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement between Mountainland Association of Governments and Eagle Mountain City to Provide Meal Services for the Senior Center.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement between Eagle Mountain City, the City of Saratoga Springs, and Utah County for Substance Misuse Prevention Services and Communities That Care Prevention Model.

MOTION: *Councilmember Clark moved to approve the consent agenda, removing item 12.A. from the agenda and removing item 12.B. from the consent agenda and placing it as a scheduled item. Councilmember Gray 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

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement between the Utah Department of Transportation and Eagle Mountain City for the Placement of Two Engine Brakes Restricted Signs on Wride Memorial Highway.

Councilmember Gray expressed sympathy for affected residents; however, he objects to the agreement due to safety concerns.

MOTION: *Councilmember Curtis moved to approve a Resolution of Eagle Mountain City, Utah, Approving a Cooperative Agreement Between the Utah Department of Transportation and Eagle Mountain City for the Placement of Two Engine Brakes Restricted Signs on Wride Memorial Highway. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Those voting nay: Jared Gray. The motion carried with a vote of 4:1.*

Mayor Westmoreland rejoined the meeting at 8:27 p.m.

13. ORDINANCES

13.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Assistant Administrator/Community Development Director Steve Mumford reviewed the item presented during the work session and explained that the rezone request had been amended to rezone the entire property to Commercial Community with the understanding the applicant intends to bring forward a site plan and rezone request for a residential development in the northern portion of the property at a future date.

MOTION: *Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to Commercial Community. 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.*

14. AGREEMENTS

14.A. AGREEMENT – Consideration of an Employment Contract for the Position of City Administrator.

Mayor Westmoreland presented the item and explained City Administrator Ifo Pili has accepted a position with the City of Las Cruces, New Mexico. He said the City wished him luck and thanked him for his service and the culture of excellence he has established.

Mr. Pili thanked everyone for their kind words and said the City is being left in the hands of a capable team. During the two months that Mr. Pili was the interim City Administrator, the City searched externally for a candidate before finally appointing him as the official City Administrator. This experience led him to ensure that the City had qualified individuals to succeed himself. The City encourages staff to gain additional education, certifications, and qualifications through tuition reimbursement and training funding. He said Mr. Jerome is an International City/County

Management Association-credentialed city manager, former president of Government Finance Officers Association, and has a strong financial background. He expressed his support for Mr. Jerome's qualifications and capabilities in assuming the role of City Administrator.

Councilmember Curtis voiced support for Mr. Jerome and expressed appreciation for Mr. Jerome's passion for the City.

MOTION: *Councilmember Love moved to approve employment contract for the position of City Administrator with the following modifications:*

- 1. The addition of "and a vote by the City Council" shall be added to the end of item 5; and*
- 2. Item 6 shall be amended to "Subject to City Code, Mr. Jerome shall work under the direction of the Mayor of Eagle Mountain City in the administration of City affairs; however, Mr. Jerome shall be responsive to the direction of the City Council as a body, as well as requests of individual members of the City Council, as long as such requests do not interfere with the administrative duties required by the Mayor in the performance of the day to day administration of the City."*

Councilmember Curtis seconded the motion.

Mr. Cook stated he did not have any concerns regarding the verbiage of the motion and reminded Mayor Westmoreland that he may also vote.

Those voting aye: Melissa Clark, Colby Curtis, Carolyn Love, and Tom Westmoreland. Those voting nay: Donna Burnham and Jared Gray. The motion carried with a vote of 4:2.

Councilmember Burnham stated she had concerns regarding the changes to Item 5.

Mayor Westmoreland expressed his understanding of Councilmember Burnham's concerns and stated he shared her concerns to some extent. He stated he has full faith and confidence that concerns regarding the agreement may be resolved.

Councilmember Gray clarified that he is in favor of Mr. Jerome's appointment and his nay vote was due to concerns regarding the motion. He stated he had advocated to remove a line in the agreement requiring a one-year review.

15. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

Councilmember Gray stated that Communities that Care is sponsoring a free family scavenger hunt on Monday, August 10, 2020, and needs volunteers. Visit the City website for more information.

Councilmember Clark

None.

Councilmember Burnham

Councilmember Burnham stated she has complete confidence in Mr. Jerome as a City Administrator and her vote against his employment agreement was not a reflection upon him or his qualifications.

Councilmember Curtis

Councilmember Curtis stated Costco is opening in Saratoga Spring on August 13, 2020.

Councilmember Love

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Love

Councilmember Love expressed appreciation to the Planning Commission for their work, insights, and recommendations regarding the Rush Valley concept plan and their service to the City.

Councilmember Curtis

Councilmember Curtis reminded residents about the Story Walk discussed by Councilmember Clark and stated the Eagle Mountain City Chamber of Commerce is thriving and commended them for their efforts.

Councilmember Clark

Councilmember Clark stated Pony Express Events is on a summer hiatus. She applauded the Be Ready Eagle Mountain emergency group that volunteers under the direction of the City Emergency Manager and Mayor for their joint efforts and said they are planning a parking lot Ham radio test. She encouraged residents to sign up for City notifications through the City website to receive text updates with official City information.

Councilmember Burnham

None.

Councilmember Gray

Councilmember Gray noted the senior meal services had been discussed earlier in the meeting and stated due to health concerns, he has not met personally with the Senior Advisory Council. As previously mentioned, things are going well with City wildlife preservation efforts.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation for everyone's efforts. He said Eagle Mountain City is in a great place despite the current challenges and advocated to move forward cautiously, but confidently.

17. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:00 p.m. 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.*

The meeting was adjourned at 9:00 p.m.

Approved by the City Council on August 18, 2020.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual to Adopt a Remote Work Program.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	N/A		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Angela Valenzuela, Admin

PRESENTED BY:

Angela Valenzuela

RECOMMENDATION:

Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, amending the Policies and Procedures Manual to adopt a Remote Work Program.

BACKGROUND:

The Policies and Procedures Manual has been reformatted to incorporate recent amendments and a copy of the manual is attached for reference. Future amendments will be presented in sections instead of including the entire manual.

Staff began researching a Remote Work Program policy at the start of the COVID-19 pandemic. City employees have been very productive while working from home, and staff would like to create a policy authorizing remote work schedules. This item was presented to the City Council on August 4, 2020 and was tabled to allow the Council additional time to review the proposed amendment.

Recently, a poll was completed for 28 local cities regarding their telecommuting practices during the pandemic. Most of these cities have implemented a remote work policy that allows employees, at discretion of the city, to remain working remotely, even after the pandemic. It is believed that this option will increase the productivity and morale of Eagle Mountain City employees.

ITEMS FOR CONSIDERATION:

N/A

REQUIRED FINDINGS:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[RES--Policies and Procedures Manual - Remote Work Program](#)

[Policies and Procedures Manual - Remote Work Program -- Updated Redlines](#)

[Remote Work Agreement](#)

[Remote Work Application](#)

[Remote Work Program Overview](#)

[Yellow Phase - City Buildings](#)

RESOLUTION NO. R- -2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN CITY
POLICIES AND PROCEDURES MANUAL**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest and in the interest of the management of the City and the employees of the City to revise and amend the Eagle Mountain City Policies and Procedures Manual in use up to the date of this Resolution; and

WHEREAS, the Eagle Mountain City Policies and Procedures Manual has been edited, reviewed and compiled to represent the needs of the City and the rights and responsibilities of its employees and should be amended as presented in Exhibit A;

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

1. The Eagle Mountain City Policies and Procedures Manual is hereby amended and adopted as set forth specifically in Exhibit A.
2. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of August, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 18th day of August, 2020.

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

3.30 | Demotion

Last Revision: --/--/----

If an employee is demoted, either voluntarily or involuntarily, the Mayor, or designee, may treat the employee's salary according to [Section 3.25 | Reclassification, Paragraph C](#), or reduce the salary to the applicable pay range.

4.05 | Workers' Compensation

Last Revision: --/--/----

- A. All employees are covered by Workers' Compensation, which provides medical reimbursement and disability benefits for job-related illness or injury. An employee does not accrue benefits while receiving Workers' Compensation payments. For exact compensation coverage, check the Workers' Compensation contract on file with the City.
- B. Employees may use accrued PTO to make up the difference between Workers' Compensation benefits and their base pay.
- C. An employee who sustains a bona fide, on-the-job injury may seek medical attention from a hospital or WorkCare, as appropriate. They must tell the doctor HOW, WHEN, and WHERE the accident occurred. The doctor will complete a medical report and copies of this report should be sent within seven (7) days to the insurance carrier, the Industrial Commission, and to the injured worker (*Please Note: do not submit doctor or hospital bills for on-the-job injuries or illness to the regular medical plan*).
- D. Reporting the accident or illness is critical to qualification for payment under Workers' Compensation. If an employee is injured while on the job, no matter how minor, the circumstances should be reported to the Mayor, or designee, immediately. After the required report (copies of this form may be obtained by contacting the Human Resource ~~Director~~ Department) is filled out, a copy must be sent to the insurance carrier and to the Industrial Commission within seven (7) days of the date of injury. **If the injury is something of a serious nature, broken bones, hospitalization, fatality, etc., then the Industrial Commission needs to be notified within 8 hours by the Employer.**
- E. While on leave because of a bona fide, on-the-job injury or illness, an employee must contact their supervisor, ~~or the~~ Mayor, or designee, to report on their condition. Failure to provide the required medical status reports may result in revocation of the leave and/or disciplinary action, up to and including termination.
- F. All employees must return to work after the approval of the attending physician. A statement from the attending physician stating the employee is able to resume normal duties will be required before returning to work. Failure to return to work when directed may result in disciplinary action, up to and including termination. An employee who is able to return to work in light duty status may be required

to work in a different department and perform duties not contained within their current job classification.

- G. At the time of final release or settlement of a Workers' Compensation claim, if no vacancy exists, and if a reasonable effort which has proven to be unsuccessful has been made to place the employee in another position, they may be terminated and paid any accrued benefits due to them.

4.10 | Insurance

Last Revision: --/--/----

-
- A. Disability Insurance. The City provides **long-term** disability insurance for benefit-qualified employees in lieu of the coverage typically provided by the social security system.
- B. Medical Health Insurance. The City provides health insurance for benefit-qualified employees. Subject to budget limitation, the City generally pays the full cost of single, double, or family coverage for the least expensive medical option offered by the City. Any full-time employee may carry a more expensive medical option by paying the difference in cost.
- C. Option for City to Make Additional Contributions to Employee Retirement Account. If an employee has health benefits through another health insurance plan and the benefits and evidence of such insurance are acceptable to the Mayor, or designee, then upon written request by such employee, the City may at its option make an additional contribution into such employee's 401(k) or 457 retirement account maintained by the Utah State Retirement System in an amount equal to the premium of the City-sponsored health insurance plan for single coverage.
- D. Life Insurance. The City provides a basic life insurance policy for benefit-qualified employees free of charge.
- E. Insurance Termination and Conversion.
1. Termination. When an employee is separated from employment with the City, the City will cease making contributions to the employee's insurance plans.
 2. Conversion. The City shall comply with the requirements of the Consolidated Omnibus Budget Reconciliation Act (COBRA) of 1985.

4.21 | Remote Work Program

Last Revision: --/--/----

-
- A. The Remote Work Program (RWP) is a management tool that may be used to increase productivity and morale of employees, boost efficiency in the use of space, reduce operational costs, lessen the environmental impact of vehicle travel, and accommodate special needs of eligible employees.
- B. The City encourages the use of the RWP where it will be a mutual benefit of employees, the City, and the City's stakeholders. The RWP is not an employee benefit intended to be available to all City

employees; rather, it is a work option used at the department's discretion, such as flexible work schedules and alternative work schedules.

- C. The RWP allows eligible employees to work from home or from another location for all or part of the workweek.
- D. Remote work is not a Citywide benefit or entitlement, and in no way changes the terms and conditions of employment with the City.
- E. Remote work is a regular or temporary agreement between employees and the City to work from a non-office location. Either an employee or a supervisor can suggest remote work as a possible work arrangement.
- F. Eligibility: To be eligible, employees must meet the following criteria:
 - 1. Probation Period. Successfully complete new hire probation prior to start date of remote work, unless remote work is mandated as part of the job description.
 - 2. Suitability. The employee and supervisor will assess the needs and work habits of the employee, compared to traits customarily recognized as appropriate for successful remote work employees.
 - 3. Job Responsibilities. The employee and supervisor will discuss the job responsibilities and determine if the job is appropriate for remote work.
 - 4. Work History. Employee must have demonstrated the capability to work productively without direct supervision. For example, consistent high performance, excellent attendance, a positive attitude toward assigned work, self-motivation, and no relevant discipline problems in the employee's work history.
 - 5. Recommendation. The employee's immediate supervisor must recommend the employee for eligibility through the Remote Work Application.
- G. To be considered for remote work, employees must submit a completed Remote Work Application to Human Resources.
- H. If the Remote Work Application is approved, the employee will be required to sign a Remote Work Agreement, which is approved by the Supervisor, Department Head, Human Resources, and the City Administrator, or designee.
- I. Remote work may be discontinued at any time at the request of the City or employee.
- J. Remote working is a privilege rather than a universal employee benefit or right. The City has the right to offer remote work to an employee and to unilaterally terminate a Remote Work Agreement at any time. Employees do not have a property interest in remote work. In no circumstances are employees entitled to due process related to any City decision on remote work issues, including approvals, denials, or a City decision to discontinue a Remote Work Agreement, and all such decisions are not grievable.

K. The RWP is a voluntary program unless specifically stated as a condition of employment. Employees may decline remote work if the option is presented. The employee may also discontinue the arrangement at any time, unless otherwise specified in the Remote Work Agreement. The City reserves the right to make working from home mandatory on a temporary basis, as deemed necessary by the City.

L. Remote work may be temporarily suspended due to the City's operational needs.

M. Supervisors should monitor the work environment for any negative effects a remote work assignment may have on the workload or morale of the co-workers of the remote worker, and may need to suspend or terminate the remote work assignment to ensure equal workloads and harmonious relations amongst staff.

4.25 | Investment Account

Last Revision: --/--/----

The City does not participate with the social security system. ~~(specifically, the old age survivor and disability insurance portion) but does participate in the hospital insurance portion.~~ Subject to budget limitations, the City will match up to 6.2 percent of the employee's salary, when an employee makes a contribution into their City-approved investment account.



REMOTE WORK AGREEMENT

Employee & Work Site Information:

Name: _____ Supervisor: _____
Position: _____ Division: _____
FLSA Status: ☐ Exempt ☐ Non-Exempt Department: _____
Address: _____
City//ZIP: _____ Phone: _____

Remote Work Schedule:

Start date of Remote Work Schedule: _____	Review date of Remote Work Schedule: _____
Reason for this request ☐ Work/Life Balance ☐ Well-suited for job duties ☐ Improve productivity ☐ Health reasons ☐ Childcare ☐ Flexibility ☐ Reduce commute ☐ Temporary/Ad Hoc Situation ☐ Other _____	
Number of Days Authorized: ☐ 1 ☐ 2 ☐ _____	
Authorized Work Days of the Week: ☐ Mon ☐ Tues ☐ Wed ☐ Thurs ☐ Fri ☐ Sat ☐ Sun	
Remote Work Hours: _____ to _____ If employee is non-exempt, provide length of meal period here _____ start end A non-exempt employee's work day schedule must incorporate bona fide meal period. A non-exempt employee must be completely free from work responsibilities during the meal period. It is expected that exempt employees will follow departmental guidelines regarding meal periods.	

Describe any agreed variation from the remote work schedule listed above:

--

The remote worker must be able to be present at his/her office/department as necessary to attend meetings, training sessions, or similar events or occurrences.

Non-exempt employees are paid on an hourly basis for all work performed. Any hours worked over forty (40) in a work week (Sunday 12:00 am through Saturday 11:59 pm) must be authorized in advance by a supervisor. Supervisors must maintain a record of actual hours worked.

The City's Workers Compensation program provides coverage for injuries and illnesses incurred in the course and scope of employment. "Course and scope of employment" is limited to the hours and location described in this Remote Work Agreement.

Equipment:

City property that will be used at the remote work location: (ex. laptop, headset)	Employee-owned equipment that will be used at the remote work location: (ex. phone, printer)
_____	_____
_____	_____
_____	_____
_____	_____

Equipment supplied by the City will be maintained by the City. Equipment supplied by the employee, will be maintained by the employee. The City accepts no responsibility for damage or repairs to employee-owned equipment. The City reserves the right to make determinations as to appropriate equipment, subject to change at any time. Equipment supplied by the City is to be used for business purposes only.

The employee will establish an appropriate work environment within his or her home for work purposes. Eagle Mountain City will not be responsible for costs associated with the setup of the employee's home office, such as remodeling, furniture or lighting, nor for repairs or modifications to the home office space.

Any employee-owned equipment will be used at no cost to the City and will be maintained by the employee. Utility costs for equipment operation will be the employee's responsibility. Further, the City will not be liable for any damages to employee owned equipment that may result from its use in conjunction with this Agreement.

Upon termination of the Remote Work Agreement, the employee must return City equipment in the same condition in which it was originally received, minus normal wear and tear. The employee is personally responsible for missing or damaged equipment.

Job Performance

Describe how the results of the work done remotely will be measured and reviewed. This may include but is not limited to meeting deadlines for assignments, number of customer interactions, and communication methods. Attach additional sheets to this form if more space is needed.

Dependent Care:

It is important to emphasize that remote work is not a program designed to assist with dependent care. Primary care for dependents (child care/elder care) during agreed-upon work hours shall be provided by someone other than the employee. No exceptions are allowed unless declared under emergency operations directive from the City Administrator.

Tax and Legal Implications:

Tax or other legal implications for the business use of the employee's home will be based on IRS and local government restrictions of the jurisdiction in which employee's telecommuting site is located during the period of the Remote Work Agreement. Responsibility for fulfilling obligations in this area rests solely with the employee.

Termination of the Remote Work Agreement:

This Remote Work Agreement may be terminated by the employee or the City at any time. Although efforts will be made to provide reasonable notice of termination, there may be instances when notice is not possible.

Employee Agreement:

I agree to this Remote Work Agreement. I have reviewed all City policies pertinent to remote work, including those related to the security to City data, systems, and equipment. Furthermore, in order to ensure that my job performance will not suffer during this remote work arrangement I understand and agree to:

- | | | |
|--|-------|---------------------|
| • A quiet and distraction free work space | _____ | Employee's Initials |
| • A secure and adequate internet connection | _____ | Employee's Initials |
| • Dedicate my full attention to my job duties during work hours | _____ | Employee's Initials |
| • Adhere to break and attendance schedules agreed upon with my manager | _____ | Employee's Initials |
| • Regular communication with my co-workers and manager | _____ | Employee's Initials |
| • Follow all city policies | _____ | Employee's Initials |

Employee Signature

Date

City Approvals:

City Administrator Signature

Date

Department Head Signature

Date

Human Resources Signature

Date

FOR OFFICE USE ONLY

Remote Work Start Date: _____

Remote Work End Date: _____



REMOTE WORK APPLICATION

NAME: _____ SUPERVISOR: _____

POSITION: _____ DEPARTMENT: _____

What are your current workdays? ☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday ☐ Saturday ☐ Sunday ☐
What are your current work hours? _____ to _____ start end
How many days per week would you like to work from home? ☐ 1 ☐ 2 ☐ _____
Are you interested in working remotely on a temporary or regular basis? _____ If temporary, please indicate desired start and end dates: _____ to _____
What is your reason for this request? ☐ Work/Life Balance ☐ Well-suited for job duties ☐ Improve productivity ☐ Health reasons ☐ Childcare ☐ Flexibility ☐ Reduce commute ☐ Other _____
When is the soonest you could begin working remotely? _____ date

Please describe how your job responsibilities are suited for working from home and how the results of work done remotely could be measured and reviewed :

I have discussed working from home with my supervisor and understand that my application does not guarantee that I will be eligible to work from home. I have read the work from home policy and understand that it is not an entitlement and that it is not appropriate for every employee. If approved, I understand that my work from home agreement can be terminated at any time by Eagle Mountain City or myself.

Employee Signature

Date

I have discussed the possibility of working from home with the above mentioned employee. I believe this employee is a good candidate based on job responsibilities and performance in their current position.

Supervisor Signature (if applicable)

Date

I have reviewed and am in support of the employee's request to start working from home.

Department Head Signature

Date

FOR OFFICE USE ONLY

Human Resources

Date

☐

Approved

☐

Denied

Reason for denial:

EAGLE MOUNTAIN CITY

REMOTE WORK PROGRAM OVERVIEW

The Remote Program policies may be referenced in the Employee Policies and Procedure Manual (Section add new). This handout is a brief summary of the program and is not intended to replace policy. In this you will find program topics about the Remote Work Program about:

- Objective
- Procedures
- Eligibility
- Equipment
- Security
- Safety
- Time worked
- Ad hoc arrangements
- Termination or Suspension of a Remote Work Agreement

Objective

The Remote Work Program (RWP) is a management tool that may be used to increase productivity and morale of employees, boost efficiency in the use of space, reduce operational costs, lessen the environmental impact of vehicle travel, and accommodate special needs of eligible employees.

The City encourages the use of the RWP where it will be a mutual benefit of employees, the City, and the City's stakeholders. The RWP is not an employee benefit intended to be available to all City employees, rather, it is a work option used at the department's discretion, such as flexible work schedules and alternative work schedules.

Remote work is not an entitlement, it is not a citywide benefit, and it in no way changes the terms and conditions of employment with Eagle Mountain City.

Procedures

Remote work can be informal, such as working from home for a short-term project or on the road during business travel, or a formal, set schedule of working away from the office as described below. Either an employee or a supervisor can suggest remote work as a possible work arrangement.

Any remote work arrangement made will be on a trial basis for the first three months and may be discontinued at will and at any time at the request of either the remote worker or the organization. Every effort will be made to provide 30 days' notice of such change to accommodate commuting, childcare and other issues that may arise from the termination of a remote work arrangement. There may be instances, however, when no notice is possible.

Once approved for the RWP, the employee and his or her supervisor will collaborate to create a mutually suitable Remote Work Agreement including the tasks or scope of work to be completed at the remote work site, the time frames for completion, and how work will be reported and evaluated. Both parties sign the agreement and submit it to the Department Head or his/her designee, the Human

Resources Manager, and City Administrator. Once the agreement has received the necessary approvals, a copy of the agreement will be placed in the employee's personnel file.

The supervisor shall contact the Support Desk for any technical support needs of the remote worker.

Each remote work employee and supervisor shall develop a list of objectives and methods to measure the Remote Work Agreement's success. These objectives and measures should be reviewed and updated periodically to assure the continued success of the remote work arrangement.

Employees and supervisors who participate in a RWP are expected to educate themselves on what their responsibilities are regarding Remote Work.

Eligibility

Individuals requesting remote work may be full-time or part-time, and must have been released from probation or have worked for the City for at least six months unless remote work is mandated as part of their job description. Employees must have a satisfactory performance/attendance records and no discipline within the past six months of employment.

To determine employee suitability for remote work, employees must complete a Remote Work Application, which gathers information about the type of work that would be performed remotely, and requires the supervisor and department director approval.

If approved for remote work, a Remote Work Agreement will be developed for the employee and must be approved by the supervisor, department director, human resources director, and city manager prior to beginning to work remotely.

Evaluation of the remote work performance will include regular interactions by phone and email between the employee and supervisor to discuss work progression and problems. The employee and supervisor will identify how work performed remotely will be measured and clear expectations set prior to remote work start date.

Equipment

On a case-by-case basis, Eagle Mountain City will determine, with information supplied by the employee and the supervisor, the appropriate equipment needs (including hardware, software, modems, phone and data lines and other office equipment) for each remote work arrangement. The human resource and IT departments will serve as resources in this matter. Equipment supplied by the organization will be maintained by the organization. Equipment supplied by the employee, if deemed appropriate by the organization, will be maintained by the employee. Eagle Mountain City accepts no responsibility for damage or repairs to employee-owned equipment. Eagle Mountain City reserves the right to make determinations as to appropriate equipment, subject to change at any time. Equipment supplied by the organization is to be used for business purposes only. The remote worker must sign an inventory of all Eagle Mountain City property received and agree to take appropriate action to protect the items from damage or theft. Upon termination of employment, all City property will be returned.

Eagle Mountain City will supply the employee with appropriate office supplies (pens, paper, etc.) as deemed necessary. Eagle Mountain City will also reimburse the employee for business-related expenses, such as phone calls and shipping costs that are reasonably incurred in carrying out the employee's job. The employee will establish an appropriate work environment within his or her home for work purposes. Eagle Mountain City will not be responsible for costs associated with the setup of the employee's home office, such as remodeling, furniture or lighting, nor for repairs or modifications to the home office space.

Security

Consistent with the organization's expectations of information security for employees working at the office, remote work employees will be expected to ensure the protection of proprietary city and resident information accessible from their home office. Steps include the use of locked file cabinets and desks, regular password maintenance, and any other measures appropriate for the job and the environment.

Safety

Employees are expected to maintain their home workspace in a safe manner, free from safety hazards.. Injuries sustained by the employee in a home office location and in conjunction with his or her regular work duties are normally covered by the company's workers' compensation policy. Remote work employees are responsible for notifying the employer of such injuries as soon as practicable. The employee is liable for any injuries sustained by visitors to his or her home worksite.

Remote work is not designed to be a replacement for appropriate childcare. Although an individual employee's schedule may be modified to accommodate childcare needs, the focus of the arrangement must remain on job performance and meeting business demands. Prospective remote worker are encouraged to discuss expectations of remote working with family members prior to entering a trial period.

Time Worked

Remote worker employees who are not exempt from the overtime requirements of the Fair Labor Standards Act will be required to accurately record all hours worked using the City time-keeping system. Hours worked in excess of those scheduled per day and per workweek require the advance approval of the remote workers supervisor. Failure to comply with this requirement may result in the immediate termination of the Remote Working agreement.

Ad Hoc Arrangements

Temporary remote work arrangements may be approved for circumstances such as inclement weather, special projects or business travel. These arrangements are approved on an as-needed basis only, with no expectation of ongoing continuance.

Other informal, short-term arrangements may be made for employees on family or medical leave to the extent practical for the employee and the organization and with the consent of the employee's health care provider, if appropriate.

All informal remote work arrangements are made on a case-by-case basis, focusing first on the business needs of the organization.

Termination or Suspension of a Remote Work Agreement

Remote Working is a privilege rather than a universal employee benefit or right. The City has the right to offer remote work to an employee and to unilaterally terminate a Remote Work Agreement at any time. Employees do not have a property interest in Remote Work. In no circumstances are employees entitled to due process related to any City decision on Remote Work issues, including approvals denials, or a City decision to discontinue a Remote Work Agreement.

Remote Work is a voluntary program unless specifically stated as a condition of employment. Employees may decline remote work if the option is presented. The employee may also discontinue the arrangement at any time, unless otherwise specified in the Remote Work Agreement.

Remote Work may be temporarily suspended due to the City's operational needs.

Supervisors should monitor the work environment for any negative effects a remote work assignment may have on the workload or morale of the co-workers of the remote worker and may need to suspend or terminate the remote work assignment to ensure equal workloads and harmonious relations amongst staff.

City Pandemic Soft Opening

For city facilities/in-field employees for State of Utah “Yellow” status:

Schedules -

- Public access hours to city buildings will be limited (i.e. 10:00 a.m. until 3:00 p.m. Monday – Friday or some variation) until at such time as the state and/or city lessens restrictions further.
 - Communications Director/PIO will continue to urge residents, builders, developers and anyone conducting business with the city to continue to do so using electronic means as much as possible and limit the amount of time accessing city buildings.
- Departments will be encouraged to allow staff to continue to work from home when possible while being able to continue to serve residents at a high level (including during times that the buildings are open to the public). This may entail:
 - Staff working two (2) days per week in office and two (2) days from home or any other variation that still allows for adequate departmental coordination and service to residents both during and outside of city building open times.

Building Use Protocols -

- Employees will use masks when inside city buildings unless they are alone inside their own office. If employees leave their office (or they do not have an office), including during all interactions with other employees, masks will be required. The city will have masks available for use as well as encourage employees who have access to their own masks, to utilize them. Employees are encouraged to use masks for as long as they remain sanitary, safe and effective.
- Front desk personnel should maintain a distance of at least six (6) feet from the public at all times. If this distance is not available due to space restrictions, the use of signs, bells or the like is encouraged for customers to know how to make their presence known to staff who may be working from a close but separate location.
- Public will be encouraged to use masks while inside city buildings (mandatory for Library patrons).
- Use of tape, signs and other means of reminding residents and customers of the city to maintain safe social distancing will be put into use (with approval from administration).
- Individual offices should not be used for closed door meetings with two (2) or more employees. Closed door meetings and staff meetings should continue to be held utilizing the phone and other electronic means to communicate even while in the same building.
- Meetings with any outside entities (including builders and developers where possible) are encouraged to be held electronically (Lifesize, Zoom, etc.) rather than in person in buildings.
 - If builders must come into the building, try to limit it to one at a time during accessible building hours. Continue to encourage use of the Library book-drop for submittal of plans both during and outside accessible building hours.
- Only one employee should be in copy rooms, break rooms and other congregating areas at any given time. Limit your time in these areas so that others may access them when needed.
- Use of the physical timeclocks is highly discouraged. Continued submittal of hours by email or other means to department heads is encouraged.
- All field employees will be encouraged to continue to operate from their vehicles as was being done while the state was at “red” and “orange” status. This includes using one vehicle per

person (unless necessity demands otherwise). If more than one person MUST be in a vehicle at the same time, mask use by all occupants is mandatory.

Building Sanitation -

- Custodial Staff will focus on high use/access areas for sanitation each day after employees leave.
- In addition to masks, cleaning wipes and hand sanitizer will be available and use encouraged for each employee (especially those in the buildings where infection is most likely due to confined space, etc.).

Library (May and beyond) -

The Library will shift to Phase 3 (set to begin May 7) to ramp up patron access to Library materials until soft opening of the Library itself. Curbside service will take place twice during the week of May 11th until the Library opens (at a Phase 4/5 level). Once opened, patron access will be limited to 15 individuals at any one time. While the Library is at a Phase 4/5 level (with limited patron access to the Library itself), the Library's curbside service will drop to once per week and operations will continue at the Phase 4/5 level until further restrictions are lifted by state and/or city. Other restrictions will be posted on the city's website, at the Library itself and through social media. The rest of the Library plan is as follows:

- Phase 1
Stay Home Order
Library – Closed to ALL
Staff – working from home
Circulation – digital only
Programs – online only
Returns – Asked to hold items
- Phase 2
Stay Home Order – Relaxed
Library – Closed to public
Staff – work at library with proper social distancing rules in place, masks
Circulation – digital materials + addition of curbside pickup
Programs – online only
Returns – only in book drop
- Phase 3
Stay Home Order lifted
Library – Closed to public
Staff – work with social distancing/masks
Circulation – digital and curbside
Programs – only online
Returns – only in book drop
Computer/printer/fax use: only by appointment, limiting to 4 at any given time (disinfect between appointments, limiting time of use)
- Phase 4
Soft Opening
Library – open by appointment/limited number in building at a time
Staff – work with social distancing/masks
Circulation – digital, curbside and light in-library

Programs – online only, some take & make crafts will be available

Returns – only in book drop

Computers/printer/fax use: by appointment only, limiting to 4 at any given time (disinfect, limit time of use)

- Phase 5

Open but Restricted

Library - open to public/possible capacity limits, high traffic areas disinfected hourly

Staff – work with social distancing/masks

Circulation – digital, curbside and in-library

Programs – online only, take & make crafts, possible outdoor programming (weather/social distancing rules permitting)

Returns – only in book drop

Computers/printers/fax : no appointment needed, space between made for social distancing, disinfected between patrons, limit of time possible

- Phase 6

Business as usual

Library – Open as normal

Staff – working as normal

Circulation – all forms available, possible keep of curbside for those wishing

Programs – back to normal in house/out and about

Returns : book drop and at front desk



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning a Portion of Land on North Lake Mountain Road From Residential to Agriculture.		
ITEM TYPE:	Rezone		
FISCAL IMPACT:			
APPLICANT:	David Peterson, representing Excel Engineering		
GENERAL PLAN DESIGNATION "Rural Density One" and "Parks and Open Space"	CURRENT ZONE Residential	ACREAGE 27.37	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

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

- That the area of land within the powerline corridor be preserved as open space for a possible future regional trail; and
- 1. The applicant shall install raptor nesting boxes on the property, in consultation with Hawk Watch and the Eagle Mountain Kestrel Project.

BACKGROUND:

The applicant is seeking a rezone request from residential to agriculture on about 27.37 acres of land made up for the entirety of parcel 590060047 and a portion of parcel 590060046. A concept plan has been provided for review and feedback to develop the property as an equine-assisted therapy center. Under the current zoning, this type of use would not be permitted, but is a conditional use in the agriculture zone. The property is on the east side of Lake Mountain Road, north of 5000 N. The property has gone through previous rezoning and use considerations. Most recently in July 2018, the City Council approved rezoning of the property from agriculture to

residential (under the previous code) with the following conditions:

- Minimum lot size of 2.5 acres with the lots to be served by septic systems
- The main powerline corridor shall be preserved as open space for a possible future regional trail
- The applicant shall install raptor nesting boxes on the property, in consultation with Hawk Watch and the Eagle Mountain Kestrel Project
- Each lot shall have a minimum ½ acre building envelope
- A note shall be recorded against the plat stating that there area agricultural uses in the area

Per the concept plan, the existing single-family home on the property will remain. The applicant intends to construct a riding arena (about 44,000 square feet), a stall barn (about 28,500 square feet), a hay barn (about 6,000 square feet), and associated parking. A majority of the land would be used as fenced pasture for the horses.

ITEMS FOR CONSIDERATION:

Per EMMC 17.90.060, the criteria for approval of a rezoning of property includes consideration of the following:

COMPLIANCE WITH THE GENERAL PLAN

The requested zone is consistent with the land uses shown on the General Plan's future land use and transportation map. A majority of the subject property has an "agricultural/rural density one" designation which the agriculture zone would apply to. The remainder of the subject property's land use designation is "parks and open space" located on the area of land with the utility power corridor. As defined in the General Plan, the "parks and open space" land use is "intended for lands that serve a public open space, recreational, or ecological function, or provide visual relief."

COMPATIBILITY WITH ADJACENT LAND USES

Land to the west, east, and south of the subject property is designed and/or currently used for large lot residential purposes. Land to the north and further northeast is open space land owned and operated by the Bureau of Land Management.

CITY SERVICES

Based on the July 2018 approval, the subject property would have

resulted in three residential properties. By rezoning the property to agricultural following the concept plan for the equestrian therapy center, the demand on city services should be less than the residential use.

TRAFFIC GENERATION

The proposed facility will have four employees. Throughout the day, the facility will have approximately 50 total patients with up to three helpers or volunteers per patient. A total estimated traffic load to the facility will be approximately 200 trips depending on whether the patients and their helpers arrive together. The parking lot as shown in the concept plan will be reduced to approximately 40 parking stalls. The facility is not intended to be used as an equestrian center or commercial riding arena.

PROPERTY VALUES

The large amount of open space and pasture on the property should have a positive impact on property values. As the property owners in this area have animal rights, the fact that horses will be used on the property should not have any impact.

REQUIRED FINDINGS:

Rezone approvals are based upon compliance with City Code requirements. The approval criteria for a rezone request can be found in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval of the rezone application to City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

- That the area of land within the powerline corridor be preserved as open space for a possible future regional trail; and
- The applicant shall install raptor nesting boxes on the property, in consultation with Hawk Watch and the Eagle Mountain Kestrel Project.

Unanimous vote (5-0)

ATTACHMENTS:

[ORD--Hoofbeats to Healing Rezone](#)

[Hoofbeats to Healing Rezone Map and Concept](#)

ORDINANCE NO. O- -2020

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
REZONING A PORTION OF LAND ON NORTH LAKE MOUNTAIN ROAD
FROM RESIDENTIAL TO AGRICULTURE**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to rezone a portion of land on North Lake Mountain Road from Residential to Agriculture, as set forth more specifically on Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the rezoning of a portion of land on North Lake Mountain Road from Residential to Agriculture, as set forth on Exhibit A.
2. The lands depicted and described on Exhibit A are hereby rezoned to the uses as set forth more specifically on Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of August, 2020.

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 18th day of August, 2020.

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

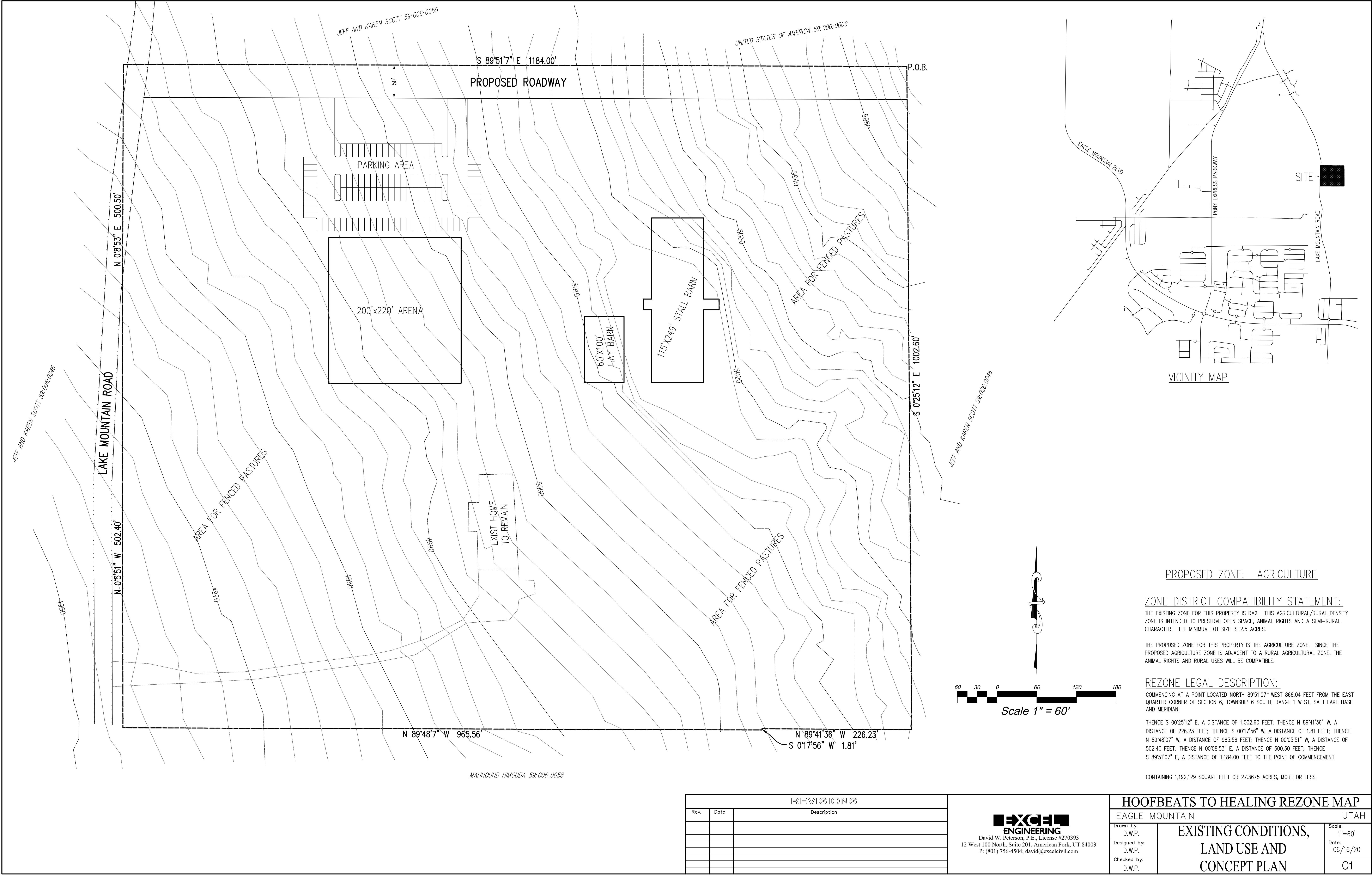
Those excused:

- ☐ 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



REVISIONS		
Rev.	Date	Description



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

HOOFBEATS TO HEALING REZONE MAP		
EAGLE MOUNTAIN		UTAH
Drawn by: D.W.P.	EXISTING CONDITIONS, LAND USE AND CONCEPT PLAN	Scale: 1"=60'
Designed by: D.W.P.		Date: 06/16/20
Checked by: D.W.P.		C1



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
AUGUST 18, 2020**

TITLE:	MASTER SITE PLAN AND PRELIMINARY PLAT - Marketplace at Eagle Mountain Town Center
ITEM TYPE:	Master Site Plan & Preliminary Plat
APPLICANT:	Bill Gaskill (Amsource)

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

On August 4th the City Council approved a rezone of this property to Commercial Community.

This 39-acre applicant-proposed commercial project was reviewed by the Planning Commission most recently on August 11th. The Commission held a lengthy discussion, which included topics such as traffic concerns, timing and location of decorative buffering walls, building architecture, timing of the connecting road, monument signs, the retention/detention pond, and other topics. The Commission ultimately voted to recommend approval of the project to the City Council (3-1; Commissioner Wood dissenting vote, Commissioner Everett Absent) with a number of conditions. See the Recommendation section for the conditions.

Section 17.100.040 of the City Code requires a master site plan to be approved by the City Council when development proposals are larger than five acres in size and proposed to be developed in phases or sold in separate parcels.

The applicant has requested that this application also serve as a preliminary plat. Section 17.100.040(D) allows the master site plan to serve as a preliminary plat if it complies with the following criteria:

(1) A preliminary arrangement of larger blocks of land - later to be subdivided during the final plat process - is included.

- The application complies with this requirement.

(2) All required utilities, storm drainage, landscaping, access and circulation requirements, and other aspects of the eventually built-out project are addressed sufficiently with the master site plan.

- The utility plans haven't been fully updated since the master site plan has been modified. The utility plans will require approval by the City Engineer and Planning Director following final approval of the application. A recommended condition of approval has been included to this effect. The applicant submitted a letter indicating that the landscaping design will be completed with each individual site plan, and has also submitted a landscape plan that includes landscaping along the public rights-of-way. This plan still require approval by the Planing Director and Parks Director.

(3) The City is not responsible if, over time, the project is unable to service a possible user due to undersized utilities, roadways, or other infrastructure. If upgrades to such facilities are necessary, they will be borne solely by the applicant.

ITEMS FOR CONSIDERATION:

Streetlights/Lighting

The plans include streetlights located along Eagle Mountain Boulevard and Pony Express Parkway in compliance with the code-required spacing (EMMC 15.10.390). Streetlights will also be required along the internal road in compliance with EMMC 15.10.390. Lighting plans, specs, and calculations will be required along with each individual site plan and shall be in compliance with EMMC 17.56 Outdoor Lighting, including full cut-off fixtures and less than 100,000 lumens per acre.

Open Space / Landscaping

Each individual site plan that is submitted will be required to include detailed landscape plans for approval. The landscape plan that was included with this project will need to be modified to add the ROW landscaping design along the interior public roads and the trail systems around the project. The plan will require approval from the Planning Director and Parks Director. A recommended condition of approval has been included.

The City property between this project and the Eagle Park neighborhood to the north is currently unimproved. We are concerned that this area will remain unimproved and be hidden from view if a masonry wall is built along the north property line. The applicant should consider improving this area with a paved trail and improving landscaping up to the edge of the trail with each individual site plan.

Architecture & Site Design

All commercial buildings will have to comply with EMMC 17.72 Commercial and Multifamily Design Standards. It appears that the master site plan generally complies with EMMC 17.72.030(B) by placing most parking to the rear or side of buildings and placing pad site buildings along the street edge. It would be ideal for the corner pad site (F) to have corner emphasis similar to the "Appropriate" example in that code section. As much as possible, buildings shall be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street. A recommended condition of approval has been included.

The applicant has submitted a colored building elevation for the grocery store and for one of the pad buildings. Since each building will be coming back with a site plan application that includes specific building elevations, these example elevations should be reviewed as to the materials and other design elements. Although the submitted elevations will act as a guide for site plan submittals, the specific elevations may vary from these examples. These are meant to create an architectural theme for the development, including colors, materials, and style.

Architectural Comments (Grocery Store)

- All facades are not designed with consistent architectural style, detail, and trim features as the primary facade (EMMC 17.72.040A). The rear facade needs additional features, as it is a long, large, uninterrupted facade.
- The roof design on the rear of the building does not reduce the perceived scale of the building and does not contain multiple roof planes and heights (EMMC 17.72.040C).
- The architectural details are not included on all sides of the building (EMMC 17.72.040E1).

- Not all sides of the building utilize an appropriate mixture of building materials (EMMC 17.72.040F2).
- Building colors should not be restricted to desert landscape colors such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors (EMMC 17.72.040G).

Architectural Comments (Retail Building)

- EMMC 17.72.040(G) recommends a wide palette of colors, excluding any neon, ultra-bright, or reflective colors. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc.
- EMMC 17.72.040(F2) states that "Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU. Stucco may not be used on more than 50 percent of a building." We recommend a better mixture of materials in place of the flat plain stucco surfaces, especially the sides.

Parking

EMMC 17.55.120(C) requires the following parking standards:

- Grocery: Requires 1 parking stall per 200 sq ft of gross floor area for buildings greater than 10,000 sq ft.
- Retail: Requires 1 parking stall per 300 sq ft of building gross floor area and a maximum of 1 stall per 200 sq ft.
- Restaurants: Requires 1 stall per 250 sq ft of gross floor area.
- Restaurants (Fast Food/Drive-Thru): Requires 1 stall per 125 sq ft of gross floor area.
- Office and Professional: Requires 1 stall per 300 sq ft of gross floor area. This master site plan is just an example of how the buildings and parking may be situated, and actual building and parking layout will be approved with each individual site plan. Pad C, for example, includes 49 parking stalls, which is appropriate for Office, Restaurant, and Retail uses. A 57,202 sq ft grocery store would require 286 parking stalls.

Access/Circulation

- The project appears to be in compliance with the access requirements listed in EMMC 17.100.050(C). If deemed necessary, the City Engineer will require turn lanes and/or deceleration lanes from the main roads to the project. The plans already include left turn lanes on Pony Express Parkway, and will need to show the required widening of Eagle Mountain Boulevard and the addition of left turn lanes for the western accesses. A road connection has been added to Raven Way in the northwest corner of the project as a direct response to Commission's concerns, allowing residents to travel to this shopping area without having to travel on major roads but still not being aligned in a way that encourages shoppers to cut-through the neighborhoods.

Storm Water Parcel

The City currently owns a storm water parcel on the property. We have determined that the storm water basin was sized and designed to handle the storm water from the Eagle Park development, the Autumn Ridge development, and this commercial parcel. The applicant is proposing to shift the storm water parcel to the west, adjacent to the existing Autumn Ridge neighborhood. The City Engineer has no concerns with this proposal as long as the storm detention pond is modified to handle the storm drainage for this project as well as the adjacent developments. This adjustment in location of the pond will require the applicant to prepare deeds and have an agreement for improvement of the new detention pond. A recommended condition of approval has been included.

Preliminary Infrastructure/Utilities

The originally-submitted utility plans were reviewed by the City Engineer. Updated plans shall be submitted following a final approval by the City Council, to be reviewed by the City Engineer and Planning Director. A recommended condition of approval has been included.

Traffic Impact Mitigation

The City Engineer has provided a letter (attached) which does not recommend a traffic impact study (EMMC 17.100.070(10)). A copy of the traffic demand model that the City commissioned in 2019 is also attached for informational purposes. A traffic impact study may

be required with individual site plan applications if it is estimated by the City Engineer that the project could generate traffic impacts that require further study or that may require site improvements to transportation facilities.

Buffering

EMMC 17.60.150D states that "Commercial developments adjacent to existing residential developments shall follow the buffering standards in Table 17.60.160(b) and provide walls that comply with the standards found in EMMC 17.60.110." Commercial developments are required to provide 20 feet of improved landscaped areas along the property line adjacent to the single-family lots. Immediately to the south of the Eagle Park neighborhood is a City-owned open space parcel that is approximately 35 feet wide. A proposed trail is shown on the west side of the project adjacent to the Autumn Ridge development. This area must contain at least 20 feet of landscaping and trail, and should be dedicated to the City, since it connects two other city-owned parcels. The applicant has proposed a masonry wall between the commercial developments and the existing residential lots, except along the City's detention pond and north of the future development area.

Signs

EMMC 17.80.060 and 17.80.070 include standards for monument signs. Developments that have multiple pads and are located in a commercial zone may be required to construct one combined monument sign structure per street frontage. These locations and general designs are to be reviewed by the Planning Commission and City Council during the site plan review. Combined monument signs are to be designed with colors and architecture that are compatible with the buildings that they identify. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. Signs shall be designed similar to Figure 17.80.070(A) in the City Code. Significant variations require approval by the Planning Commission and City Council. Height and size requirements may not be exceeded. The applicant has indicated potential sign locations on the master site plan, but will come back with a sign design in the future. All signs shall be consistent in design/style/materials throughout the project.

Development Agreement

According to EMMC 17.100.0980(B) a development agreement may be required (unless the City Attorney advises otherwise) that will specify improvement requirements and timing, especially for items such as street lights, ROW improvements, fencing, trails and open space improvements, etc. An agreement would be presented to the City Council for approval with this application. A recommended condition of approval has been included.

Potential Property Line Adjustment

The City should consider selling a triangle of property near the southwest corner of the project to the applicant to square off the commercial development. Or consider a swap of the property for landscape and trail improvements within the city property north of the project. This can be a future discussion and shouldn't hold up the project.

REQUIRED FINDINGS:

Master site plan and preliminary plat approvals are based upon compliance with City Code requirements. The approval criteria for these applications can be found in EMMC 17.100 and 16.20. The project can be approved if it complies with all City Code requirements for master site plans and preliminary plats, as detailed in this report. A recommendation of denial must be based upon findings of facts indicating how the project is not complying with specific sections of the city code. A project may be tabled with specific direction to give an applicant time to fully comply with code requirements.

RECOMMENDATION:

On August 11th the Planning Commission recommended approval (3-1) of the Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary Plat to the City Council for the reasons set forth in the staff report and in the meeting, with the following conditions:

Planning Commission recommended conditions of approval:

A development agreement shall be prepared to be approved by the City Council, detailing the improvement and timing of the

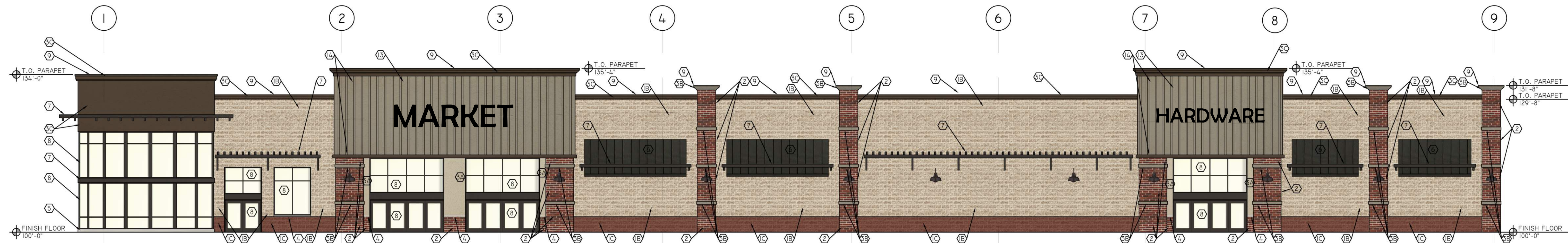
ROW improvements (asphalt, curb and gutter, trail, landscaping, turn lanes, streetlights, etc.), the project trails and landscaping, the masonry walls, and the improvement of the detention basin. Deeds shall be prepared by the applicant for the detention basin relocation and the triangle property in the southwest corner of the project. Also, a requirement that a CMU wall be required to be constructed along the north border of the development and along the west border of the development to buffer homes on Osprey Way, and homes on Searle Ln and Robbin Cir, and that the wall be constructed no later than the time that the interior road is constructed.

1. Landscaping standards shall be prepared and incorporated into the development agreement for street trees and landscaping along the interior public roads, the trail areas, and the detention basin with the plan to be reviewed for approval by the Planning Director and Parks Director.
2. The building elevations shall be revised to comply with EMMC 17.72 by adding additional architectural detailing, building materials mixture, and additional vertical articulation/modulation.
3. Applicants shall submit grading/drainage/erosion plans and lighting plans with each site plan application.
4. As much as possible, buildings shall be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street.
5. A minimum 20-foot wide area on the west side of the project shall be deeded to the City and improved with a trail and landscaping.
6. A wall shall be built between the commercial and residential areas along with the development of each commercial site.
7. Updated utility plans shall be submitted by the applicant for approval by the City Engineer.
8. A Master Site Plan amendment and Preliminary Plat amendment shall be required prior to any site plan approvals of the "future development area."

ATTACHMENTS:

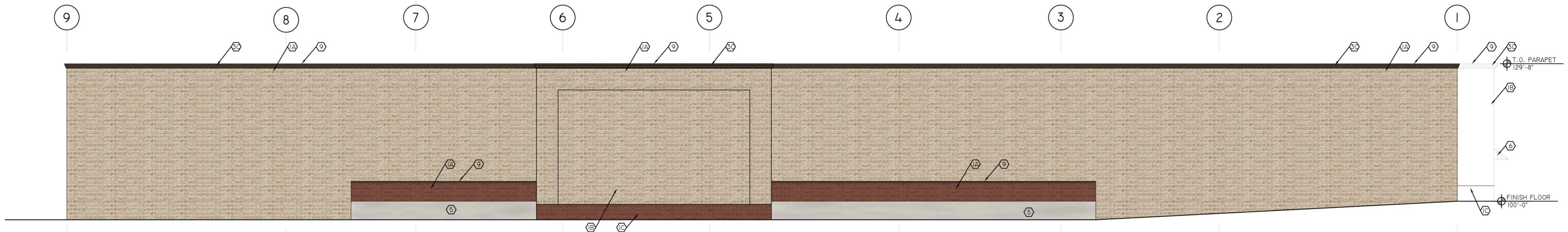
[Building Elevations](#)

[Traffic Demand Model & Letter](#)



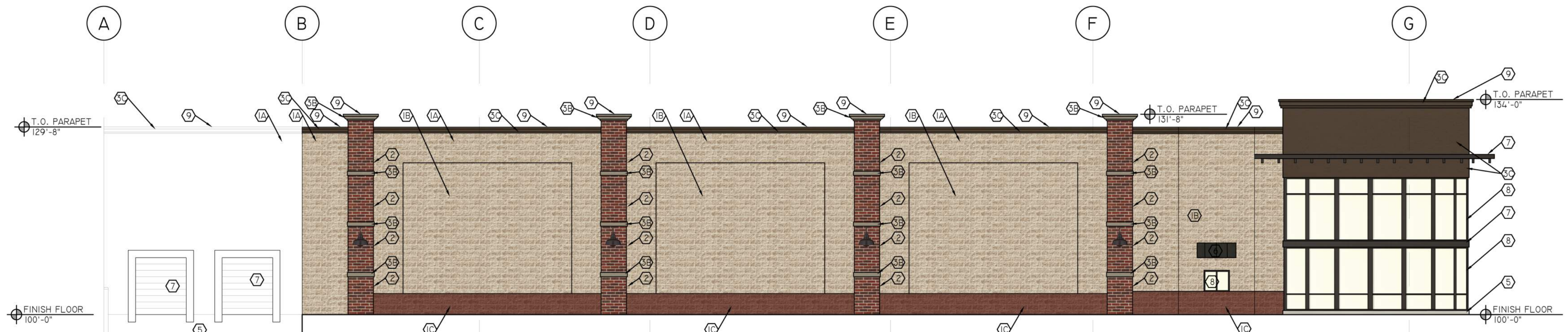
SOUTH ELEVATION

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



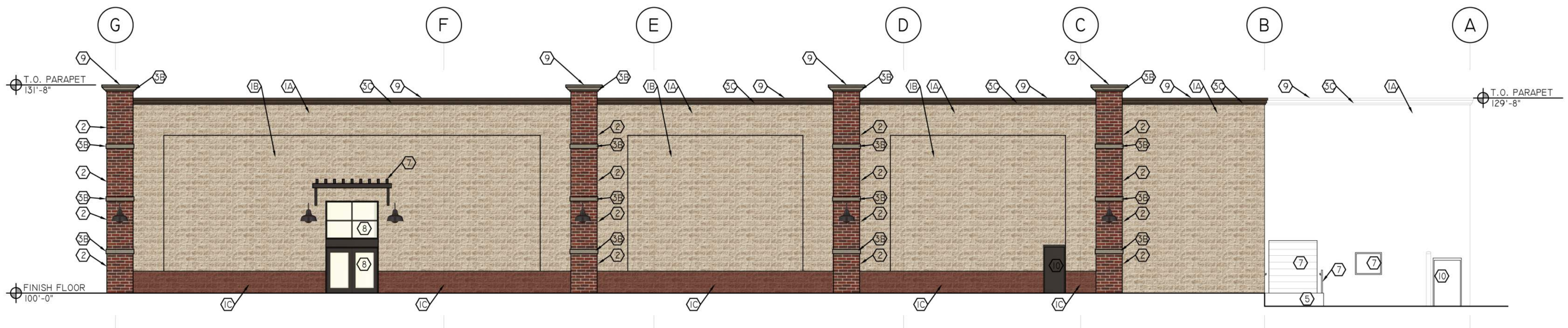
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

MATERIAL SCHEDULE

MARK	MATERIAL	FINISH/COLOR
1A	8" x 16" SPLIT FACE CMU	AMCOR - HONEY
1B	8" x 16" HONED FACE CMU	AMCOR - HONEY
1C	8" x 16" SPLIT FACE CMU	AMCOR - MOUNTAIN RED
2	THIN BRICK	INTERSTATE - MONTEREY
3A	EIFS	COLOR 1 - ACCESSIBLE BEIGE SW7036
3B	EIFS	COLOR 2 - TONY TAUPE SW7038
3C	EIFS	COLOR 3 - VAN DYKE BROWN SW7041
4	PRECAST CONCRETE SILL	NATURAL
5	ARCHITECTURAL FINISH CONCRETE FOUNDATION	NATURAL
6	PREFINISHED STRUCTURAL STANDING SEAM METAL ROOFING	DARK BRONZE
7	PAINTED STEEL	MATCH DARK BRONZE, VERIFY COLOR
8	GLASS AND ALUMINUM STOREFRONT, RE: WINDOW AND DOOR SCHEDULE	DARK BRONZE STOREFRONT WITH CLEAR GLAZING
9	PREFINISHED METAL COPING	DARK BRONZE
10	PAINTED HM DOOR AND FRAME	MATCH DARK BRONZE, VERIFY COLOR
11	COWS TONGUE DOWNSPOUT NOZZLE, INSTALL AT 24" ABOVE FINISH GRADE, RE: PLUMBING	-
12	LIGHT FIXTURE, RE: ELECTRICAL	-
13	SIGNAGE PROVIDED AND INSTALLED BY OWNER. G.C. TO PROVIDE ELECTRICAL CONNECTIONS, RE: ELECTRICAL. G.C. TO PROVIDE CORE DRILLED HOLES THROUGH MASONRY FOR CONDUIT FROM J BOXES MOUNTED AT THE INTERIOR OF THE BUILDING. COORDINATE NUMBER AND LOCATION WITH SIGNAGE SUPPLIER.	-
14	BOARD AND BATTEN CEMENT BOARD SIDING	HARDIE BOARD - TIMBER BARK

EXTERIOR ELEVATION NOTES:

- ALL COLOR SELECTIONS ARE PRELIMINARY. G.C. TO VERIFY FINAL COLOR SELECTIONS WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
- ALL EXPOSED STEEL TO BE PAINTED AS DESCRIBED IN SPEC, VERIFY COLOR WITH ARCHITECT AND OWNER.
- UNDERSIDE OF PREFINISHED METAL STANDING SEAM ROOFING TO BE PAINTED. VERIFY COLOR WITH ARCHITECT AND OWNER.
- PROVIDE MASONRY CONTROL JOINTS AS SHOWN, RE: 7/AS.2.
- PROVIDE COLORED MORTAR AT CMU AND BRICK. COLOR TO BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURERS FULL LINE OF COLORS.

MARK	DATE	DESCRIPTION

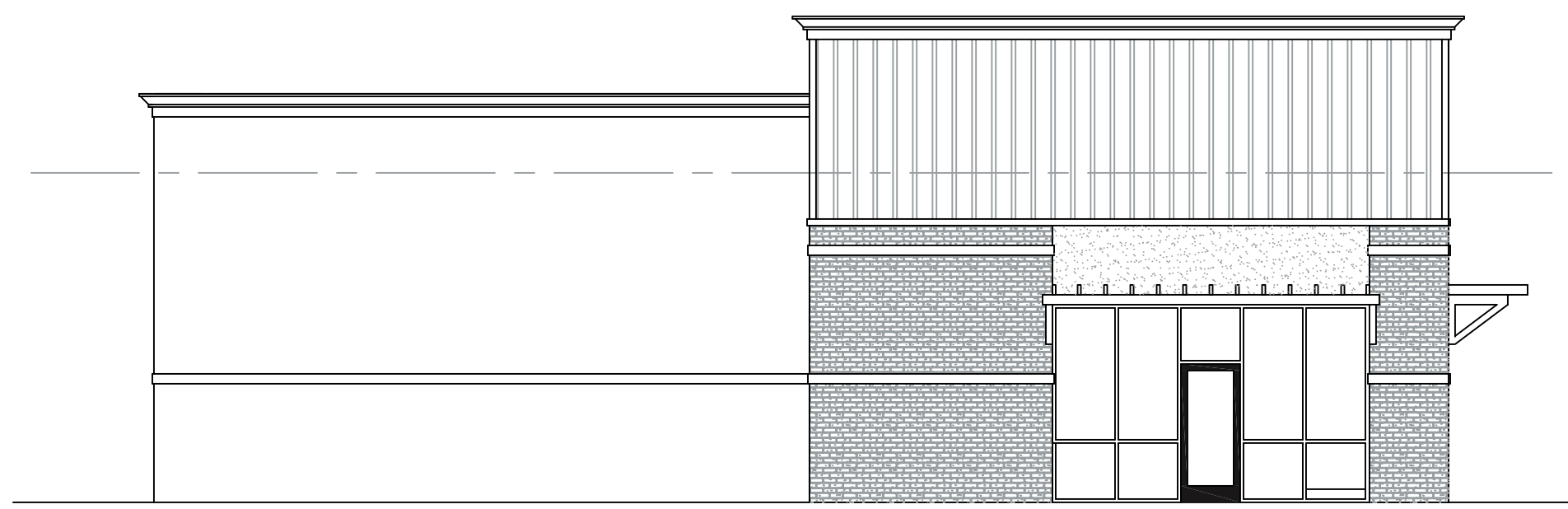
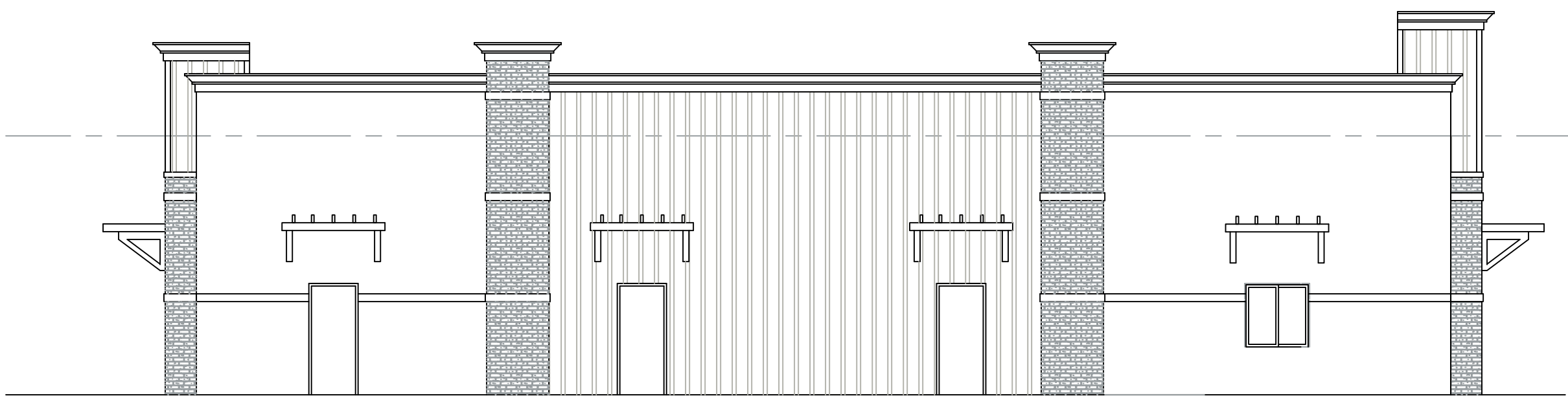
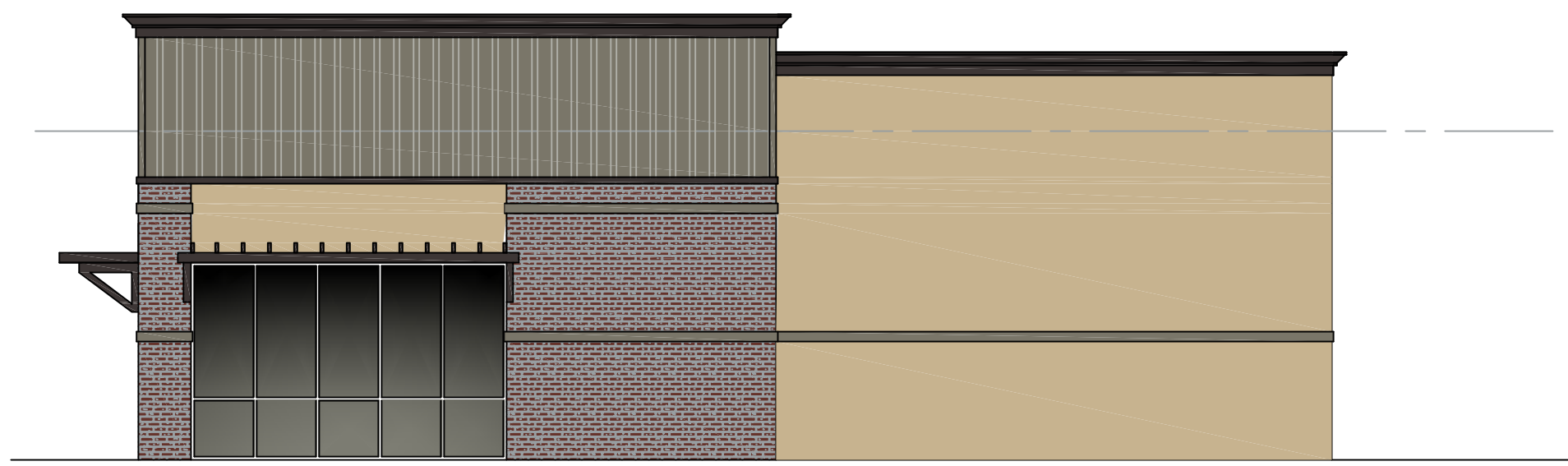
DATE:
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO:
CAD DWG FILE NO:

DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE:

SHEET TITLE

EXTERIOR
ELEVATIONS

A2.1



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VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

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

PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN
ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 1/15/20
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1



Engineering Division
2545 North Sweetwater Road
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, January 23, 2020

Steve Mumford
Community Development Director
Eagle Mountain City
Eagle Mountain, UT 84005

SUBJECT: Marketplace at Eagle Mountain- Traffic Impact Study

Dear Mr. Mumford:

I understand that the Marketplace at Eagle Mountain is submitting an application with the City for the development of the property on the northwest corner of Pony Express Parkway and Eagle Mountain Boulevard. Both of these roads are classified as arterials and are each designed to be 5 lane roads. The City commissioned Horrocks Engineers to perform a Traffic Demand Model update in 2019 to measure existing traffic counts, to generate future additional demands on traffic, and to use that information to make a recommendation on a time schedule for improvements to be made to the roadway to accommodate that growth.

The intent of a traffic impact study is to determine what additional traffic a project will place on the existing system, and to make recommendations for mitigation of those affects. With this study having been completed in the recent past by the City, I don't believe an additional traffic impact study completed by Marketplace would be able to provide any additional information that the City is not already aware of. It is therefore my recommendation to not require this development to provide a Traffic Impact Study. Please feel free to reach out to me with any comments, questions, or concerns. Thank you.

Sincerely,

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

To: Chris Trusty, PE
From: Kevin Croshaw, PE
Date: March 04, 2019

Memorandum

Subject: Eagle Mountain Travel Demand Model Update

The following includes the analysis to update the existing and future Travel Demand Model (TDM) as well as provide construction phasing for Pony Express Parkway.

Updated Data Used for Analysis

Existing Count Data

Existing count data provided by Eagle Mountain City was used to update the Travel Demand Model (TDM). Previous count data collected by Horrocks Engineers during the previous three (3) years were also used in this analysis. All count data is shown in **Figure 1**.

School Count Data

Existing Schools

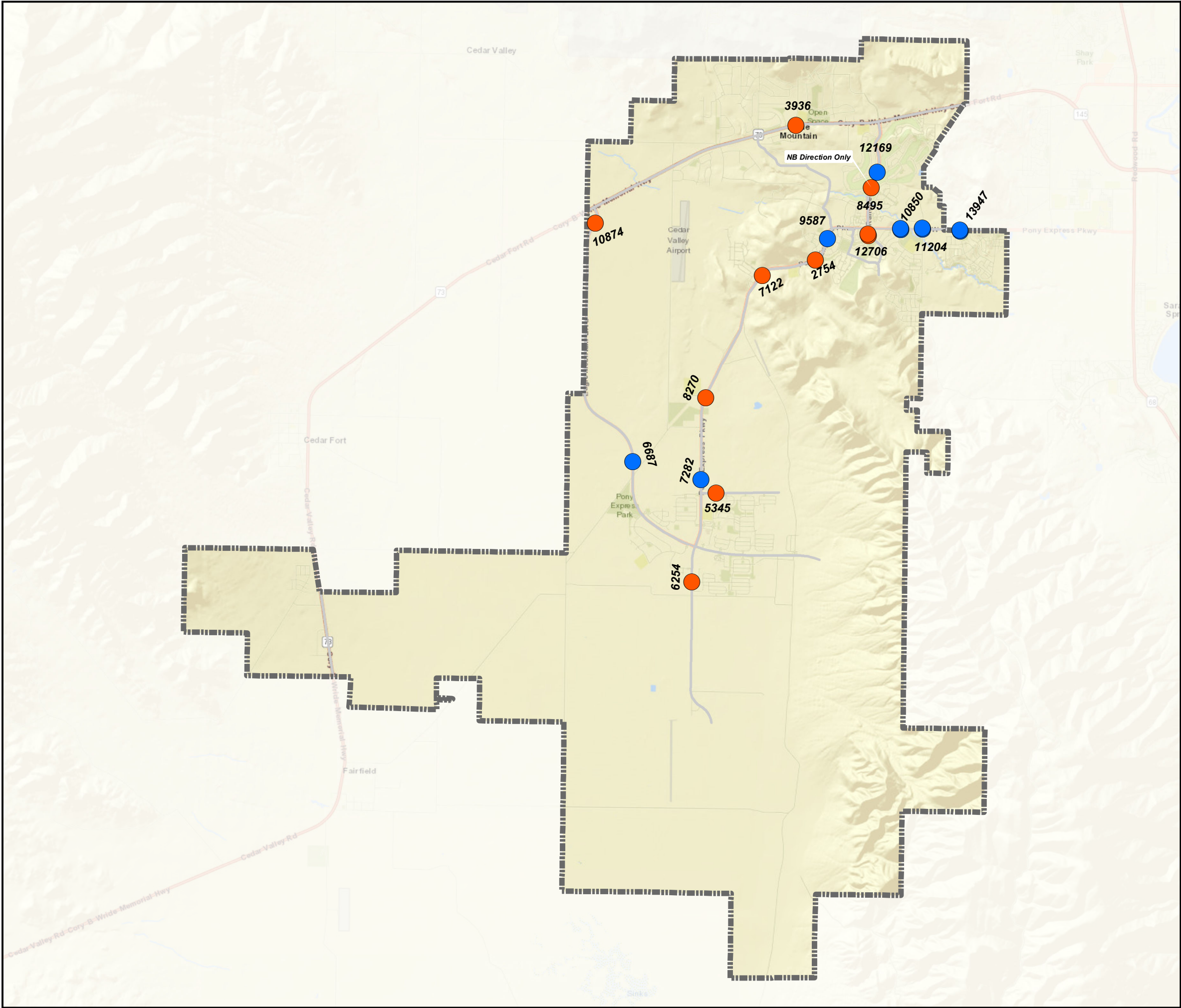
The data collection on Pony Express Parkway occurred outside of the school year. There are two schools located on this roadway that have an impact on daily traffic volume: Hidden Hollow Elementary School and Frontier Middle School. Using the existing school enrollment, an adjustment was included to existing counts on Pony Express Parkway, Eagle Mountain Boulevard, and Ranches Parkway to incorporate school traffic as shown in **Figure 2**.

Cedar Valley High School

The new Cedar Valley High School in Eagle Mountain is expected to open in the fall of 2019. The anticipated trip generation from previous studies for the high school was used and distributed throughout the Eagle Mountain roadway network. Enrollment and seasonal adjustments associated with the high school are included in the volumes shown in **Figure 2**.

MAG Travel Demand Model (TDM)

The MAG TDM was updated to include general plan and land use plan changes since the previous analysis was complete. The count data in **Figure 1** as well as the school adjustments in **Figure 2** were used to calibrate the model to match existing conditions. Once calibrated, the model can estimate future traffic volumes.



EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE 01: TRAFFIC
COUNT LOCATIONS

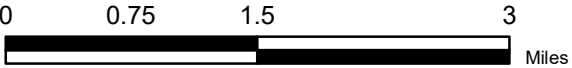
Legend

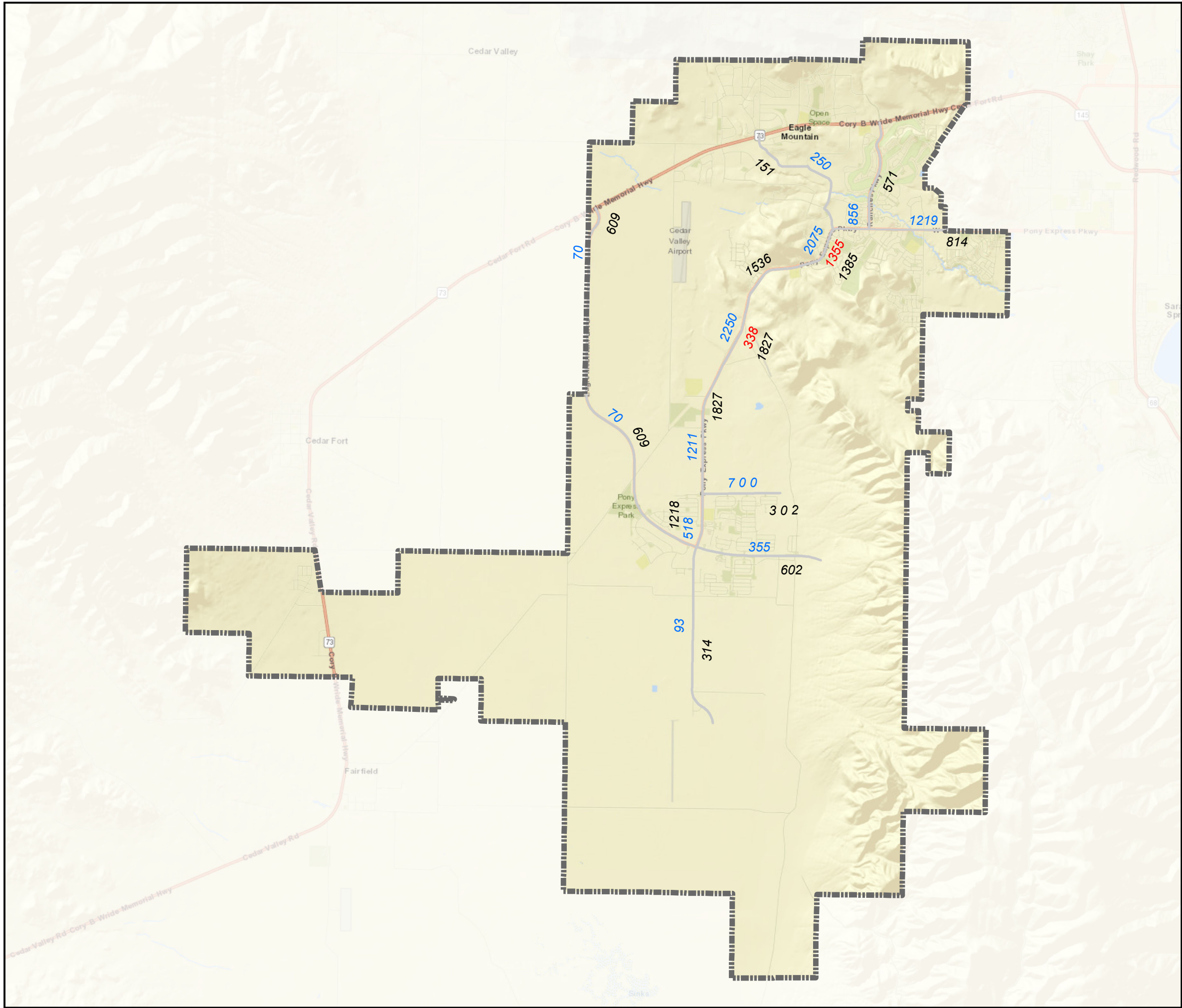
Count_Prov

Eagle Mountain

Horrocks Engineers

City Boundary





EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE 02: SCHOOL ADJUSTMENTS
FOR DAILY VOLUMES

Legend

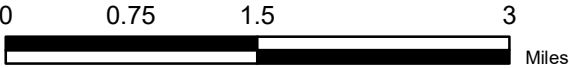
 City Boundary

School Volume

Hidden Hollow Elementary School

Frontier Middle School

Cedar Valley High School



Existing and Future Level of Service

Existing TDM Model

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand. **Table 1** shows LOS traffic volume thresholds for each of the major roadways in the City. These values are based on principles from the Highway Capacity Manual (HCM) as well as regional experience. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management.

Table 1: Eagle Mountain LOS Capacity Criteria in Vehicles per Day

Lanes	Arterial		Collector	
	LOS D	LOS E	LOS D	LOS E
2	10,000	11,500	9,000	10,500
3	11,500	13,000	10,000	11,500
4	25,000	29,000	19,000	22,500
5	26,500	30,500	NA	NA

A standard of LOS D for system streets (collectors and arterials) is used in Eagle Mountain and is typical for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speed.

Existing LOS

The LOS was calculated for each roadway according to the guidelines explained above and a LOS map is included in **Figure 3**. Based on our analysis of roadway network in and around Eagle Mountain there are three locations that are nearing an unacceptable LOS, and two segments that are already considered to be at an unacceptable LOS. The following list roadways that are either approaching capacity or above capacity and are visually shown in **Figure 2**:

Roadway Segments Above Capacity (LOS E or Worse):

- **Ranches Parkway:** Pony Express Pkwy to Porters Crossing Parkway

Roadway Segments Approaching Capacity (LOS D):

- **Pony Express Parkway:** Hidden Valley Parkway to Mid Valley Rd.
- **Eagle Mountain Blvd:** Cedar Fort Rd. to Pony Express Parkway

Mitigations to Existing Deficiencies

Although there are deficiencies in the existing network at Ranches Parkway south of Pony Express Parkway, future development shows the volumes will decline in the future and therefore,

no mitigations are recommended. If congestion persists in this location, mitigations from Peregrine Road to Pony Express Parkway will help alleviate congestion.

Future LOS

6-Year LOS

The TDM was used to project traffic volumes six (6) years into the future to 2024. This aligns with the end of Phase I of the current Transportation Master Plan (TMP). All projects timelines were included per Figure 38 of the current TMP and is included in this memo as **Figure 4**. The 6-year LOS is shown in **Figure 5**. The following project needs to be completed in a different phase as shown in **Figure 4**:

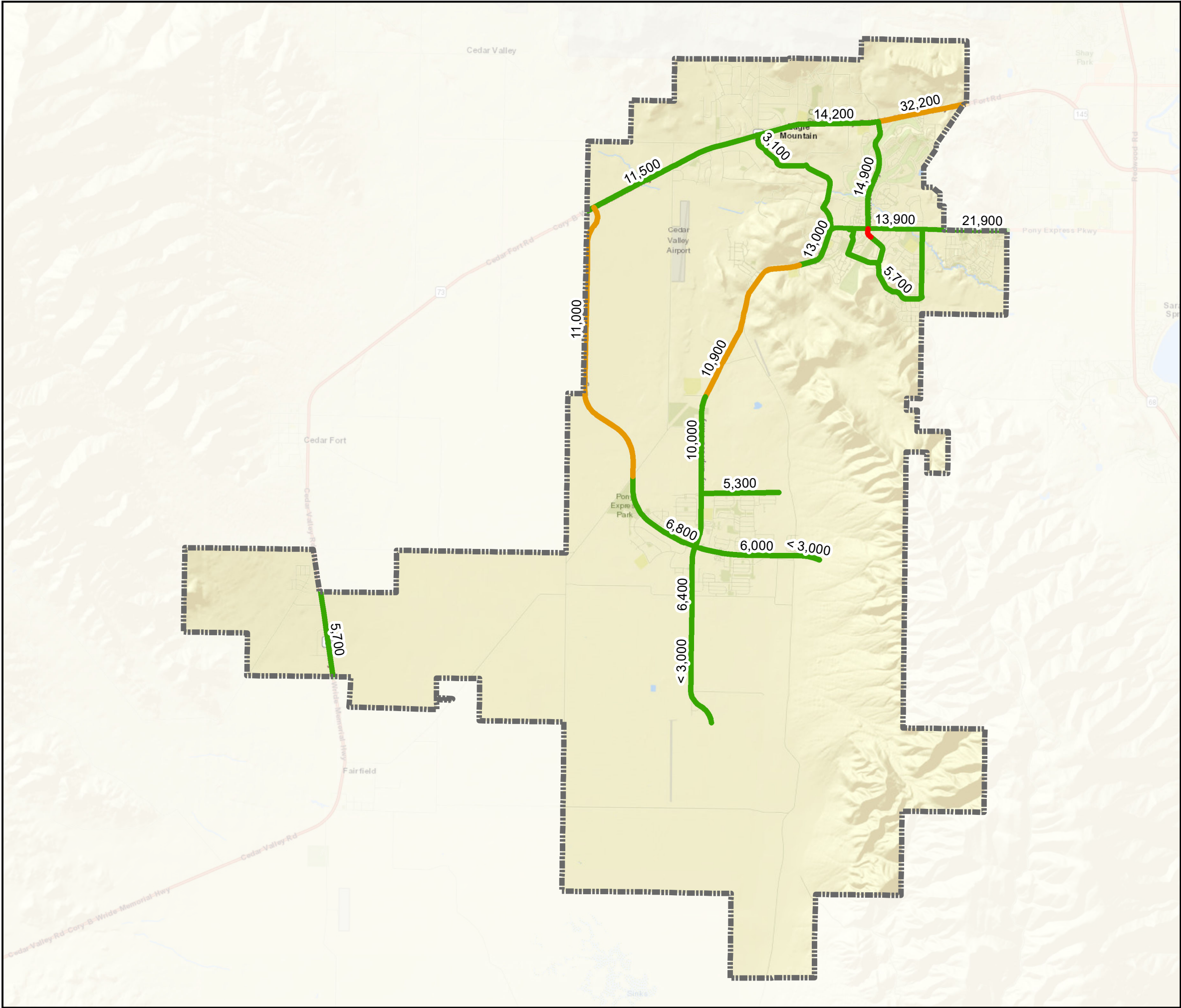
Pony Express Parkway: Project C3

Mid Valley Road to Bobby Wren Boulevard: Move from Phase 2 to Phase 1

Pony Express Parkway from Bobby Wren Boulevard to Eagle Mountain Boulevard
Remains in Phase 2.

2040 LOS

The TDM was used to project traffic volumes to 2040 which aligns with Phase 2 and Phase 3 of the current TMP. Other than Project C3 indicated in the 6-year analysis, all other projects fall within proper timelines as shown in **Figure 4**. The LOS for 2040 is shown in **Figure 6**.



EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE O3: EXISTING
LEVEL OF SERVICE

Legend



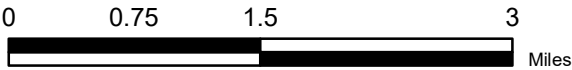
City Boundary

Existing Level of Service

Acceptable (LOS C or Better)

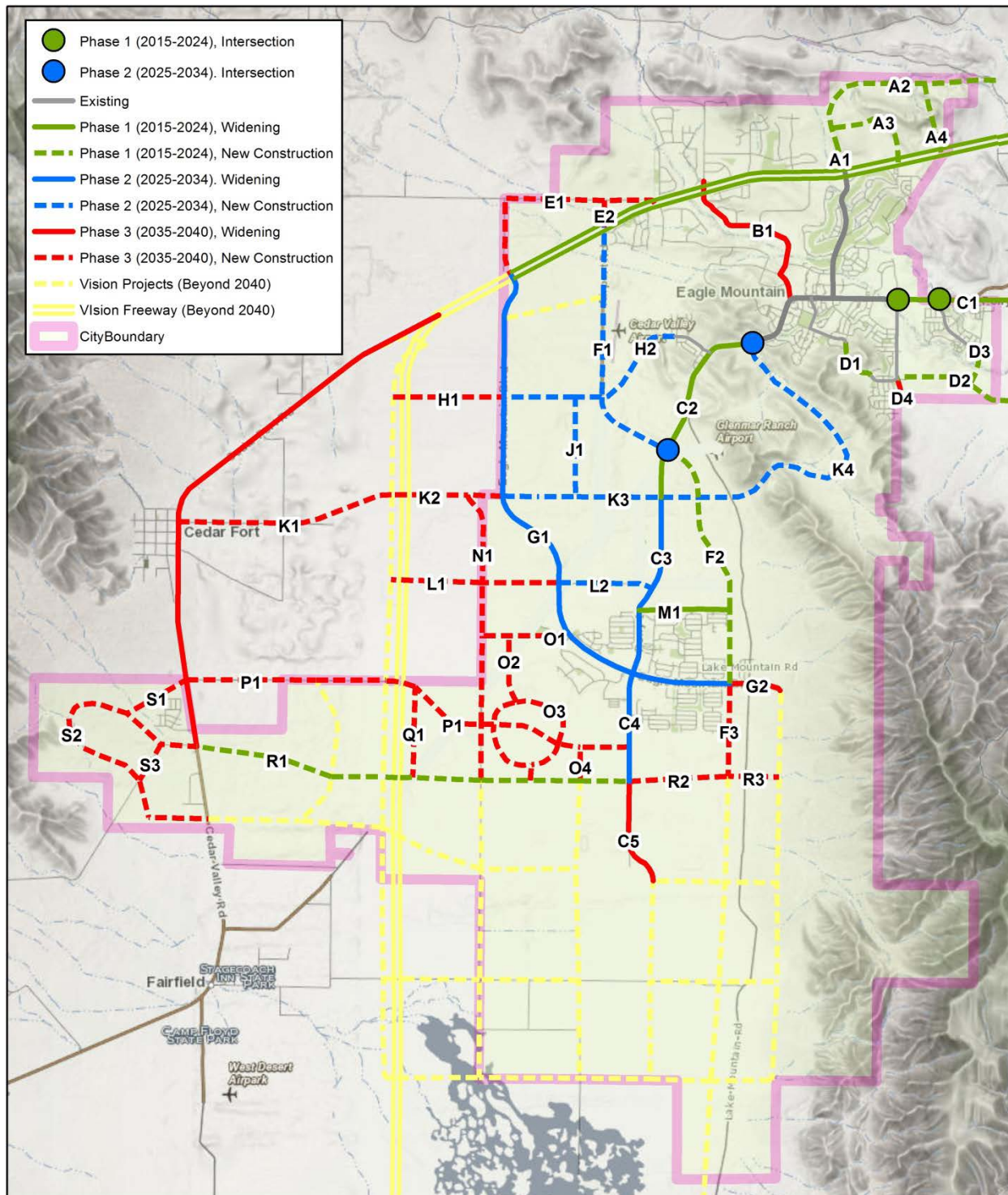
Acceptable (LOS D)

Unacceptable (LOS E or Worse)



HORROCKS
ENGINEERS

Figure 38 – Capitol Facilities Plan Phasing Map



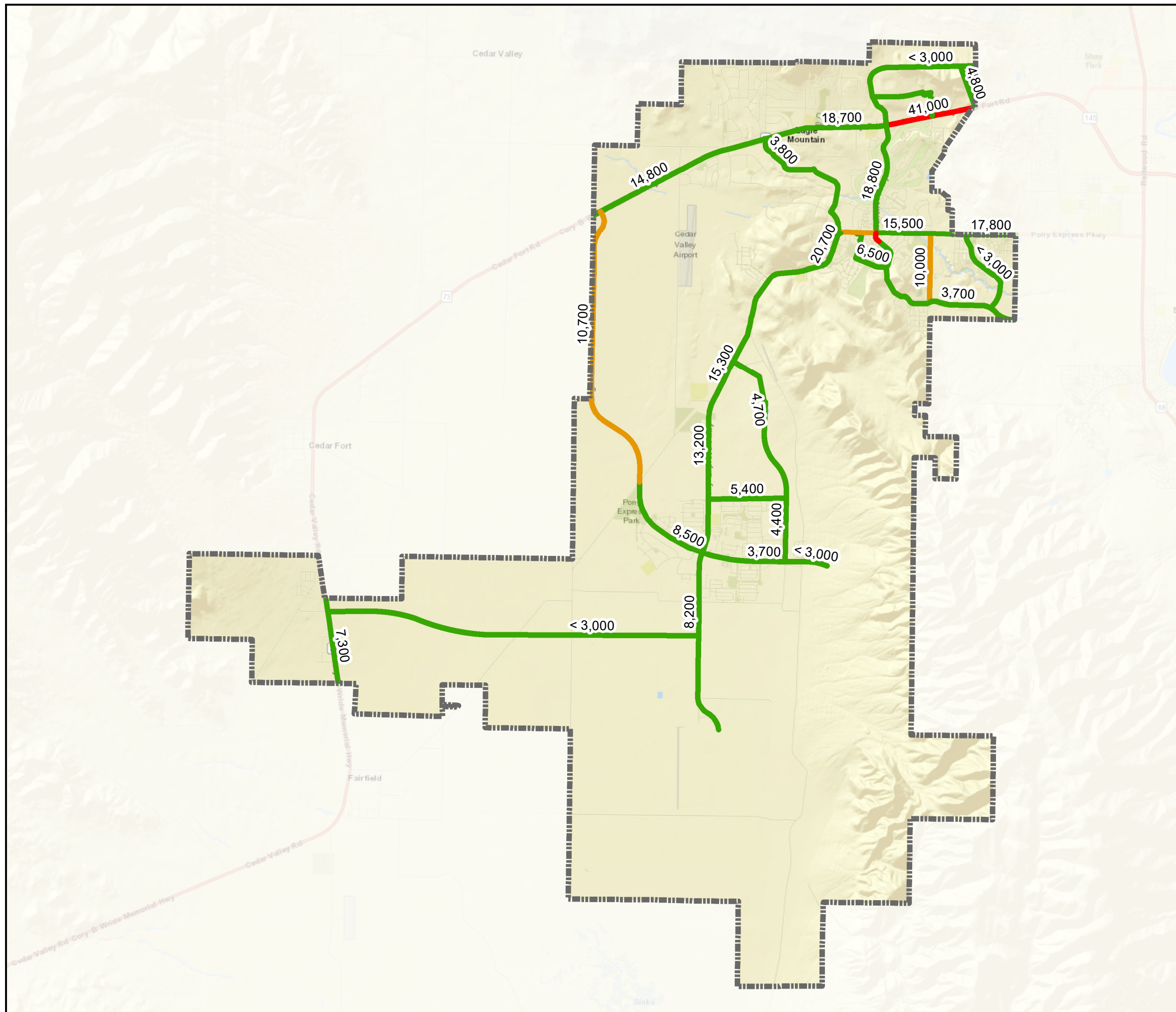
Source: InterPlan



EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE 05: SIX (6)
YEAR LOS



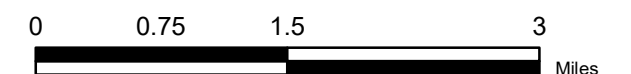
Legend



City Boundary

2026 Level of Service

- Acceptable (LOS C or Better)
- Acceptable (LOS D)
- Unacceptable (LOS E or Worse)



HORROCKS
ENGINEERS



EAGLE MOUNTAIN

Eagle Mountain TDM Update

FIGURE 06: 2040 LOS

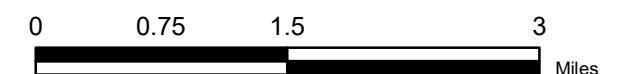
Legend



City Boundary

2040 Level of Service

- Acceptable (LOS C or Better)
- Acceptable (LOS D)
- Unacceptable (LOS E or Worse)



HORROCKS
ENGINEERS

Construction Phasing for Pony Express Parkway

Included in this scope of work, further investigation on Pony Express Parkway was completed to determine the best timeline for construction. The following shows the roadway segments analyzed:

1. Lake Mountain Road to Mid Valley Road
2. Mid Valley Road to Bobby Wren Boulevard
3. Bobby Wren Boulevard to Eagle Mountain Boulevard

A year to year growth was calculated based on the existing, 6-year and 2040 traffic volumes and is shown in **Table 2**. This annual growth has the assumption that growth will be uniform between 2019-2024 and 2025-2040.

Table 2: Annual Growth on Pony Express

Road Segment	Existing Volume (2018)	6-Year Volumes	2019-2024 Growth	2040 Volume	2025-2040 Growth
1	10,900	19,500	1,440	30,500	1,840
2	10,000	15,300	890	23,200	1,320
3	8,000	9,600	270	19,200	1,600

To determine the estimated construction timing, the year to year growth from **Table 2** was applied to the existing volumes and is shown in **Table 3**. The construction phasing is determined as the time when the ADT surpasses 13,000 vehicles per day (vpd). This timeframe is indicated in **Table 3** in red.

Table 3: Pony Express Construction Phasing

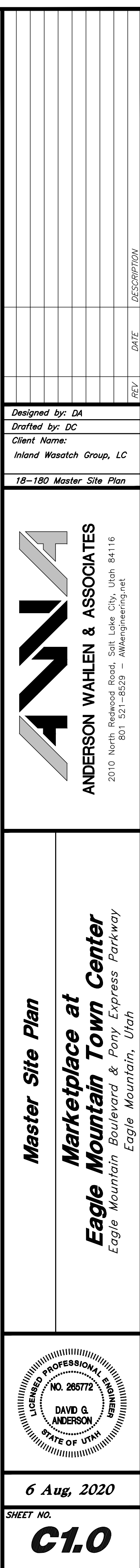
Road Segment	2019 – 2021 ADT	2022 – 2024 ADT	2025 – 2028 ADT
1	10,340 – 15,220	16,660 – 19,540	21,380 – 26,900
2	10,890 – 12,670	13,560 – 15,340	16,660 – 20,620
3	8,270 – 8,810	9,080 – 9,620	11,220 – 16,020

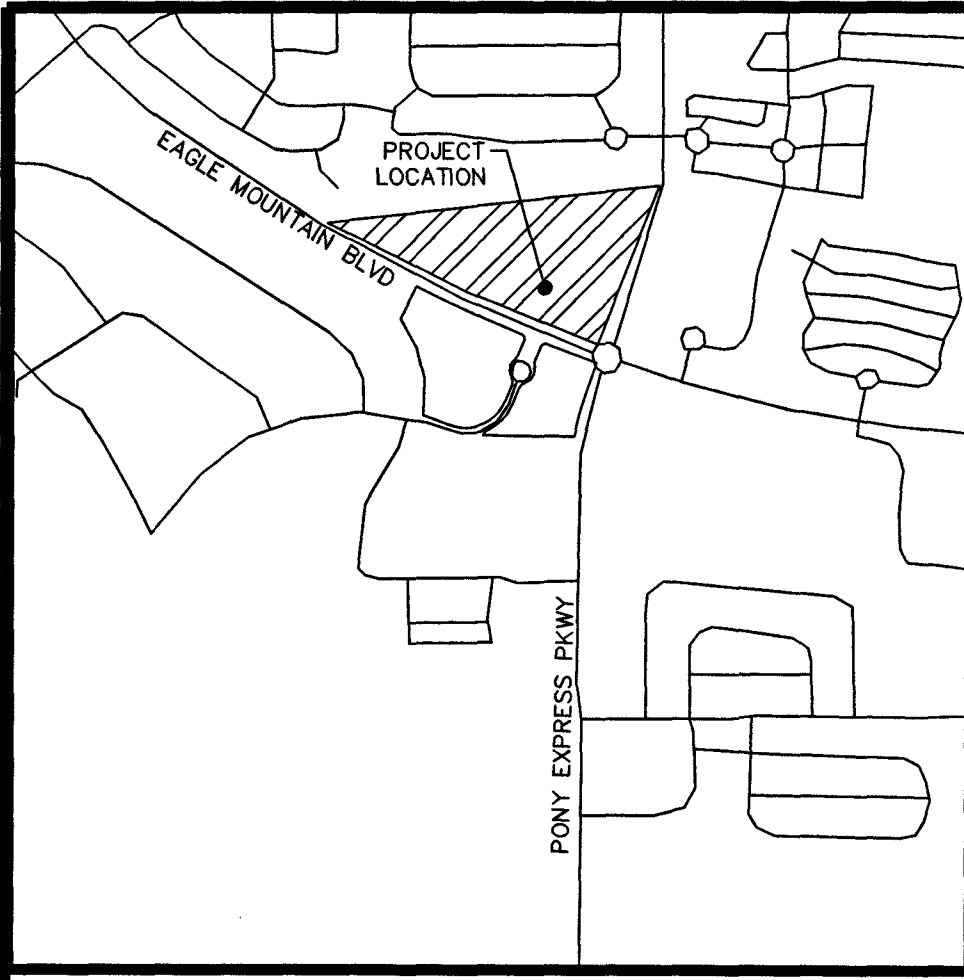
Based on the results from the analysis, the following is our recommended construction phasing on Pony Express Parkway and is represented in **Figure 7**:

- 2019 – 2021: Lake Mountain Road to Mid Valley Road
- 2022 – 2024: Mid Valley Road to Bobby Wren
- 2025 – 2028: Bobby Wren to Eagle Mountain Blvd.

Figure 7: Pony Express Construction Phasing







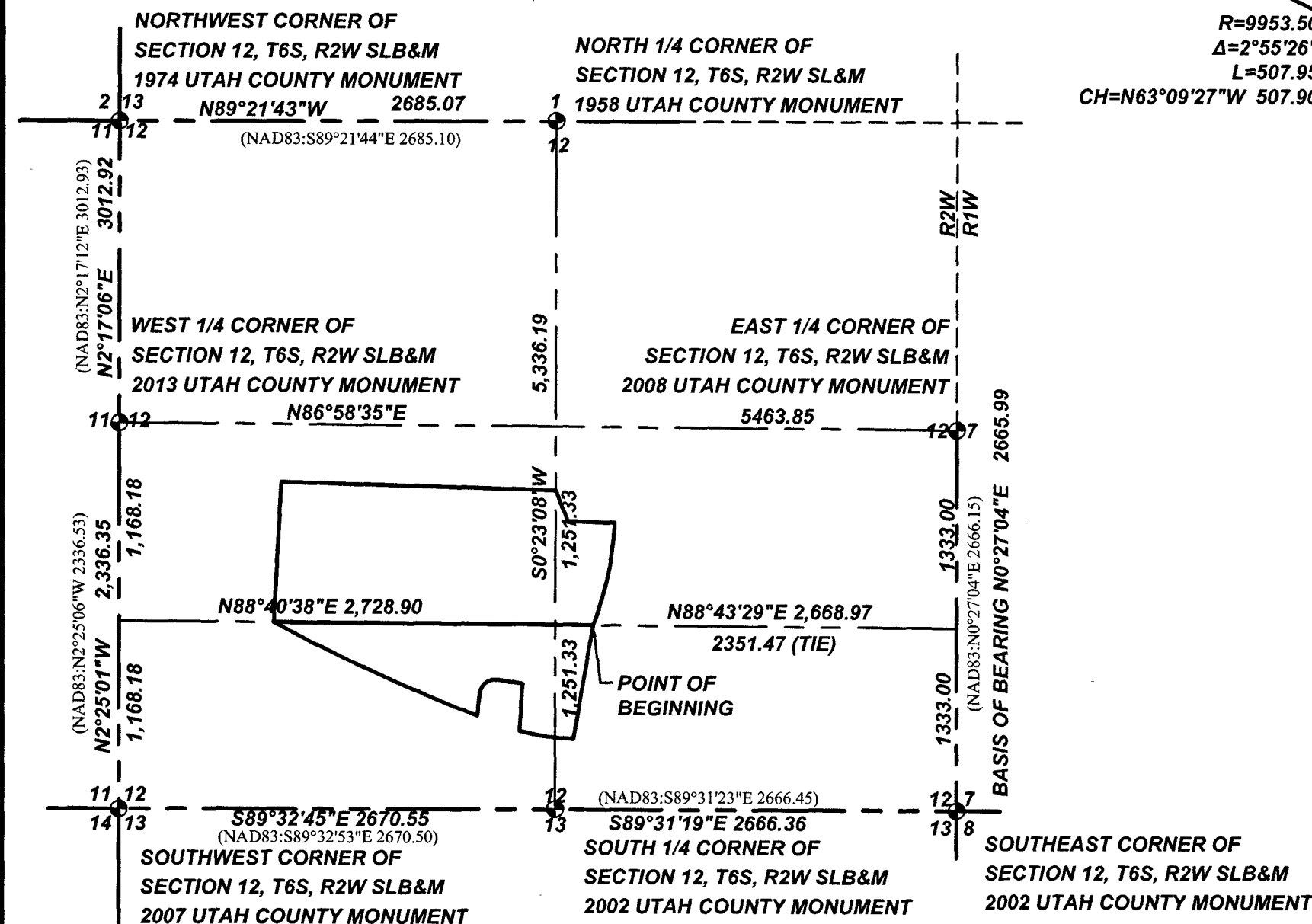
VICINITY MAP
N.T.S.

LEGEND

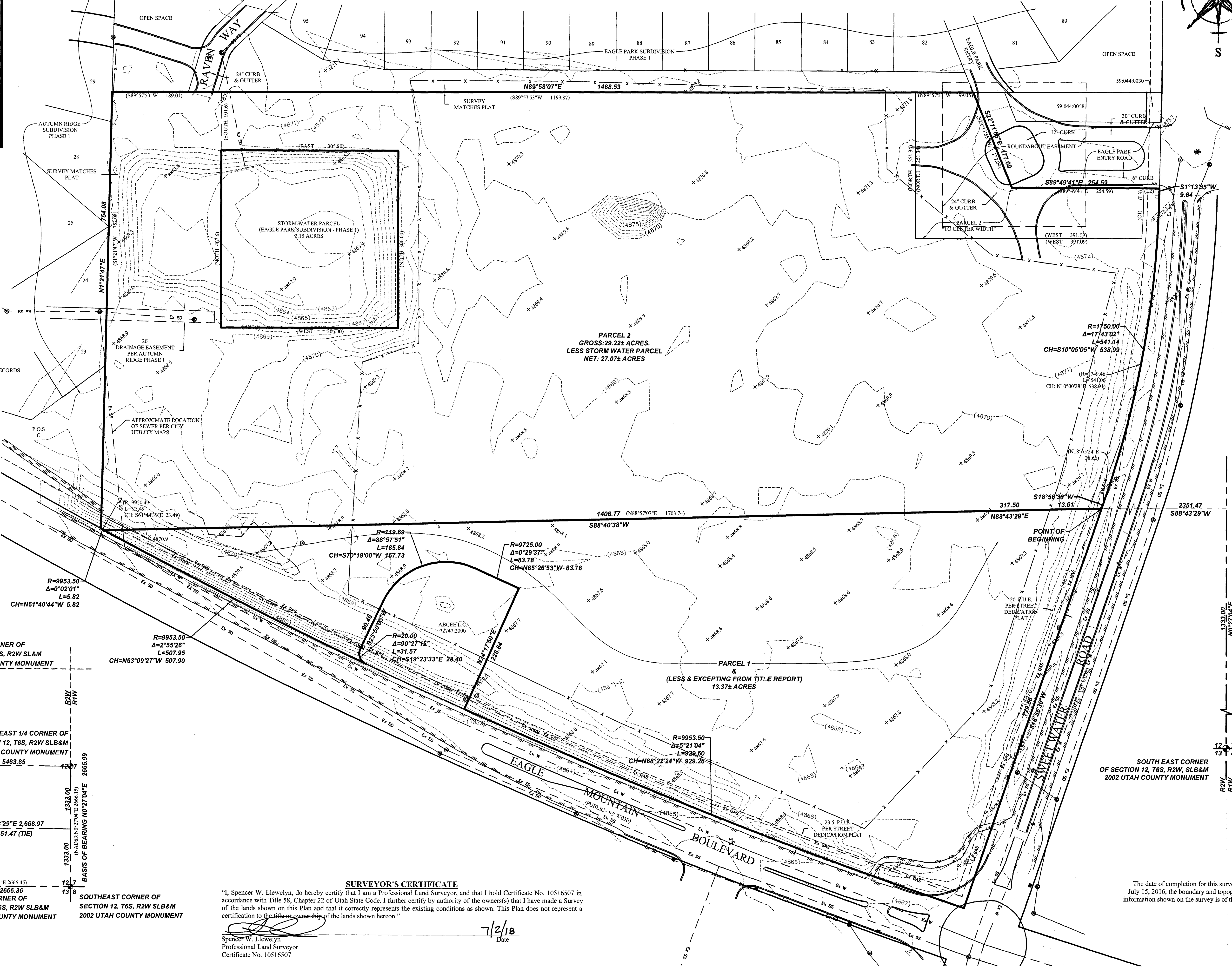
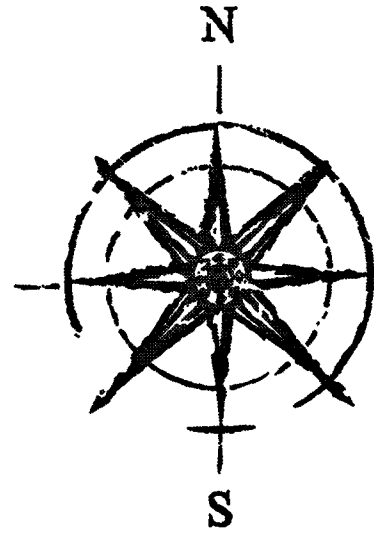
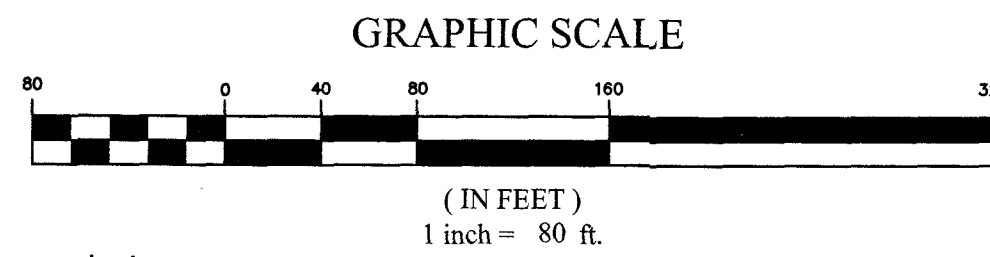
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. GAS LINE
---	EXIST. COMMUNICATIONS
+	SECTION MONUMENT
+	EXIST. SD INLET, MANHOLE & COMBO BOX
+	EXIST. SEWER MANHOLE
+	EXIST. WATER VALVE & WATER METER
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL MANHOLE
+	EXIST. ELECTRICAL BOX
+	EXIST. STREET LIGHT
+	EXIST. POWER POLE
+	EXIST. SPOT ELEVATION
+	DEED ENTRY No. YEAR PER UTAH COUNTY RECORDS
---	LIMITS OF ASPHALT PAVEMENT

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	1750.00	-	76.54	S2°27'33"W
				76.53

Line Table		
LINE	DIRECTION	LENGTH
L1	N1°22'57"E	9.64
L2	N89°50'58"W	25.78
L3	S1°12'23"W	9.72



SECTION 12 DETAIL
N.T.S.



SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

7/2/18
Date

The date of completion for this survey is July 15, 2016, the boundary and topography information shown on the survey is of that date.

BOUNDARY/TOPOGRAPHICAL SURVEY

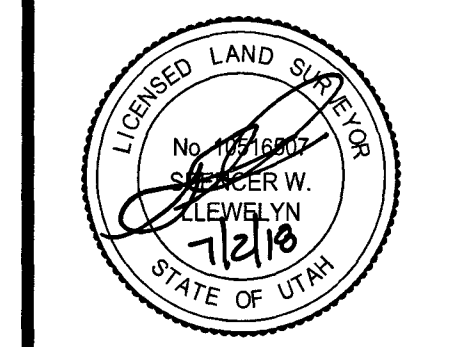
LOCATION: SE1/4 & SW1/4 OF SECTION 12, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH

PROPERTY OF: MONTE VISTA RANCH, LC

PREPARED FOR: EAGLE MOUNTAIN PROPERTIES

REVISION/BLOCK		DESCRIPTION
#	DATE	
1	07/07/16	ADDED NORTH PARCEL & TITLE REPORT
2		
3		
4		
5		
6		

Scale: 1"=80'	Drawn: DBC
Date: 07/15/2016	Job #: 16-110
Sheet:	



- NOTES**
- 1) The purpose of this Survey is to provide a Boundary & Topographical Survey and Certification for the parcels shown and described hereon.
- 2) A Title Commitment prepared by United West Title Insurance Agency, Inc., Orem, Utah, Order #: UW-6345, Effective Date: May 9, 2016, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on that reliance. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
- 3) The Basis of Bearing for this Survey is Utah County's NAD83 bearing of N0°27'04"E along the Section line between the Southeast Corner and the East 1/4 Corner of Section 12, T6S, R2W, S.L.B.& M). All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon. For reference, both the measured and record NAD83 bearings are shown hereon.
- 4) Vertical data (contours and/or spot elevations) shown hereon are based on a GPS-derived NGVD29 elevation of 4865.18 measured and held on the 2002 County monument marking the South ½ of Section 12, T6S, R2W.
- 5) #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- 6) This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the certified Survey obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- 7) Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency. Some utility lines shown hereon are drawn per GIS utility maps provided by Eagle Mountain City.
- 8) Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGAL DESCRIPTIONS

TITLE REPORT

PARCEL 1:
A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestwely along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestwely along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestwely along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South ½ of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South ½ of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

PARCEL 2:
Commencing North 1243.99 feet and East 321.88 feet from the South ¼ Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N18°55'24"E 28.66 feet; thence along the arc of a 1749.46 radius curve to the left (chord bears: N10°00'28"E 538.914 feet); thence N1°22'57"E 9.64 feet; thence N89°50'58"W 25.78 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet), thence West 391.09 feet; thence North 251.34 feet; thence S89°57'53"W 1199.87 feet; thence South 101.6 feet; thence East 305.8 feet; thence South 306 feet; thence West 306 feet; thence North 407.6 feet; thence S89°57'53"W 189.01 feet; thence S12°14'7"W 752.08 feet; thence along the arc of a 9950.49 foot radius curve to the left (chord: S61°44'39"E 23.49 feet); thence N88°57'07"E 1703.74 feet to beginning.

TOGETHER WITH the following:

Commencing North 1746.91 feet and West 2271.8 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence West 391.09 feet; thence North 251.34 feet; thence N89°57'53"E 99.05 feet; thence S22°13'07"E 177.82 feet; thence S89°50'58"E 228.29 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet to the beginning.

LESS AND EXCEPTING the following:

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestwely along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestwely along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestwely along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South ½ of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South ½ of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

SURVEY DESCRIPTIONS

PARCEL 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westrly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S88°43'29"W along the north line of the South ½ of the SE1/4 of said Section 317.50 feet to the northeast corner of the South ½ of the SW1/4 of said Section; thence S88°40'38"W along the 1/16th (40 acre line) 1,406.77 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestwely along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N28°18'16"E) 5.82 feet through a central angle of 0°02'01" (chord: N61°40'44"W 5.82 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'07"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwestwely line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S11°33'5"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning. LESS AND EXCEPTION therefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage: 27.07+/- acres

COMPOSITE OF PARCEL 1 & 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

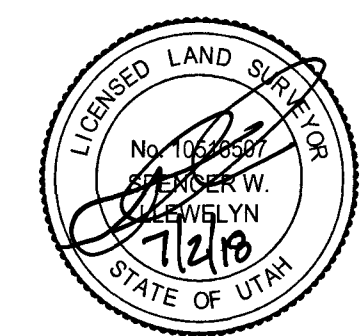
Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestwely along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestwely along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestwely along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'07"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwestwely line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S11°33'5"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning. LESS AND EXCEPTION therefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

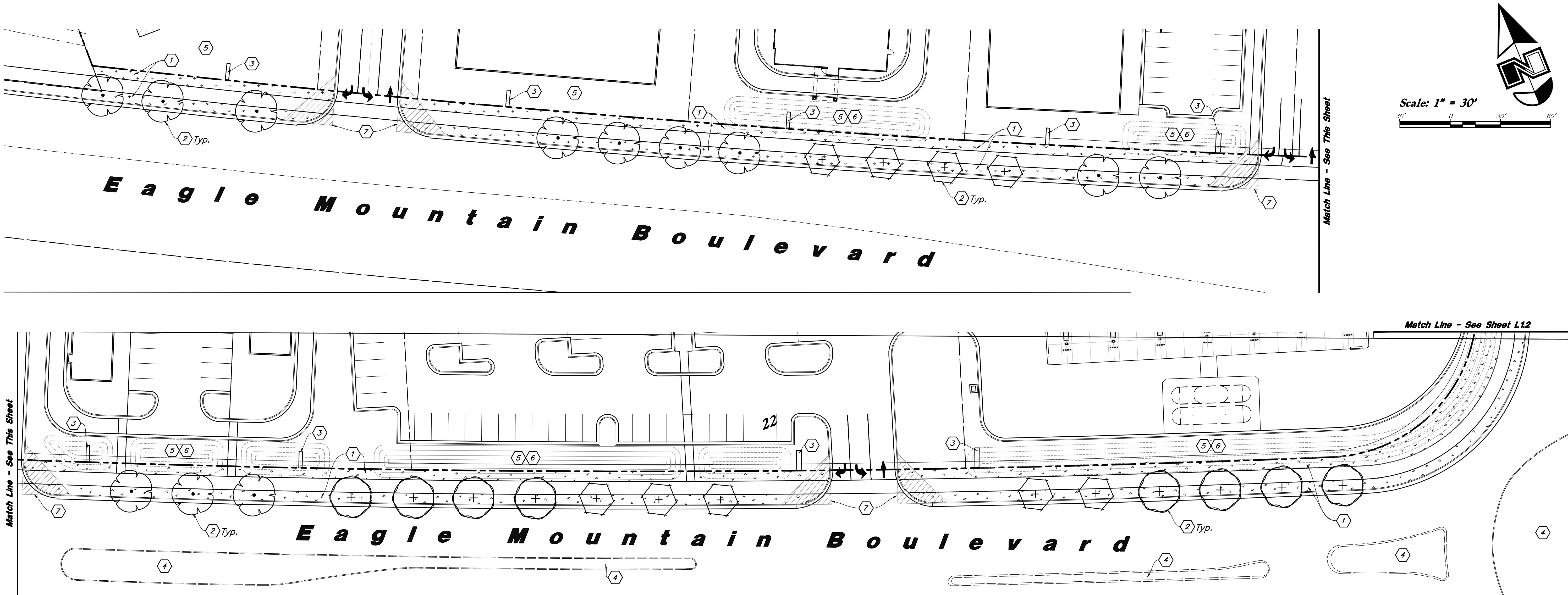
Net acreage of Composite Survey: 40.44+/- acres

BOUNDARY/TOPOGRAPHICAL SURVEY
LOCATION: SE1/4 & SW1/4 OF SECTION 12, T6S, R2W, SLB&M
EAGLE MOUNTAIN, UTAH
PROPERTY OF: MONTE VISTA RANCH, LC
PREPARED FOR: EAGLE MOUNTAIN PROPERTIES

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

Scale: 1"=1'	Drawn: DBC
Date: 07/15/16	Job #: 16-110
Sheet:	





Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plants take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil drawings for all hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock. Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinch ties #10/32.
- Provide a 4 inch depth of imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 36 inch diameter tree ring with a layer of wood mulch.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Landscape Data

Eagle Mountain Blvd. Frontage = 1,432 l.f.
Eagle Mountain Blvd. Trees Req. = 29 Trees *
Eagle Mountain Blvd. Trees Provided = 29 Trees
Pony Express Pkwy. Frontage = 1,143 l.f.
Pony Express Pkwy. Trees Req. = 23 Trees *
Pony Express Pkwy. Trees Provided = 23 Trees

* Proposed Street Tree Quantities and Spacing Shall be Modified as Needed for the Addition of New Utility Poles, Fire Hydrants, Utility Boxes, and Traffic Control Signs. Street Trees Shall be Spaced the Minimum Distance From the Utilities Listed Above. Street Trees are Spaced at 50' with 3 Tree Species.

General Landscape Notes:

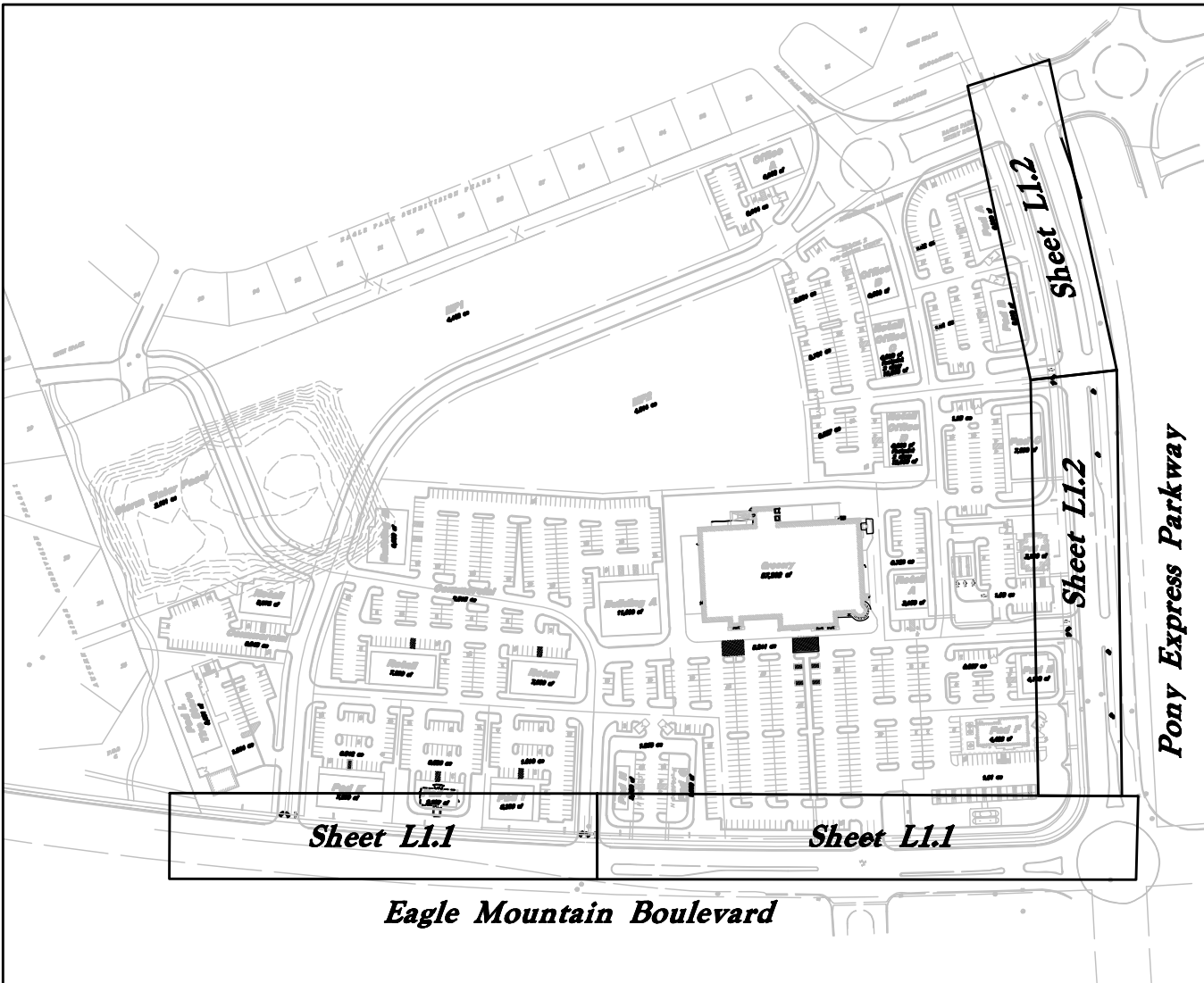
- See Sheet L1.1 and L1.2 for Eagle Mountain Blvd. and Pony Express Parkway ROW Landscape.
- See Sheet L1.1 for Landscape Notes and Plant Schedule. See Sheet L1.2 for Landscape Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. Rotors and Sprayheads Shall be Used to Irrigated Lawn Areas.
- Adjust Tree Layout to Accommodate New and Existing Utilities.

Landscape Keynotes

- Install Lawn
- Install New Street Tree
- Proposed Location for Signage by Separate Permit
- Existing Landscape (Lawn and Trees)
- Landscape to be Installed With the Development of Each Retail Pad
- Install 42" High Lawn Berm; Berm Shall Not Exceed a Slope of 3:1 and Screen Headlights From Parking Lot and Drive Thru; Proposed Signs Shall be Incorporated into Berms Where Needed; Berms Shall be Incorporated into the Landscape Design for Each Retail Pad
- Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle (30'x30')

PLANT SCHEDULE

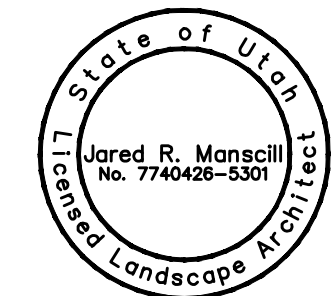
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	21	Tilia cordata 'Greenspire' / Greenspire Linden	2" Cal. / 6-8' Ht. Detail: 1/L1.2	
	13	Ulmus x 'Frontier' / Frontier Hybrid Elm	2" Cal. / 6-8' Ht. Detail: 1/L1.2	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	18	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal. / 6-8' Ht. Detail: 1/L1.2	
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE	REMARKS
	41,670 sf	Poa pratensis / Kentucky Bluegrass Blend	sod	Detail: 2/L1.2



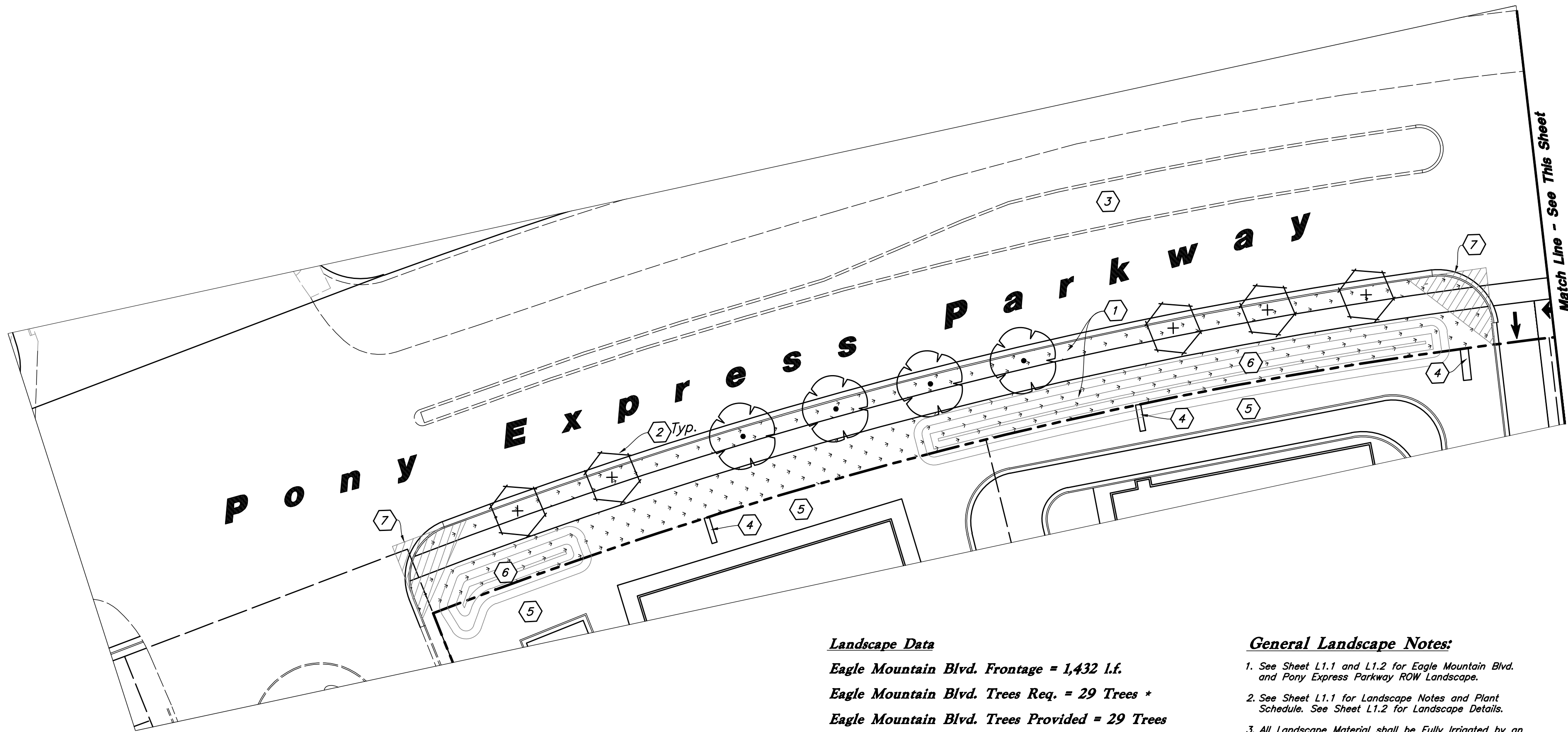
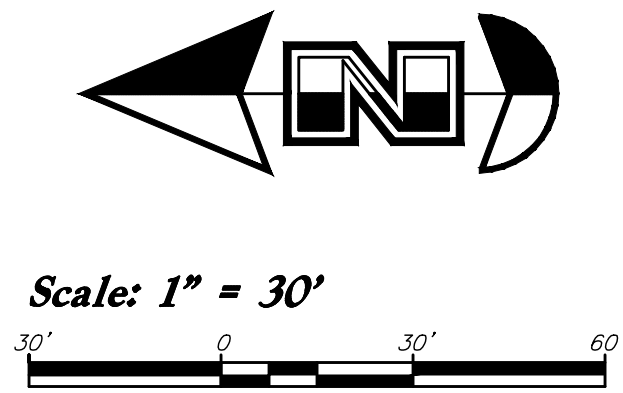
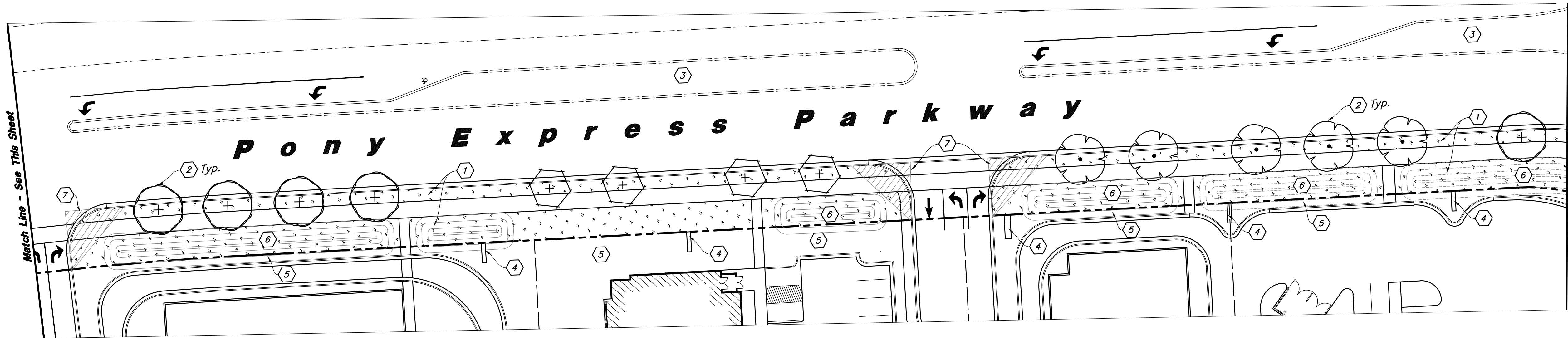
Key Map
Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

ROW Landscape Plan
Marketplace at
Eagle Mountain Town Center
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



30 Jun, 2020
SHEET NO.
L1.1



Know what's below.
Call before you dig.

Landscape Data

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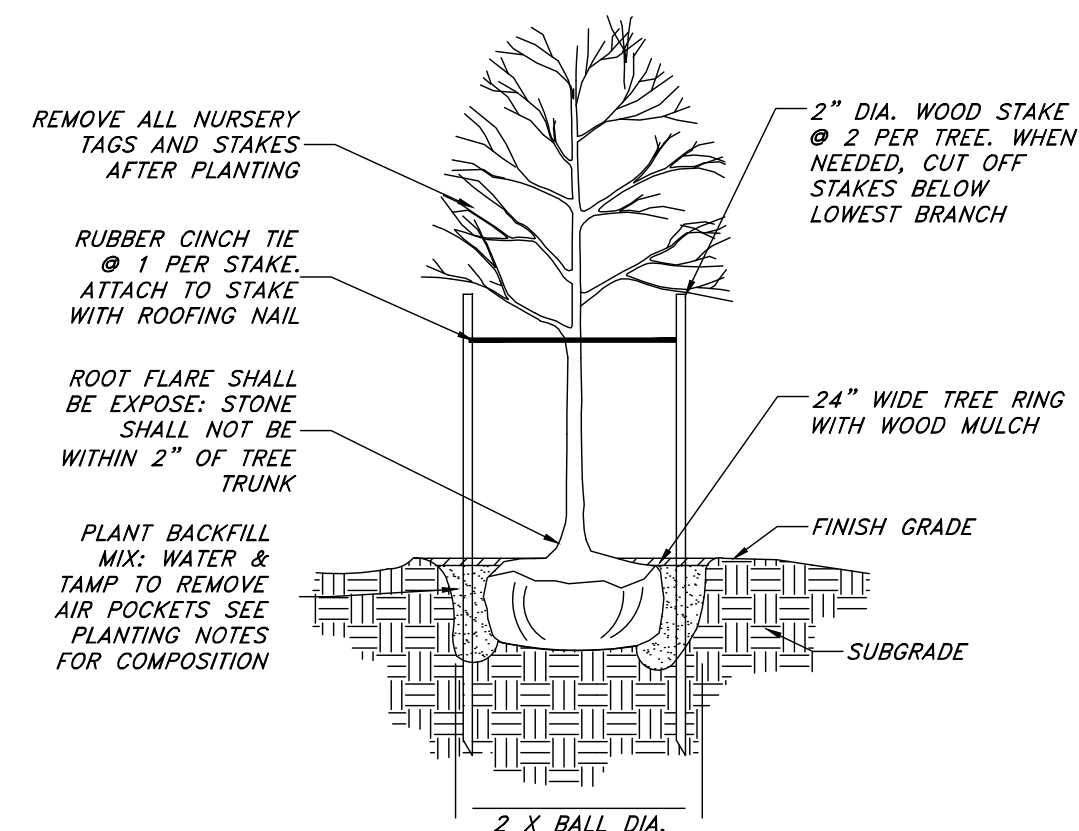
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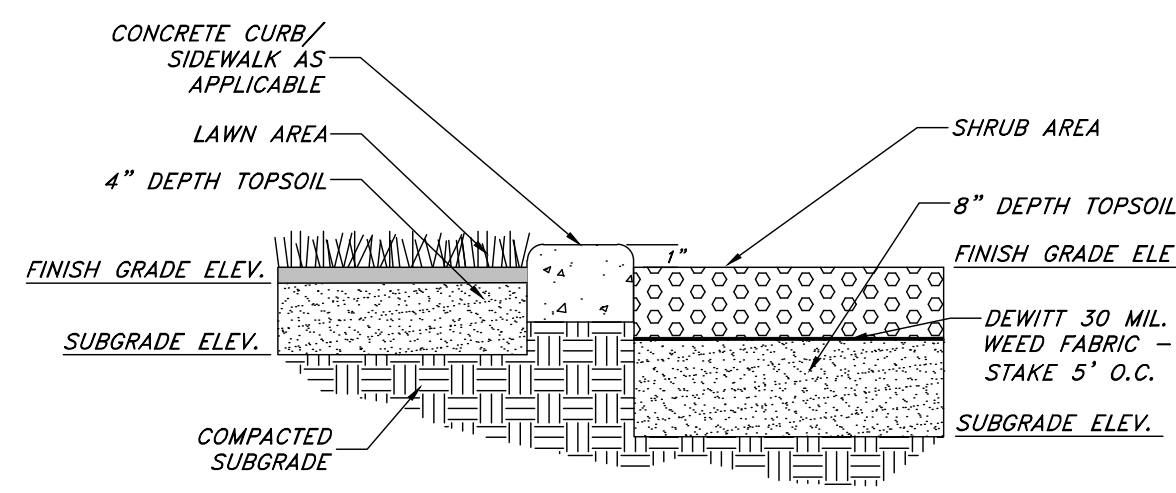
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Landscape Keynotes

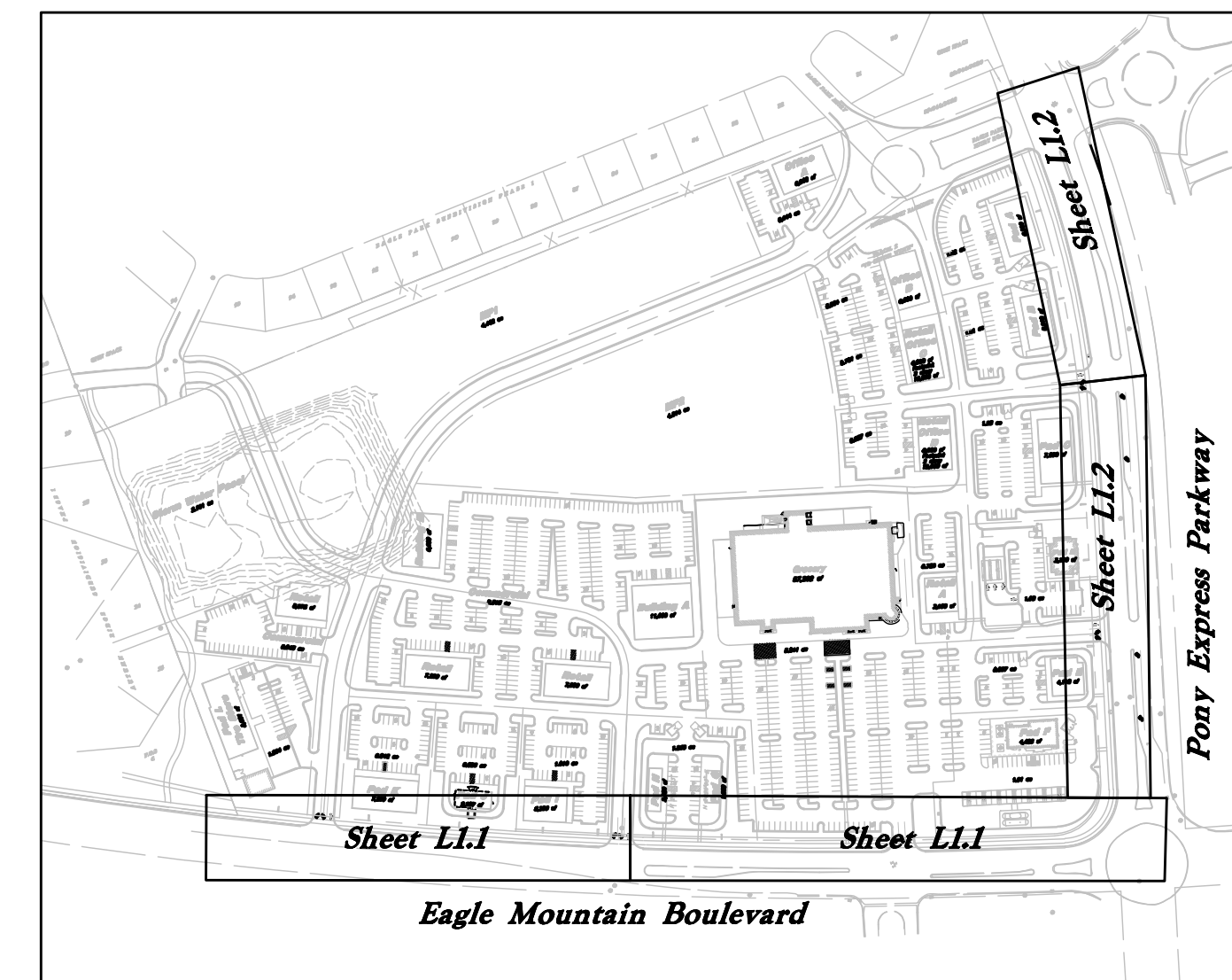
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1 DECIDUOUS TREE PLANTING
Not to Scale



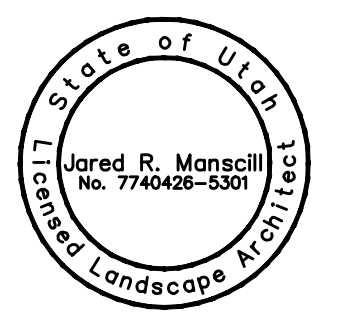
2 LANDSCAPE PREPARATION
Not to Scale



Key Map
Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@earthlink.net

ROW Landscape Plan
Marketplace at
Eagle Mountain Town Center
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



30 Jun, 2020
SHEET NO.
L1.2

UPCOMING AGENDA ITEMS

September 1, 2020

Ault Farms – Concept Plan (Tentative)
Triumph – Concept Plan (Tentative)
Pony Express Townhomes – Concept Plan (Tentative)
SilverLake Phase 28 – Site Plan
Code Amendment – Land Use Table – Roosters
Code Amendment – Special Use Standards
B & H Land Holdings – Rezone and General Plan Amendment

September 15, 2020

Other Projects

Code Amendment – Industrial/RTI Overlay Zone
Code Amendment – Historical Preservation Zone
Code Amendment – Extractive Industries Overlay Zone
Code Amendment – Tier Language Removal
Amended Preliminary Plat – Sunset Flats