EAGLE MOUNTAIN
CITY COUNCIL MEETING

**July 16, 2019, 4:00 PM**
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

**1. CITY ADMINISTRATOR INFORMATION ITEMS**

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

1.A. UPDATE - UFA
This is not an action item.

**2. AGENDA REVIEW**

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

**3. ADJOURN TO A CLOSED EXECUTIVE SESSION**

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

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

**4. CALL TO ORDER**

**5. PLEDGE OF ALLEGIANCE**

**6. INFORMATION ITEMS/UPCOMING EVENTS**

**7. PUBLIC COMMENTS**

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

**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.**

## 8. CITY COUNCIL/MAYOR'S ITEMS

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

## 9. APPOINTMENTS

9.A. Senior Council Advisory Board - Charlene Diehl
Completing a 3-year term, ending December 2021.

## CONSENT AGENDA

## 10. BID AWARD

10.A. 2019 Pony Express Parkway Micro Surface Project
Geneva
Micro Surfacing Overview

## 11. BOND RELEASES

11.A. Harmony Phase A, Plat 11
Into Warranty
BR-Harmony A-11 Into Warranty
BR-Harmony A-11 Recorded Plat

11.B. Dublin Farms
Into Warranty
BR-Dublin Farms Into Warranty
BR-Dublin Farms Recorded Plat

11.C. Scenic Mountain Phase A, Plat 1
Into Warranty
BR-Scenic Mountain A-1 Into Warranty
BR-Scenic Mountain A-1 Recorded Plat

11.D. Scenic Mountain Phase A, Plat 2
Into Warranty
BR-Scenic Mountain A-2 Into Warranty
BR-Scenic Mountain A-2 Recorded Plat

11.E. Silverlake Plat 10
Out of Warranty
SL 10 Recorded Plat Map
SL 10 Out of Warranty

## 12. CHANGE ORDER

12.A. 2018 Traffic Signal Installation
Hunt Electric Change Order #1

## 13. MINUTES

13.A. June 18, 2019 Minutes
Regular City Council Meeting
06.18.2019 City Council Minutes - DRAFT.pdf

## 14. PRELIMINARY PLATS & SITE PLANS

14.A. Brylee Estates Phase B, Preliminary Plat & Site Plan
Motion to approve.
Brylee Elevations
Lot Layout
Open space worksheet (1)

## SCHEDULED ITEMS

## 15. CITY COUNCIL/MAYOR'S BUSINESS

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

## 16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zone and Chapter 17.30 Residential Zone Bonus Density Entitlements.

BACKGROUND: (Presented by Community Development Director Steve Mumford) The proposed development code amendments to chapters 17.25 and 17.30 create new residential zones and development standards for development within the City.
ORD--Residential Zone.doc
Residential Code Amendments 7-12-19.pdf
Residential Dev Standards 7-12-19.pdf
Residential Land Uses 7-12-19.pdf
PC Minutes - Residential Code 5-28-19.pdf

16.B. ORDINANACE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35.080 Street Trees and Chapter 17.60.140 Clear Vision Triangle.

BACKGROUND: (Presented by City Planner Tayler Jensen) This staff-proposed Development Code amendment addresses the spacing of required street trees along arterial and collector roads. It also establishes standards for types and spacing of trees that may be placed in park

strips along residential streets and modifies the clear vision triangle requirements.
Draft Street Tree Ordinance (PC Recommendation).pdf
ORD--Trees and Clear Vision Triangle.doc

## 17. CITY COUNCIL BOARD LIAISON REPORTS

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

## 18. COMMUNICATION ITEMS

18.A. Upcoming Agenda Items
This is not an action item.
Upcoming Agenda Items.docx

18.B. Financial Report
This is not an action item.
Executive Summary of Revenues and Expenses

## 19. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **10th day of July, 2019,** 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 | **EAGLE MOUNTAIN CITY**<br>**CITY COUNCIL MEETING**<br>**JULY 16, 2019** |

| | |
|---|---|
| **TITLE:** | 2019 Pony Express Parkway Micro Surface Project |
| **ITEM TYPE:** | Bid Award |
| **FISCAL IMPACT:** | $521,758.34 from G.L.#10-41-44100-5122 |
| **APPLICANT:** | Zac Hilton |

| GENERAL PLAN DESIGNATION | CURRENT ZONE | ACREAGE | COMMUNITY |
|---|---|---|---|
| N/A | N/A | N/A | N/A |

**PUBLIC HEARING:**
No

**REQUIRED FINDINGS:**
N/A

| PLANNING COMMISSION ACTION / RECOMMENDATION |
|---|
| N/A |

| PREPARED BY: |
|---|
| Zac Hilton, Public Works |

**RECOMMENDATION**:
Staff recommends that the City Council award the 2019 Pony Express Parkway Micro Surface Project to Geneva in the amount of $521,758.34 and authorize the Mayor to sign the contract.

**BACKGROUND**:
Eagle Mountain City posted a Request for Bids on SciQuest for the placement of a Type III Mirco Surface Pony Express Parkway from Eagle Mountain Blvd. to Porters Crossing Parkway and on Mid Valley Road. This project will place a preventative maintenance application to approximatly 1,540,546 square feet of roadway and is budgeted in G.L.# 10-41-44100-5122 for surface treatments. The project would take place between the end of September and Mid October with about 1 to 2 weeks to complete the work. School zones will be the main concern for traffic control and may require closures, weekend work and/or night time work. See attached map for location.

| Contractors | Bid Total |
|---|---|
| Geneva | $521,758.34 |
| Intermountain Slurry Seal | $643,596.36 |

**Attachments**:
Micro Surfacing Overview

# 2019 Mico Surfacing:Overview - 1,540,546 SQFT

0 0.25 0.5 1 Miles

N
W E
S

EAGLE MOUNTAIN

Disclaimer: Eagle Mountain City makes no warranty with respect to The accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or Consequential damages resulting from the use or misuse of these Maps or any of the information contained herein. Portions may be Copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

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

Thursday, May 02, 2019

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

SUBJECT: **Harmony phase "A" plat 11 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the all 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.

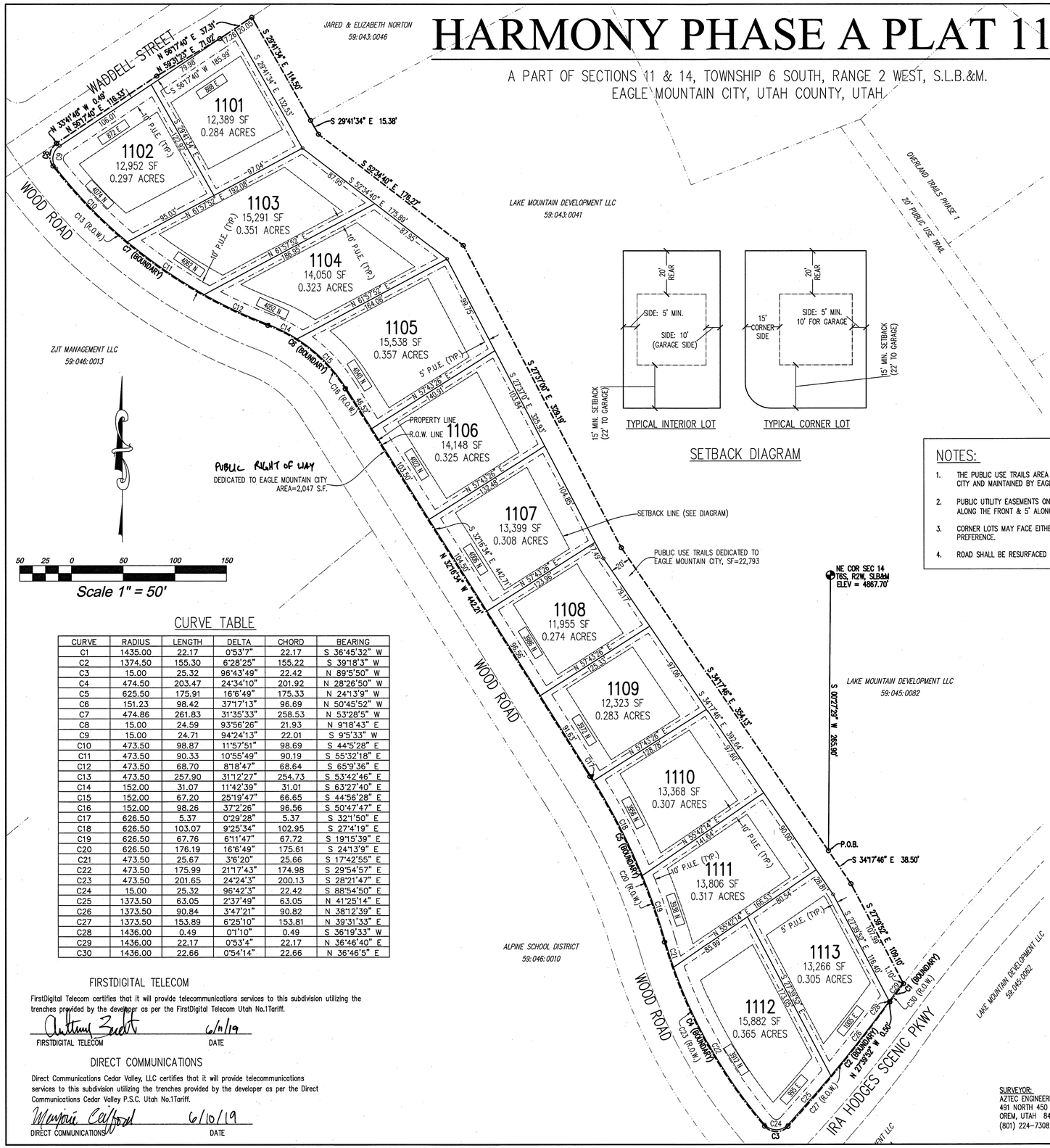
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

# HARMONY PHASE A PLAT 11

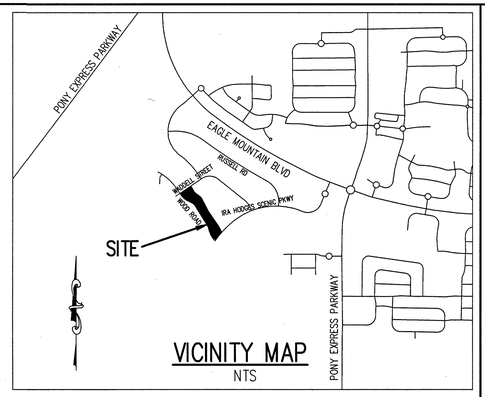
A PART OF SECTIONS 11 & 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH







SETBACK DIAGRAM




VICINITY MAP
NTS

## FIRE NOTE:

TWO (2) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

## PLAT CALCULATIONS

| | |
|---|---|
| TOTAL ACREAGE: | 4.67 ACRES |
| BUILDABLE ACREAGE: | 4.67 ACRES |
| TOTAL ACREAGE IN LOTS: | 4.09 ACRES |
| PUBLIC RIGHT-OF-WAY: | 0.05 ACRES |
| TOTAL OPEN SPACE: | 0.52 ACRES |
| TOTAL IMPROVED OPEN SPACE: | 0.52 ACRES |
| AVERAGE LOT SIZE: | 13,721 SF/0.31 ACRES |
| LARGEST LOT SIZE: | 15,882 SF/0.36 ACRES |
| SMALLEST LOT SIZE: | 11,955 SF/0.27 ACRES |
| OVERALL DENSITY: | 2.79 LOTS/ACRE |
| TOTAL # OF LOTS: | 13 LOTS |

## NOTES:

1. THE PUBLIC USE TRAILS AREA IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.
2. PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE AS FOLLOWS: 10' ALONG THE FRONT & 5' ALONG THE REAR & SIDES.
3. CORNER LOTS MAY FACE EITHER STREET DEPENDING ON BUILDERS PREFERENCE.
4. ROAD SHALL BE RESURFACED AFTER UTILITIES INSTALLED.

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 1435.00 | 22.17 | 0°53'7" | 22.17 | S 36°45'32" W |
| C2 | 1374.50 | 155.30 | 6°28'25" | 155.22 | S 39°18'3" W |
| C3 | 15.00 | 25.32 | 96°43'49" | 22.42 | N 89°5'50" W |
| C4 | 474.50 | 203.47 | 24°34'10" | 201.92 | N 28°26'50" W |
| C5 | 625.50 | 175.91 | 16°6'49" | 175.33 | N 24°13'9" W |
| C6 | 151.23 | 98.42 | 37°17'13" | 96.69 | N 50°45'52" W |
| C7 | 474.86 | 261.83 | 31°35'33" | 258.53 | N 53°28'5" W |
| C8 | 15.00 | 24.59 | 93°56'26" | 21.93 | N 9°18'43" E |
| C9 | 15.00 | 24.71 | 94°24'13" | 22.01 | S 9°5'33" W |
| C10 | 473.50 | 98.87 | 11°57'51" | 98.69 | S 44°5'28" E |
| C11 | 473.50 | 90.33 | 10°55'49" | 90.19 | S 55°32'18" E |
| C12 | 473.50 | 68.70 | 8°18'47" | 68.64 | S 65°9'36" E |
| C13 | 473.50 | 257.90 | 31°12'27" | 254.73 | S 53°42'46" E |
| C14 | 152.00 | 31.07 | 11°42'39" | 31.01 | S 63°27'40" E |
| C15 | 152.00 | 67.20 | 25°19'47" | 66.65 | S 44°56'28" E |
| C16 | 152.00 | 98.26 | 37°2'26" | 96.56 | S 50°47'47" E |
| C17 | 626.50 | 5.37 | 0°29'28" | 5.37 | S 32°1'50" E |
| C18 | 626.50 | 103.07 | 9°25'34" | 102.95 | S 27°4'19" E |
| C19 | 626.50 | 67.76 | 6°11'47" | 67.72 | S 19°15'39" E |
| C20 | 626.50 | 176.19 | 16°6'49" | 175.61 | S 24°13'9" E |
| C21 | 473.50 | 25.67 | 3°6'20" | 25.66 | S 17°42'55" E |
| C22 | 473.50 | 175.99 | 21°17'43" | 174.98 | S 29°54'57" E |
| C23 | 473.50 | 201.65 | 24°24'3" | 200.13 | S 28°21'47" E |
| C24 | 15.00 | 25.32 | 96°42'3" | 22.42 | S 88°54'50" E |
| C25 | 1373.50 | 63.05 | 2°37'49" | 63.05 | N 41°25'14" E |
| C26 | 1373.50 | 90.84 | 3°47'21" | 90.82 | N 38°12'39" E |
| C27 | 1373.50 | 153.89 | 6°25'10" | 153.81 | N 39°31'33" E |
| C28 | 1436.00 | 0.49 | 0°1'10" | 0.49 | S 36°19'33" W |
| C29 | 1436.00 | 22.17 | 0°53'4" | 22.17 | N 36°46'40" E |
| C30 | 1436.00 | 22.66 | 0°54'14" | 22.66 | N 36°46'5" E |

## FIRSTDIGITAL TELECOM

FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

FIRSTDIGITAL TELECOM — DATE 6/11/19

## 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.1Tariff.

DIRECT COMMUNICATIONS — DATE 6/10/19

## 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 including prescriptive rights or other 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 11 day of June, 20 19

By Quinty Eldridge

Title Pre-Con Specialist

16597

## 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

ROCKY MOUNTAIN POWER — DATE 6/10/19


SURVEYOR:
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UTAH 84057
(801) 224-7308


## SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

June 6, 2019 — DATE
AARON D. THOMAS (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 265.90 FEET ALONG SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 34°17'46" EAST 38.50 FEET;

THENCE SOUTH 27°39'52" EAST 109.10 FEET; THENCE ALONG A 1435.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 22.17 FEET THROUGH A CENTRAL ANGLE OF 00°53'07" (CHORD BEARS SOUTH 36°45'32" WEST 22.17 FEET); THENCE NORTH 27°39'52" WEST 0.50 FEET; THENCE ALONG THE ARC OF A 1374.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 155.30 FEET THROUGH A CENTRAL ANGLE OF 06°28'25" (CHORD BEARS SOUTH 39°18'03" WEST 155.22 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 25.32 FEET THROUGH A CENTRAL ANGLE OF 96°43'49" (CHORD BEARS NORTH 89°05'50" WEST 22.42 FEET); THENCE ALONG THE ARC OF A 474.50 FOOT RADIUS CURVE TO THE RIGHT 203.47 FEET THROUGH A CENTRAL ANGLE OF 24°34'10" (CHORD BEARS NORTH 28°26'50" WEST 201.92 FEET); THENCE ALONG THE ARC OF A 625.50 FOOT RADIUS CURVE TO THE LEFT 175.91 FEET THROUGH A CENTRAL ANGLE OF 16°06'49" (CHORD BEARS NORTH 24°13'09" WEST 175.33 FEET); THENCE NORTH 32°16'34" WEST 442.21 FEET; THENCE ALONG THE ARC OF A 151.23 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 98.42 FEET THROUGH A CENTRAL ANGLE OF 37°17'13" (CHORD BEARS NORTH 50°45'52" WEST 96.69 FEET); THENCE ALONG THE ARC OF A 474.86 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 261.83 FEET THROUGH A CENTRAL ANGLE OF 31°35'33" (CHORD BEARS NORTH 53°28'05" WEST 258.53 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 24.59 FEET THROUGH A CENTRAL ANGLE OF 93°56'26" (CHORD BEARS NORTH 09°18'43" EAST 21.93 FEET); THENCE NORTH 33°41'48" WEST 0.49 FEET; THENCE NORTH 56°17'40" EAST 116.33 FEET; THENCE NORTH 59°31'23" EAST 71.02 FEET; THENCE NORTH 56°17'40" EAST 37.31 FEET; THENCE SOUTH 29°41'34" EAST 114.50; THENCE SOUTH 29°41'34" EAST 15.38 FEET; THENCE SOUTH 52°34'40" EAST 176.27 FEET; THENCE SOUTH 27°37'00" EAST 329.19 FEET; THENCE SOUTH 34°17'46" EAST 354.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 203,208 SQUARE FEET OR 4.6650 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE


ENT 56662:2019 Map # 16597
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jun 21 11:37 am FEE 76.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CITY


## EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors 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 — AUTHORIZED SIGNATURE(S)
EM Harmony Development — Tiffany Walden
Owner/manager

## ACKNOWLEDGMENT

On the 18 day of June, 2019 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 1/7/2020 — NOTARY PUBLIC SIGNATURE
686717 — COMMISSION NUMBER
PRINTED FULL NAME OF NOTARY: Franklin B. Ford
A Notary Public Commissioned in Utah

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 18 DAY OF June 2019

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 11

# HARMONY PHASE A

SUBDIVISION

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

Surveyor's Seal — Notary Public Seal — City Engineer's Seal — Clerk-Recorder Seal

JBC. 14-6-24 To-038

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

Wednesday, July 03, 2019

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

SUBJECT: **Dublin Farms into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the all 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

EAGLE MOUNTAIN

**BOND RELEASE REQUEST LETTER**
**Dublin Farms Bond**

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

| ***3rd Bond Release*** | | |
|---|---|---|
| Original Bond Amount: | $ | 930,979.38 |
| Previous Release Amount: | $ | 792,919.72 |
| Amount to Release this Period: | $ | 53,425.17 |
| Amount Remaining in Bond : | $ | 84,634.49 |

| Bond Releases Summary | | |
|---|---|---|
| #1 | $ | 417,649.21 |
| #2 | $ | 375,270.51 |
| #3 | $ | 53,425.17 |
| #4 | $ | - |
| TOTAL | $ | 846,344.89 |

7/3/2019

| | | | | | | QUANTITIES COMPLETED | | | MONIES RELEASED | |
|---|---|---|---|---|---|---|---|---|---|---|
| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL | Previous Period | This Period | % to date | This Period | To Date |
| 1 | **ROADWAY IMPROVEMENTS** | | | | | | | | | |
| a | 4" asphalt | 1120 | SF | $1.36 | $1,523.20 | 1,120 | 0 | 100% | $0.00 | $1,523.20 |
| b | 10" Road base, under curb & gutter | 1120 | SF | $2.23 | $2,497.60 | 1,120 | 0 | 100% | $0.00 | $2,497.60 |
| c | Saw cut existing asphalt | 139 | LF | $1.55 | $215.45 | 139 | 0 | 100% | $0.00 | $215.45 |
| d | 30" curb & gutter w/prep. | 113 | LF | $21.37 | $2,414.81 | 113 | 0 | 100% | $0.00 | $2,414.81 |
| e | 8' sidewalk w/prep. | 245 | LF | $47.66 | $11,676.70 | 0 | 245 | 100% | $11,676.70 | $11,676.70 |
| f | ADA ramp | 2 | EA | $1,262.35 | $2,524.70 | 2 | 0 | 100% | $0.00 | $2,524.70 |
| g | Remove & dispose existing asphalt | 264 | SF | $14.80 | $3,907.20 | 264 | 0 | 100% | $0.00 | $3,907.20 |
| h | Remove & Dispose existing curb & gutter | 75 | LF | $10.21 | $765.75 | 75 | 0 | 100% | $0.00 | $765.75 |
| 2 | **CULINARY WATER** | | | | | | | | | |
| a | 8" PVC water main & fittings | 2716 | LF | $22.51 | $61,137.16 | 2,716 | 0 | 100% | $0.00 | $61,137.16 |
| b | 3/4" water service with meter | 38 | EA | $975.00 | $37,050.00 | 38 | 0 | 100% | $0.00 | $37,050.00 |
| c | 8" gate valve | 15 | EA | $1,841.31 | $27,619.65 | 15 | 0 | 100% | $0.00 | $27,619.65 |
| d | 8" cross | 2 | EA | $2,232.31 | $4,464.62 | 2 | 0 | 100% | $0.00 | $4,464.62 |
| e | 8" tee | 2 | EA | $1,836.65 | $3,673.30 | 2 | 0 | 100% | $0.00 | $3,673.30 |
| f | 8" 45 deg bend | 3 | EA | $846.71 | $2,540.13 | 3 | 0 | 100% | $0.00 | $2,540.13 |
| g | 8" 22.5 deg bend | 4 | EA | $846.71 | $3,386.84 | 4 | 0 | 100% | $0.00 | $3,386.84 |
| h | 8" 11.25 deg bend | 4 | EA | $846.71 | $3,386.84 | 4 | 0 | 100% | $0.00 | $3,386.84 |
| i | Fire Hydrant w/valve | 8 | EA | $6,631.71 | $53,053.68 | 8 | 0 | 100% | $0.00 | $53,053.68 |
| j | Relocated existing fire hydrant | 1 | EA | $4,115.65 | $4,115.65 | 1 | 0 | 100% | $0.00 | $4,115.65 |
| k | 2" irrigation lateral | 2 | EA | $2,546.26 | $5,092.52 | 2 | 0 | 100% | $0.00 | $5,092.52 |
| l | Sampling station | 1 | EA | $4,680.46 | $4,680.46 | 1 | 0 | 100% | $0.00 | $4,680.46 |
| m | Connect to existing | 2 | EA | $1,871.57 | $3,743.14 | 2 | 0 | 100% | $0.00 | $3,743.14 |
| n | Stub and plug | 1 | EA | $1,152.30 | $1,152.30 | 1 | 0 | 100% | $0.00 | $1,152.30 |
| o | Trench backfill (city spec.) | 5366 | CY | $12.50 | $67,075.00 | 5,366 | 0 | 100% | $0.00 | $67,075.00 |
| p | Blow-off valve | 1 | EA | $4,123.45 | $4,123.45 | 1 | 0 | 100% | $0.00 | $4,123.45 |
| 3 | **STORM DRAIN** | | | | | | | | | |
| a | 15" HP storm drain pipe | 1370 | LF | $28.60 | $39,182.00 | 1,370 | 0 | 100% | $0.00 | $39,182.00 |
| b | 18" HP storm drain pipe | 195 | LF | $34.65 | $6,756.75 | 195 | 0 | 100% | $0.00 | $6,756.75 |
| c | 30" HP storm drain pipe | 124 | LF | $48.73 | $6,042.52 | 124 | 0 | 100% | $0.00 | $6,042.52 |
| d | Single inlet catch basin | 4 | EA | $2,910.19 | $11,640.76 | 4 | 0 | 100% | $0.00 | $11,640.76 |
| e | 8'x4' Double inlet catch basin | 2 | EA | $6,263.10 | $12,526.20 | 2 | 0 | 100% | $0.00 | $12,526.20 |
| f | Single inlet combo box | 5 | EA | $4,903.61 | $24,518.05 | 5 | 0 | 100% | $0.00 | $24,518.05 |
| g | 8'x6' double inlet combo box | 2 | EA | $5,168.69 | $10,337.38 | 2 | 0 | 100% | $0.00 | $10,337.38 |
| h | 60" manholes | 2 | EA | $3,026.02 | $6,052.04 | 2 | 0 | 100% | $0.00 | $6,052.04 |
| i | 48" manholes | 7 | EA | $2,528.73 | $17,701.11 | 7 | 0 | 100% | $0.00 | $17,701.11 |
| j | Connect to existing | 1 | EA | $2,001.54 | $2,001.54 | 1 | 0 | 100% | $0.00 | $2,001.54 |
| k | Stub and plug | 1 | EA | $259.61 | $259.61 | 1 | 0 | 100% | $0.00 | $259.61 |
| l | Trench backfill (city spec.) | 2390 | CY | $12.50 | $29,875.00 | 2,390 | 0 | 100% | $0.00 | $29,875.00 |
| 4 | **SEWER** | | | | | | | | | |
| a | 8" PVC sewer main | 2440 | LF | $24.53 | $59,853.20 | 2,196 | 244 | 100% | $5,985.32 | $59,853.20 |
| b | 48" manholes | 12 | EA | $3,200.00 | $38,400.00 | 11 | 1.2 | 100% | $3,840.00 | $38,400.00 |
| c | 60" manholes | 5 | EA | $4,100.00 | $20,500.00 | 5 | 0.5 | 100% | $2,050.00 | $20,500.00 |
| d | 4" sewer service | 129 | EA | $1,125.50 | $145,189.50 | 116 | 12.9 | 100% | $14,518.95 | $145,189.50 |
| e | Connect to existing | 1 | EA | $2,982.69 | $2,982.69 | 1 | 0.1 | 100% | $298.27 | $2,982.69 |
| f | Stub and plug | 2 | EA | $215.33 | $430.66 | 2 | 0.2 | 100% | $43.07 | $430.66 |
| g | Trench backfill (city spec.) | 7025 | CY | $12.50 | $87,812.50 | 6,323 | 702.5 | 100% | $8,781.25 | $87,812.50 |
| 5 | **MISC.** | | | | | | | | | |
| a | Street Signs | 1 | EA | $500.00 | $500.00 | 1 | 0.5 | 100% | $250.00 | $500.00 |
| b | SWPPP | 1 | LS | $3,000.00 | $3,000.00 | 1 | 0.5 | 100% | $1,500.00 | $3,000.00 |
| c | Traffic control | 1 | LS | $8,963.23 | $8,963.23 | 1 | 0.5 | 100% | $4,481.62 | $8,963.23 |
| | **TOTAL CONSTRUCTION COST** | | | | **$846,344.89** | | | | | |
| | 10% Bond Coverage | | | | $84,634.49 | | | | | |
| | | | | | | Released this Period | | | $53,425.17 | |
| | **TOTAL BOND AMOUNT:** | | | | **$930,979.38** | | | | | |

Christopher T. Trusty

**Christopher T. Trusty P.E.**
**Engineering Director**

7/8/19
Date

Robert Bellis for Marty Bahr
**Eagle Mountain City Inspector**

7-8-19
Date

## Dublin Farms Address Table

| Lot | Unit | Address | Street Name | Lot | Unit | Address | Street Name | Lot | Unit | Address | Street Name |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | A | 4167 East | Parnell Lane | 12 | A | 8167 North | O' Connell Lane | 23 | A | 4215 East | O' Connell Lane |
| | B | 4171 East | Parnell Lane | | B | 8171 North | O' Connell Lane | | B | 4219 East | O' Connell Lane |
| | C | 4175 East | Parnell Lane | | C | 8175 North | O' Connell Lane | | C | 4221 East | O' Connell Lane |
| | D | 4179 East | Parnell Lane | | D | 8179 North | O' Connell Lane | | D | 4225 East | O' Connell Lane |
| 2 | A | 4183 East | Parnell Lane | 13 | A | 8184 North | O' Connell Lane | 24 | A | 4186 East | O' Connell Lane |
| | B | 4187 East | Parnell Lane | | B | 8182 North | O' Connell Lane | | B | 4190 East | O' Connell Lane |
| | C | 4191 East | Parnell Lane | | C | 8176 North | O' Connell Lane | | C | 4194 East | O' Connell Lane |
| | D | 4195 East | Parnell Lane | | D | 8172 North | O' Connell Lane | | D | 4198 East | O' Connell Lane |
| 3 | A | 4201 East | Parnell Lane | 14 | A | 4202 East | Parnell Lane | 25 | A | 4202 East | O' Connell Lane |
| | B | 4205 East | Parnell Lane | | B | 4206 East | Parnell Lane | | B | 4206 East | O' Connell Lane |
| | C | 4209 East | Parnell Lane | | C | 4210 East | Parnell Lane | | C | 4210 East | O' Connell Lane |
| | D | 4213 East | Parnell Lane | | D | 4214 East | Parnell Lane | | D | 4214 East | O' Connell Lane |
| 4 | A | 4217 East | Parnell Lane | 15 | A | 4218 East | Parnell Lane | 26 | A | 4218 East | O' Connell Lane |
| | B | 4221 East | Parnell Lane | | B | 4222 East | Parnell Lane | | B | 4222 East | O' Connell Lane |
| | C | 4225 East | Parnell Lane | | C | 4226 East | Parnell Lane | | C | 4226 East | O' Connell Lane |
| | D | 4229 East | Parnell Lane | | D | 4230 East | Parnell Lane | | D | 4230 East | O' Connell Lane |
| 5 | A | 4245 East | Parnell Lane | 16 | A | 4246 East | Parnell Lane | 27 | A | 4255 East | O' Connell Lane |
| | B | 4249 East | Parnell Lane | | B | 4250 East | Parnell Lane | | B | 4259 East | O' Connell Lane |
| | C | 4253 East | Parnell Lane | | C | 4254 East | Parnell Lane | | C | 4263 East | O' Connell Lane |
| | D | 4257 East | Parnell Lane | | D | 4258 East | Parnell Lane | | D | 4267 East | O' Connell Lane |
| 6 | A | 4261 East | Parnell Lane | 17 | A | 4262 East | Parnell Lane | 28 | A | 4271 East | O' Connell Lane |
| | B | 4265 East | Parnell Lane | | B | 4266 East | Parnell Lane | 29 | A | 4275 East | O' Connell Lane |
| | C | 4269 East | Parnell Lane | | C | 4270 East | Parnell Lane | | B | 4279 East | O' Connell Lane |
| | D | 4273 East | Parnell Lane | | D | 4274 East | Parnell Lane | | C | 4283 East | O' Connell Lane |
| 7 | A | 4277 East | Parnell Lane | 18 | A | 4294 East | Parnell Lane | | D | 4287 East | O' Connell Lane |
| | B | 4281 East | Parnell Lane | | B | 4298 East | Parnell Lane | 30 | A | 4291 East | O' Connell Lane |
| | C | 4285 East | Parnell Lane | | C | 4302 East | Parnell Lane | 31 | A | 4295 East | O' Connell Lane |
| | D | 4289 East | Parnell Lane | | D | 4306 East | Parnell Lane | | B | 4299 East | O' Connell Lane |
| 8 | A | 4293 East | Parnell Lane | 19 | A | 4312 East | Parnell Lane | | C | 4303 East | O' Connell Lane |
| | B | 4297 East | Parnell Lane | | B | 4316 East | Parnell Lane | | D | 4307 East | O' Connell Lane |
| | C | 4301 East | Parnell Lane | | C | 4320 East | Parnell Lane | 32 | A | 4311 East | O' Connell Lane |
| | D | 4305 East | Parnell Lane | | D | 4324 East | Parnell Lane | | B | 4315 East | O' Connell Lane |
| 9 | A | 4313 East | Parnell Lane | 20 | A | 4334 East | Parnell Lane | | C | 4319 East | O' Connell Lane |
| | B | 4317 East | Parnell Lane | | B | 4338 East | Parnell Lane | | D | 4323 East | O' Connell Lane |
| | C | 4321 East | Parnell Lane | | C | 4342 East | Parnell Lane | 33 | A | 4327 East | O' Connell Lane |
| | D | 4325 East | Parnell Lane | | D | 4346 East | Parnell Lane | | A | 4331 East | O' Connell Lane |
| 10 | A | 4329 East | Parnell Lane | 21 | A | 8208 North | O' Connell Lane | 34 | B | 4335 East | O' Connell Lane |
| | B | 4333 East | Parnell Lane | | B | 8204 North | O' Connell Lane | | C | 4339 East | O' Connell Lane |
| | C | 4337 East | Parnell Lane | | C | 8202 North | O' Connell Lane | | D | 4343 East | O' Connell Lane |
| | D | 4341 East | Parnell Lane | | D | 8198 North | O' Connell Lane | 35 | A | 4347 East | O' Connell Lane |
| 11 | A | 4345 East | Parnell Lane | 22 | A | 4199 East | O' Connell Lane | Club House | | 4282 East | Parnell Lane |
| | B | 4349 East | Parnell Lane | | B | 4203 East | O' Connell Lane | | | | |
| | C | 4353 East | Parnell Lane | | C | 4207 East | O' Connell Lane | | | | |
| | D | 4357 East | Parnell Lane | | D | 4211 East | O' Connell Lane | | | | |

### Curve Table

| Curve # | Length | Radius | Delta | Chord | Chord Length |
|---|---|---|---|---|---|
| C1 | 14.23' | 137.00' | 005°56'58" | N 77°58'48" E | 14.22' |
| C2 | 24.06' | 63.00' | 021°53'08" | N 70°00'43" E | 23.92' |
| C3 | 87.87' | 45.00' | 111°53'08" | N 25°00'43" E | 74.56' |
| C4 | 33.11' | 200.00' | 009°29'09" | N 85°41'52" E | 33.07' |
| C5 | 33.11' | 200.00' | 009°29'09" | S 04°18'08" E | 33.07' |
| C6 | 65.47' | 45.00' | 083°21'27" | S 47°52'51" E | 59.85' |
| C7 | 8.36' | 25.00' | 019°09'10" | N 84°34'54" E | 8.32' |
| C8 | 15.58' | 150.00' | 005°56'58" | N 77°58'48" E | 15.57' |
| C9 | 31.42' | 20.00' | 090°00'00" | N 35°57'17" E | 28.28' |
| C10 | 31.42' | 20.00' | 090°00'00" | S 54°02'43" E | 28.28' |
| C11 | 19.10' | 50.00' | 021°53'08" | N 70°00'43" E | 18.98' |
| C12 | 31.42' | 20.00' | 090°00'00" | N 75°55'51" W | 28.28' |
| C13 | 29.03' | 76.00' | 021°53'08" | N 70°00'43" E | 28.85' |
| C14 | 31.42' | 20.00' | 090°00'00" | S 35°57'17" W | 28.28' |
| C15 | 29.24' | 20.00' | 083°46'04" | N 47°40'32" E | 26.70' |
| C16 | 30.96' | 197.00' | 009°29'09" | N 85°41'52" E | 30.92' |
| C17 | 62.49' | 32.00' | 111°53'08" | S 25°00'43" W | 53.02' |
| C18 | 113.26' | 58.00' | 111°53'08" | S 25°00'43" W | 96.10' |
| C19 | 31.42' | 20.00' | 090°00'00" | S 14°04'09" W | 28.28' |
| C20 | 35.26' | 213.00' | 009°29'09" | N 85°41'52" E | 35.22' |

### Curve Table

| Curve # | Length | Radius | Delta | Chord | Chord Length |
|---|---|---|---|---|---|
| C21 | 31.42' | 20.00' | 090°00'00" | S 45°26'26" W | 28.28' |
| C22 | 31.42' | 20.00' | 090°00'00" | N 44°33'34" W | 28.28' |
| C23 | 34.46' | 20.00' | 098°42'43" | N 41°05'05" E | 30.35' |
| C24 | 31.42' | 20.00' | 090°00'00" | N 54°02'43" W | 28.28' |
| C25 | 30.42' | 20.00' | 087°09'25" | S 37°22'35" W | 27.57' |
| C26 | 46.56' | 32.00' | 083°21'27" | S 47°52'51" E | 42.56' |
| C27 | 84.36' | 58.00' | 083°21'27" | S 47°52'51" E | 77.13' |
| C28 | 34.49' | 20.00' | 098°47'34" | N 55°35'54" W | 30.37' |
| C29 | 8.35' | 25.00' | 019°08'14" | S 65°26'12" W | 8.31' |
| C30 | 158.24' | 638.50' | 014°11'59" | S 06°39'33" E | 157.84' |
| C31 | 14.38' | 638.50' | 001°17'26" | S 14°24'15" E | 14.38' |
| C32 | 14.39' | 638.50' | 001°17'27" | S 15°41'42" E | 14.38' |
| C33 | 25.18' | 638.50' | 002°15'33" | S 17°28'12" E | 25.18' |
| C34 | 2.53' | 187.00' | 000°46'26" | S 06°39'30" E | 2.53' |
| C35 | 12.09' | 213.00' | 003°15'12" | S 07°25'06" E | 12.09' |
| C36 | 27.51' | 136.70' | 011°31'43" | N 34°28'29" E | 27.46' |
| C37 | 89.57' | 58.59' | 087°35'08" | N 03°33'14" W | 81.10' |
| C38 | 39.91' | 66.12' | 034°34'46" | N 30°03'25" W | 39.30' |
| C39 | 39.56' | 30.66' | 073°55'00" | N 24°11'29" E | 36.87' |
| C40 | 26.41' | 27.26' | 055°31'00" | N 33°23'28" E | 25.39' |

### Curve Table

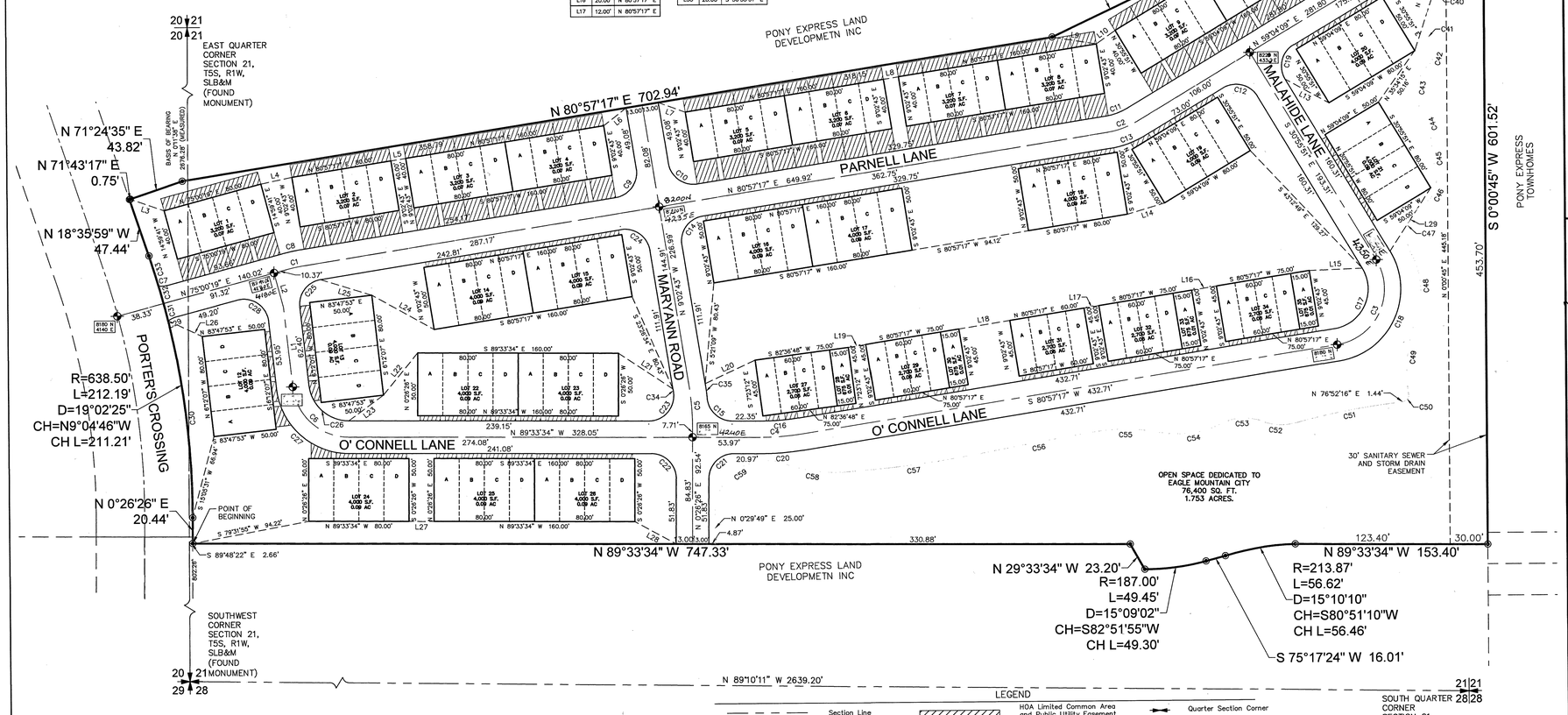
| Curve # | Length | Radius | Delta | Chord | Chord Length |
|---|---|---|---|---|---|
| C41 | 29.94' | 62.71' | 027°20'59" | N 08°02'31" W | 29.65' |
| C42 | 13.60' | 11.11' | 070°08'36" | N 13°21'16" E | 12.76' |
| C43 | 41.31' | 30.28' | 078°10'24" | N 09°20'28" E | 38.18' |
| C44 | 23.29' | 59.67' | 022°22'06" | N 18°33'44" W | 23.15' |
| C45 | 31.74' | 1841.91' | 000°59'14" | N 06°53'04" W | 31.74' |
| C46 | 22.81' | 20.05' | 065°11'26" | N 26°12'16" E | 21.60' |
| C47 | 45.26' | 29.93' | 086°37'39" | N 15°29'09" E | 41.07' |
| C48 | 55.25' | 65.31' | 048°28'16" | N 03°35'32" W | 53.62' |
| C49 | 60.13' | 116.61' | 029°32'44" | N 05°52'14" E | 59.47' |
| C50 | 7.49' | 5.00' | 085°46'24" | N 33°56'04" E | 6.81' |
| C51 | 87.17' | 533.71' | 009°21'29" | N 79°16'14" E | 87.07' |
| C52 | 30.14' | 42.72' | 040°25'07" | S 84°43'04" E | 29.52' |
| C53 | 25.82' | 40.73' | 036°19'08" | N 88°07'17" E | 25.39' |
| C54 | 56.26' | 81.18' | 039°42'20" | N 81°31'13" E | 55.14' |
| C55 | 51.65' | 148.18' | 019°58'18" | S 89°33'36" E | 51.39' |
| C56 | 90.00' | 3240.96' | 001°35'28" | N 79°40'29" E | 90.00' |
| C57 | 112.40' | 853.51' | 007°32'45" | N 82°39'07" E | 112.32' |
| C58 | 46.95' | 111.43' | 024°08'24" | S 81°30'18" E | 46.60' |
| C59 | 79.50' | 41.38' | 110°04'05" | N 55°31'51" E | 67.83' |

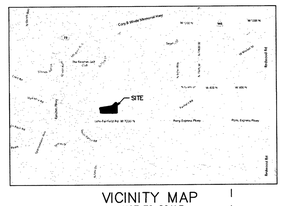
### Line Table

| Line # | Length | Direction |
|---|---|---|
| L1 | 63.47' | S 06°12'07" E |
| L2 | 28.64' | S 14°56'41" E |
| L3 | 28.37' | N 70°51'53" W |
| L4 | 25.45' | S 78°02'05" W |
| L5 | 12.00' | S 80°57'17" W |
| L6 | 22.86' | N 51°58'30" E |
| L7 | 22.86' | N 70°03'55" W |
| L8 | 12.00' | S 80°57'17" W |
| L9 | 35.62' | S 80°55'36" E |
| L10 | 18.42' | S 54°39'53" W |
| L11 | 23.64' | N 27°35'23" W |
| L12 | 12.00' | S 59°04'09" W |
| L13 | 39.45' | N 61°23'47" W |
| L14 | 30.89' | S 73°34'52" W |
| L15 | 42.27' | N 87°50'48" E |
| L16 | 20.00' | N 80°57'17" E |
| L17 | 12.00' | N 80°57'17" E |

### Line Table

| Line # | Length | Direction |
|---|---|---|
| L18 | 41.13' | N 80°57'17" E |
| L19 | 14.14' | N 80°57'42" E |
| L20 | 44.05' | S 65°11'49" W |
| L21 | 52.00' | S 56°21'29" E |
| L22 | 43.28' | S 39°32'31" W |
| L23 | 34.41' | S 54°03'46" W |
| L24 | 56.63' | S 60°53'21" E |
| L25 | 42.74' | N 72°37'51" W |
| L26 | 29.62' | N 64°48'37" W |
| L27 | 20.00' | S 89°33'34" E |
| L28 | 37.55' | S 61°12'35" E |
| L29 | 60.07' | S 33°05'38" W |
| L30 | 48.47' | N 30°54'12" W |
| L31 | 30.00' | N 59°05'48" E |
| L32 | 56.77' | S 30°54'12" E |
| L33 | 26.00' | S 30°55'51" E |




VICINITY MAP
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I, NATHAN WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 5152762 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.

October 29, 2018
DATE

NATHAN B. WEBER
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5152762

## BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 20, and the Southwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the east line of Porter's Crossing per the Porter's Crossing Town Center Subdivision as recorded in the Office of the Utah County recorder as entry#90696:2013, said point being North 01°11'38" East 802.26 feet and South 89°48'22" East 2.66 feet from the Southwest Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running;

thence along the east line of said Porter's Crossing per the said Porter's Crossing Town Center Subdivision and the Porter's Crossing Town Center, Phase B, Plat 1 as recorded in the Office of the Utah County Recorder as Entry#48061:2014, the following three (3) courses: North 0°26'26" East 20.44 feet, 212.19 feet along the arc of a 638.50 foot radius curve to the left through a central angle of 19°02'25" (Long Chord Bears North 09°04'46" West 211.21 feet), North 18°35'59" West 47.44 feet;

thence North 71°43'17" East 0.75 feet;

thence North 71°24'35" East 43.82 feet;

thence North 80°57'17" East 702.94 feet;

thence North 64°42'08" East 102.94 feet;

thence North 52°24'12" East 105.30 feet;

thence North 44°41'47" East 165.29 feet;

thence South 59°07'19" East 60.05 feet to the west line of Pony Express Townhomes as recorded in the Office of the Utah County Recorder as Entry#84771:2015;

thence South 0°00'45" West 601.52 feet along the said west line of Pony Express Townhomes;

thence North 89°33'34" West 153.40 feet to a point of curvature;

thence 56.62 feet along the arc of a 213.87 foot radius curve to the left through a central angle of 15°10'10"(Long Chord Bears South 80°51'10" West 56.46 feet);

thence South 75°17'24" West 16.01 feet to a point of curvature;

thence 49.45 feet along the arc of a 187.00 foot radius curve to the right through a central angle of 15°09'02" (Long Chord Bears South 82°51'55" West 49.30 feet);

thence North 29°33'34" West 23.20 feet;

thence North 89°33'34" West 747.33 feet to the point of beginning.

Parcel contains 422,404 sq. ft. 9.69 acres.

## OWNER'S DEDICATION

Know all men by these presents that [redacted] the undersigned owner of the above described tract of land, having caused same to be subdivided into a lot and streets to be known as DUBLIN FARMS SUBDIVISION, do hereby dedicate to the public the streets indicated hereon for the perpetual use of the public. The easements, as shown, are dedicated to the public use forever for the purposes as indicated on this plat.

In witness thereof we have hereunto set our hands this 29TH day of NOVEMBER, A.D. 2018.

By: _____ Authorized Agent MICHAEL C. MILLER

By: _____ Authorized Agent

By: _____ Authorized Agent

### OWNER'S ACKNOWLEDGMENT'S

STATE OF UTAH )
:SS
COUNTY OF UTAH )

On this 29th day of November 2018, personally appeared before me Michael C. Miller personally known to me to be the authorized agent of FIG Dublin Farms, LLC, who acknowledged before me that he signed the foregoing instrument as authorized agent for the FIG Dublin Farms, LLC, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument to execute said instrument on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES 8-1-2019

NOTARY PUBLIC

Commission No. 684011

RESIDING IN Utah COUNTY

KAREN WEEKS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires August 1, 2019
COMMISSION NUMBER 684011

STATE OF UTAH )
:SS
COUNTY OF Summit )

On this 27th day of November 2018, personally appeared before me Ron Kadish personally known to me to be the authorized agent of First Western Capital LLC, who acknowledged before me that he signed the foregoing instrument as authorized agent for the First Western Capital LLC, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument to execute said instrument on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES
04-28-2020

NOTARY PUBLIC

COMMISSION #: 688954

RESIDING IN Summit COUNTY

NOTARY PUBLIC
MARCIA MARTELL LATHAM
688954
COMMISSION EXPIRES
APRIL 28, 2020
STATE OF UTAH

STATE OF Nevada )
:SS
COUNTY OF Clark )

On this 3rd day of December 2018, personally appeared before me personally known to me to be the authorized agent of Jennie Funding LLC, who acknowledged before me that he signed the foregoing instrument as authorized agent for the Jennie Funding LLC, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument to execute said instrument on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES
11/18/20

NOTARY PUBLIC

RESIDING IN Clark COUNTY

ALYSIA M. CARLIN
Notary Public-State of Nevada
APPT. NO. 16-4445-1
My Appt. Expires 11-18-2020

## 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 13 DAY OF December, 2018

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

ENT 118342:2018 Map # 16367
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Dec 14 2:32 pm FEE 45.00 BY BA
RECORDED FOR EAGLE MOUNTAIN CITY

### LEGEND

- Section Line
- Center Line
- Boundary Line
- Lot Line
- Tie Line
- Private Right-of-Way Line and Public Utility and EMC Easement Line
- HOA Limited Common Area and Public Utility Easement, NO city Maintenance
- Private Area
- HOA Common Area and Public Utility Easement. Maintained by HOA, NO city Maintenance
- Private Street-PUE and Eagle Mountain Easement
- Open Space Dedicated to Eagle Mountain City. Not Maintained or owned by HOA.
- Quarter Section Corner
- Section Corner Monument
- Subdivision Corner
- Street Monument

16367

### PLAT TABULATIONS

| | |
|---|---|
| TOTAL ACREAGE: | 9.69 ACRES |
| TOTAL ACREAGE IN LOTS: | 2.48 ACRES |
| TOTAL OPEN SPACE: | 5.64 ACRES |
| TOTAL IMPROVED OPEN SPACE: | 5.64 ACRES |
| OVERALL DENSITY: | 13.2 LOTS/ACRE |
| TOTAL NUMBER OF UNITS: | 128 |
| DEVELOPED ACERAGE: | 9.69 ACRES |
| ACERAGE IN STREETS: | 1.56 ACRES |
| TOTAL NUMBER OF LOTS: | 35 |


DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032


### ROCKY MOUNTAIN POWER STATEMENT

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.

ROCKY MOUNTAIN POWER — DATE 12/6/18

### DOMINION ENERGY

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

Approved this 6 day of December, 2018. Dominion Energy Company

By _____
Title Gas account Approval Rep

### 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 Tariff.

DIRECT COMMUNICATIONS — DATE 12/06/18

# DUBLIN FARMS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,AND THE SOUTHEAST QUARTER OF SECTION 20,TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|
| LICENSED PROFESSIONAL LAND SURVEYOR 10/29/18 No. 5152762 NATHAN B. WEBER STATE OF UTAH | | LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 12-10-18 STATE OF UTAH | CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH |

Sec 21, T5S, R1W SLB&M

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

Thursday, June 27, 2019

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

SUBJECT: **Scenic Mountain phase "A" plat 1 into warranty Bond Release**

City Recorder:

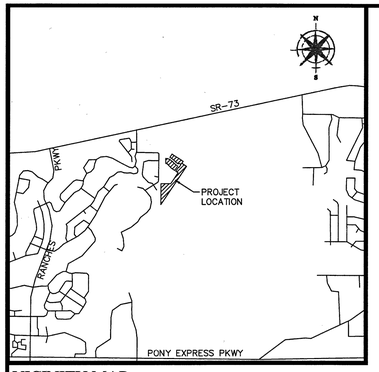
The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have 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




## VICINITY MAP

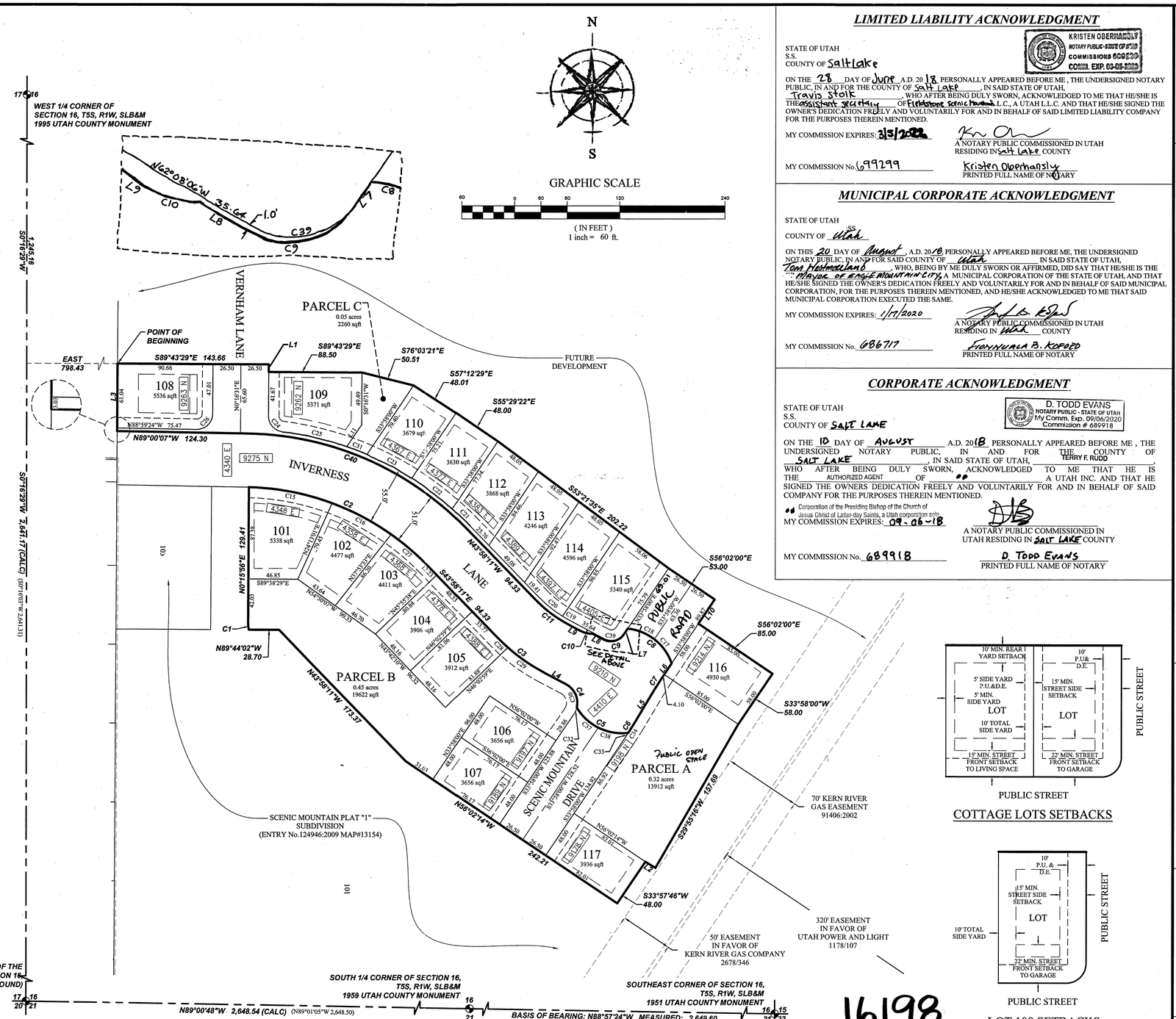
N.T.S

| BD Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 27.00 | 13°29'06" | 6.35 | N06°28'37"W | 6.34 |
| C2 | 244.50 | 44°36'15" | 190.34 | S66°16'19"E | 185.57 |
| C3 | 175.50 | 18°09'55" | 55.64 | S53°03'09"E | 55.41 |
| C4 | 20.00 | 75°36'37" | 26.40 | S24°49'52"E | 24.52 |
| C5 | 50.00 | 66°24'09" | 57.94 | S63°37'32"E | 54.76 |
| C6 | 276.50 | 2°10'23" | 10.49 | N31°46'07"E | 10.49 |
| C7 | 223.50 | 3°17'05" | 12.81 | N32°19'28"E | 12.81 |
| C8 | 50.00 | 64°13'08" | 56.04 | N51°40'26"W | 53.15 |
| C9 | 15.00 | 83°53'54" | 21.96 | S75°54'57"W | 20.05 |
| C10 | 25.00 | 28°21'27" | 12.37 | N76°18'50"W | 12.25 |
| C11 | 124.50 | 18°09'55" | 39.47 | N53°03'08"W | 39.31 |
| C40 | 295.50 | 45°01'56" | 232.25 | N66°29'09"W | 226.32 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C15 | 244.50 | 18°56'53" | 80.86 | N79°06'01"W | 80.49 |
| C16 | 244.50 | 14°53'14" | 63.53 | N62°10'57"W | 63.35 |
| C17 | 50.00 | 32°46'38" | 28.60 | N35°57'12"W | 28.22 |
| C18 | 50.00 | 31°26'30" | 27.44 | N68°03'46"W | 27.09 |
| C19 | 120.00 | 4°10'16" | 8.74 | S60°00'30"E | 8.73 |
| C20 | 120.00 | 13°56'46" | 29.21 | S50°59'16"E | 29.14 |
| C21 | 299.50 | 4°25'52" | 23.16 | S46°08'23"E | 23.16 |
| C22 | 299.50 | 9°12'21" | 48.12 | S52°57'29"E | 48.07 |
| C23 | 299.50 | 9°14'45" | 48.33 | S62°11'02"E | 48.28 |
| C24 | 15.00 | 83°02'31" | 21.74 | S41°14'45"E | 19.89 |
| C25 | 299.50 | 12°02'12" | 62.92 | S76°44'54"E | 62.80 |
| C26 | 15.00 | 90°44'05" | 23.75 | S45°38'34"W | 21.35 |
| C27 | 244.50 | 10°46'09" | 45.96 | N49°21'16"W | 45.89 |
| C28 | 175.50 | 4°42'17" | 14.41 | N46°19'19"W | 14.41 |
| C29 | 175.50 | 13°27'38" | 41.23 | N55°24'17"W | 41.14 |
| C30 | 20.00 | 96°36'09" | 33.72 | N14°20'10"W | 29.87 |
| C31 | 299.50 | 3°55'24" | 20.51 | N68°46'06"W | 20.50 |
| C32 | 20.00 | 20°59'25" | 7.33 | S23°28'26"W | 7.29 |
| C33 | 276.50 | 1°06'41" | 5.36 | N33°24'39"E | 5.36 |
| C34 | 276.50 | 3°17'05" | 15.85 | N32°19'28"E | 15.85 |
| C37 | 50.00 | 32°45'06" | 28.58 | S46°48'02"E | 28.19 |
| C38 | 50.00 | 33°39'01" | 29.36 | S80°00'06"E | 28.94 |
| C39 | 15.00 | 81°53'07" | 21.44 | N78°44'18"E | 19.66 |

| BD Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | S00°16'31"W | 7.25 |
| L2 | N57°40'02"W | 11.12 |
| L3 | N00°16'31"E | 64.06 |
| L4 | S62°08'06"E | 24.17 |
| L5 | N30°40'55"E | 38.02 |
| L6 | N33°58'00"E | 16.82 |
| L7 | S33°58'00"W | 6.78 |
| L8 | N62°08'06"W | 11.40 |
| L9 | N62°08'06"W | 12.60 |
| L10 | S33°58'00"W | 27.77 |

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L11 | S33°58'00"W | 25.45 |







COTTAGE LOTS SETBACKS




LOT 108 SETBACKS

## SITE TABULATIONS

- TOTAL # OF LOTS: 17 LOTS
- TOTAL ACREAGE: 2.89 ACRES
- TOTAL ACREAGE IN LOTS: 1.47 ACRES
- TOTAL OPEN SPACE: 0.82 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.82 ACRES
- AVERAGE LOT SIZE: 0.09ACRES OR 3,763 SQFT.
- LARGEST LOT SIZE: 5,536 SQFT
- SMALLEST LOT SIZE: 3,656 SQFT
- OVERALL DENSITY: 5.88 UNITS/ACRE
- ROW: 15,778 SQFT

## NOTES:

1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY
2. 45 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
3. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E.
4. 5/8" ..... STREET MONUMENT (TO BE SET)
5. PARCELS B&C TO BE MAINTAINED BY THE HOA.

### 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 Tariff.

Marjorie Clifford 6/29/18
DIRECT COMMUNICATIONS DATE

### DOMINION ENERGY COMPANY

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

Approved this 29 day of June, 20 18. Dominion Energy Company

By Nate Snead

Title Pro Cast

### 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.

6/29/17
ROCKY MOUNTAIN POWER DATE

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

KRISTEN OBERHANSLY NOTARY PUBLIC-STATE OF UTAH COMMISSION# 699299 COMM. EXP. 03-05-2022

ON THE 28 DAY OF June A.D. 20 18 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Travis Stolk, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Assistant Secretary OF Eagleridge Scenic Mountain 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: 3/3/2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 699299

Kristen Oberhansly
PRINTED FULL NAME OF NOTARY

## MUNICIPAL CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
SS
COUNTY OF Utah

ON THIS 20 DAY OF August, A.D. 20 18, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah IN SAID STATE OF UTAH, Tom Westmoreland WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE Mayor of Eagle Mountain City A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 1/17/2020

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY

MY COMMISSION No. 686717

SHANNALA B. KOFORD
PRINTED FULL NAME OF NOTARY

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

D. TODD EVANS NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 09/06/2020 Commission # 689918

ON THE 10 DAY OF AUGUST A.D. 20 18 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, TERRY F. RUDD, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE AUTHORIZED AGENT OF ** A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

** Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

MY COMMISSION EXPIRES: 09-06-18

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 689918

D. Todd Evans
PRINTED FULL NAME OF NOTARY

## SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

6/28/18
DATE

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

## BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning on the Easterly line of that Real Property described as Deed Entry No. 37441:2009 of the Official Records of Utah County, located S0°16'29"W along the Section line 1,245.16 feet and East 798.43 feet from the West ¼ Corner of Section 16, T5S, R1W, S.L.B.& M.; (Basis of Bearing: S88°57'24"E along the Section line between the South ¼ Corner and the Southeast Corner of said Section 16); thence S89°43'29"E 143.66 feet; thence S00°16'31"W 7.25 feet; thence S89°43'29"E 88.50 feet; thence S76°03'21"E 50.51 feet; thence S57°12'29"E 48.01 feet; thence S55°29'22"E 48.00 feet; thence S53°21'35"E 202.22 feet; thence S56°02'00"E 53.00 feet; thence S33°58'00"W 27.77 feet; thence S56°02'00"E 85.00 feet; thence S33°58'00"W 58.00 feet; thence S29°55'16"W 157.69 feet; thence S57°40'02"W 11.12 feet; thence S33°57'46"W 48.00 feet to the easterly extension of the northerly line of Lot 101 SCENIC MOUNTAIN PLAT "1" SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said lot and extensions of the north line of said lot the following 5 (five) Courses and distances: thence N56°02'14"W 242.21 feet; thence N43°58'11"W 173.37 feet; thence N89°44'02"W 28.70 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 27.00 feet (radius bears: N76°46'50"E) a distance of 6.35 feet through a central angle of 13°29'06" Chord: N06°28'37"W 6.34 feet; thence N00°15'56"E 129.41 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 244.50 feet (radius bears: S01°25'33"W) a distance of 190.34 feet through a central angle of 44°36'15" Chord: S66°16'19"E 185.57 feet; thence S43°58'11"E 94.33 feet; thence along the arc of a curve to the left with a radius of 175.50 feet a distance of 55.64 feet through a central angle of 18°09'55" Chord: S53°03'09"E 55.41 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S27°21'50"W) a distance of 26.40 feet through a central angle of 75°36'37" Chord: S24°49'52"E 24.52 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N59°34'32"E) a distance of 57.94 feet through a central angle of 66°24'09" Chord: S63°37'32"E 54.76 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 276.50 feet (radius bears: N57°08'49"W) a distance of 10.49 feet through a central angle of 02°10'23" Chord: N31°46'07"E 10.49 feet; thence N30°40'55"E 38.02 feet; thence along the arc of a curve to the right with a radius of 223.50 feet a distance of 12.81 feet through a central angle of 03°17'05" Chord: N32°19'28"E 12.81 feet; thence N33°58'00"E 16.82 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S70°26'07"W) a distance of 56.04 feet through a central angle of 64°13'08" Chord: N51°40'26"W 53.15 feet; thence S33°58'00"W 6.78 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 21.96 feet through a central angle of 83°53'54" Chord: S75°54'57"W 20.05 feet; thence N62°08'06"W 11.40 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: N00°29'33"W) a distance of 12.37 feet through a central angle of 28°21'27" Chord: N76°18'50"W 12.25 feet; thence N62°08'06"W 12.60 feet; thence along the arc of a curve to the right with a radius of 124.50 feet a distance of 39.47 feet through a central angle of 18°09'55" Chord: N53°03'08"W 39.31 feet; thence N43°58'11"W 94.33 feet; thence along the arc of a curve to the left with a radius of 295.50 feet a distance of 232.25 feet through a central angle of 45°01'56" Chord: N66°29'09"W 226.32 feet; thence N89°00'07"W 124.30 feet; thence N00°16'31"E 64.06 feet to the point of beginning.

Contains: 2.89 acres+/-

ENT 79244:2018 Map # 16198
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 21 10:21 am FEE 49.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints signs this plat to comply and cooperate with municipal platting requirements, and to dedicate to the public the parcel of land shown by the plat as intended for public use. Said corporation does not participate in the plat to the extent that it creates parcels other than ~~lots 24~~ *, nor has it participated in planning or engineering the other portions of the plat.

* SCENIC MOUNTAIN DRIVE

## 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 — AUTHORIZED SIGNATURE(S)

Travis Stolk

Terry F. Rudd — Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

Tom Westmoreland

## 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 20 DAY OF August, 20 18.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PHASE A PLAT 1

# SCENIC MOUNTAIN

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=60'

VACATING ALL LOT 102 & PT LOT 101 CHURCH SITE PLAT 1, SCENIC MT SUB

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|
| LICENSED LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 6/28/18 STATE OF UTAH | | 7-23-18 | CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH |

SEC. 16 T5S-R1W TO.OSB (LOT 102, PT LOT 101, CHURCH SITE, PLAT 1, SCENIC MT SUB

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

Thursday, June 27, 2019

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

SUBJECT: **Scenic Mountain phase "A" plat 2 into warranty Bond Release**

City Recorder:

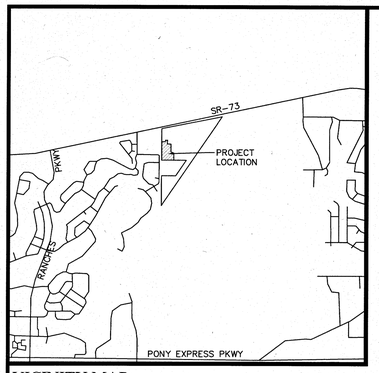
The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have 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.

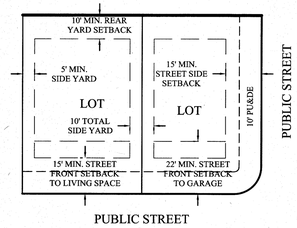
Sincerely,

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

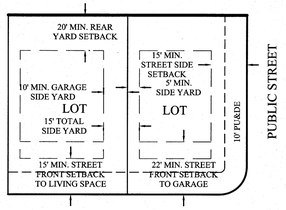
Cc: Fionnuala Kofoed, City Recorder



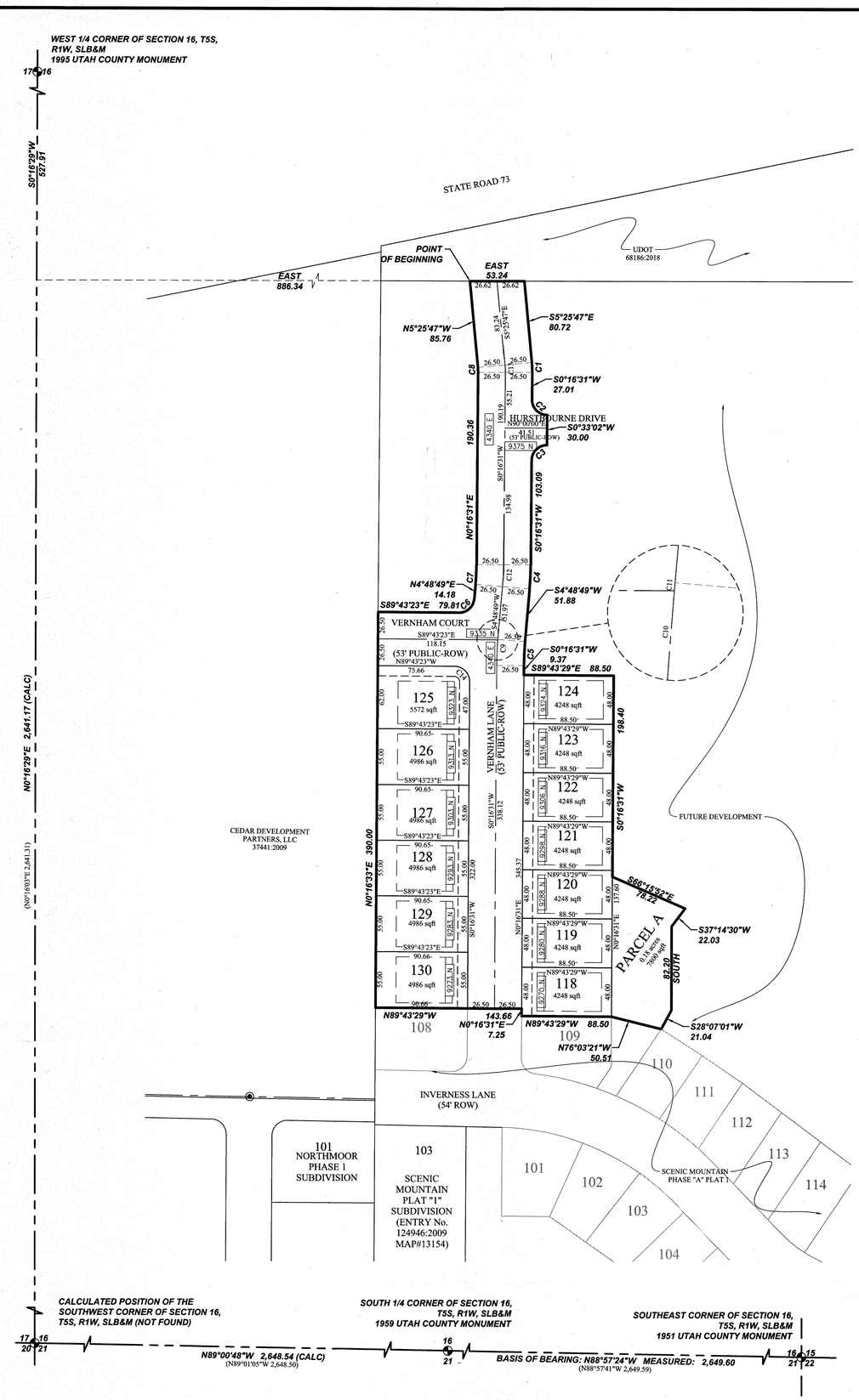

VICINITY MAP
N.T.S

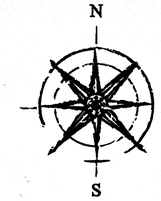



BUILDING SETBACKS LOTS 118-124
N.T.S.

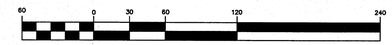



BUILDING SETBACKS LOTS 125-130
N.T.S.




GRAPHIC SCALE




( IN FEET )
1 inch = 60 ft.

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | N40°27'39"W | 6.58 |
| L2 | N01°22'56"E | 48.02 |
| L3 | N32°11'12"E | 6.38 |
| L4 | S00°16'57"W | 5.42 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 100.00 | 5°42'18" | 9.96 | S02°34'38"E | 9.95 |
| C2 | 15.00 | 90°16'31" | 23.63 | S44°51'45"E | 21.26 |
| C3 | 15.00 | 89°43'29" | 23.49 | S45°08'15"W | 21.16 |
| C4 | 261.00 | 5°16'26" | 24.02 | S02°33'10"W | 24.02 |
| C5 | 298.50 | 4°33'40" | 23.76 | S02°32'40"W | 23.76 |
| C6 | 15.00 | 85°27'48" | 22.37 | N47°32'43"E | 20.36 |
| C7 | 208.00 | 5°20'20" | 19.38 | N02°33'56"E | 19.37 |
| C8 | 47.00 | 5°42'18" | 4.68 | N02°34'38"W | 4.68 |
| C9 | 326.50 | 4°32'18" | 25.86 | S02°32'40"W | 25.86 |
| C10 | 326.50 | 4°27'30" | 25.41 | S02°30'16"W | 25.40 |
| C11 | 326.50 | 0°04'49" | 0.46 | S04°46'25"W | 0.46 |
| C12 | 234.50 | 5°18'52" | 21.75 | S02°33'12"W | 21.74 |
| C13 | 73.50 | 5°42'18" | 7.32 | S02°34'38"E | 7.32 |
| C14 | 15.00 | 89°59'54" | 23.56 | N44°43'26"W | 21.21 |

## SITE TABULATIONS

- TOTAL # OF LOTS: 13 LOTS
- TOTAL ACREAGE: 2.56 ACRES
- TOTAL ACREAGE IN LOTS: 1.38 ACRES
- TOTAL OPEN SPACE: 0.18 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.18 ACRES
- AVERAGE LOT SIZE: 0.11 ACRES OR 4,633 SQFT.
- LARGEST LOT SIZE: 5,572 SQFT
- SMALLEST LOT SIZE: 4,248 SQFT
- OVERALL DENSITY: 5.08 UNITS/ACRE
- ROW: 43,575 SQFT

NOTES:
1. THE DRIVEWAY ON LOT 124 WILL BE PLACED ON THE SOUTH SIDE OF THE LOT AS TO NOT INTERFERE WITH PROPOSED ADA RAMPS.
2. BUILDING PERMITS FOR LOTS 124 & 125 CAN NOT BE ISSUED WITHOUT THE COMPLETION OF THE SEWER LINE & LIFT STATION.
3. PARCEL "A" WILL BE DEEDED TO AND MAINTAINED BY THE H.O.A. BY SEPARATE DOCUMENT.
4. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT. DIRECT COMMUNICATIONS HAS ACCESS TO THE P.U. & D.E..
5. #5 REBAR AND CAP (FOCUS ENGINEERING) WILL BE SET AT ALL REAR LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT THE EXTENSION OF THE SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- LOT LINE
- SECTION MONUMENT

## 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

ROCKY MOUNTAIN POWER — DATE 4/15/19

## 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 Tariff.

DIRECT COMMUNICATIONS — DATE 4/15/19

## DOMINION ENERGY COMPANY

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

Approved this 10 day of April, 2019. Dominion Energy Company

By

Title RWS account mgr

## SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, 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. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date 4/9/19

## BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Southerly Line of that Real Property described in Deed Entry No. 68186:2018 of the Official Records of Utah County, located S0°16'29"W along the Section line 527.91 feet and East 886.34 feet from the West ¼ Corner of Section 16, T5S, R1W, S.L.B.& M.; (Basis of Bearing: S88°57'24"E along the Section line between the South ¼ Corner and the Southeast Corner of said Section 16); thence East along said deed 53.24 feet; thence S05°25'47"E 80.72 feet; thence along the arc of a curve to the right with a radius of 100.00 feet a distance of 9.96 feet through a central angle of 05°42'18" Chord: S02°34'38"E 9.95 feet; thence S00°16'31"W 27.01 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.63 feet through a central angle of 90°16'31" Chord: S44°51'45"E 21.26 feet; thence S00°33'02"W 30.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South) a distance of 23.49 feet through a central angle of 89°43'29" Chord: S45°08'15"W 21.16 feet; thence S00°16'31"W 103.09 feet; thence along the arc of a curve to the right having a radius of 261.00 feet a distance of 24.02 feet through a central angle of 05°16'26" Chord: S02°33'10"W 24.02 feet; thence S04°48'49"W 51.88 feet; thence along the arc of a curve to the left having a radius of 298.50 feet a distance of 23.76 feet through a central angle of 04°33'40" Chord: S02°32'40"W 23.76 feet; thence S00°16'31"W 9.37 feet; thence S89°43'29"E 88.50 feet; thence S00°16'31"W 198.40 feet; thence S66°15'52"E 78.22 feet; thence S37°14'30"W 22.03 feet; thence South 82.20 feet; thence S28°07'01"W 21.04 feet to the Northwest corner of Lot 110, SCENIC MOUNTAIN PHASE "A", PLAT 1, according to the Official Plat thereof recorded August 21, 2018 as Entry No. 79244:2018 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) N76°03'21"W 50.51 feet; 2) N89°43'29"W 88.50 feet; 3) N00°16'31"E 7.25 feet; 4) N89°43'29"W 143.66 feet to the Westerly line of that Real Property described in Deed Entry No. 37441:2009 of the Official Records of Utah County; thence N00°16'33"E along said deed 390.00 feet; thence S89°43'23"E 79.81 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.37 feet through a central angle of 85°27'48" Chord: N47°32'43"E 20.36 feet; thence N04°48'49"E 14.18 feet; thence along the arc of a curve to the left having a radius of 208.00 feet a distance of 19.38 feet through a central angle of 05°20'20" Chord: N02°33'56"E 19.37 feet; thence N00°16'31"E 190.36 feet; thence along the arc of a curve to the left having a radius of 47.00 feet a distance of 4.68 feet through a central angle of 05°42'18" Chord: N02°34'38"W 4.68 feet; thence N05°25'47"W 85.76 feet to the point of beginning.

Contains: 2.56 acres+/-

ENT 42788:2019 MAP # 13153
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 14 4:39 pm FEE 76.00 BY MA
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 — AUTHORIZED SIGNATURE(S)

Travis Stolk
Assistant Secretary
Fieldstone Scenic mountain LLC.

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

STEPHANIE TALBOT NOTARY PUBLIC-STATE OF UTAH COMM. EXPIRES 10-24-2022 COMM. NO. 703024

ON THE 12 DAY OF April A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Travis Stolk, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Assistant Secretary OF Fieldstone Scenic Mtn. 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: 10/24/22
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 703024
Stephanie Talbot
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 14 DAY OF May, 2019.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

# SCENIC MOUNTAIN PH. A PLAT 2

SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 16, T5S, R1W,
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. LLEWELYN 4/9/19 STATE OF UTAH | | 4-29-19 | |

16555

Z:\2017\17-457 Scenic Mountain Phase 1 Plat B\design 17-457\dwg\sheets\C2 - Final Plat.dwg
Oct. 11, 2019 7:30

# SILVER LAKE PLAT "10"

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

CURVE TABLE

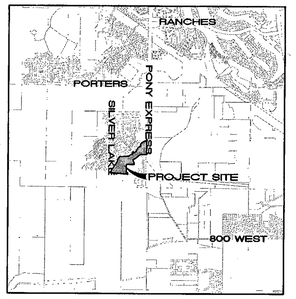
| CURVE | LENGTH | TANGENT | RADIUS | DELTA | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 20.32 | 12.06 | 15.00 | 77°37'06" | 18.80 | N 88°50'06" E |
| C2 | 25.20 | 16.73 | 15.00 | 96°14'27" | 22.34 | S 1°54'19" W |
| C3 | 112.66 | 57.87 | 200.00 | 32°16'31" | 111.18 | S 73°43'23" E |
| C4 | 62.47 | 31.35 | 300.00 | 11°55'49" | 62.35 | N 63°33'1" W |
| C5 | 110.91 | 56.10 | 300.00 | 21°10'56" | 110.28 | N 13°20'16" E |
| C6 | 108.09 | 54.64 | 300.00 | 20°38'41" | 107.51 | N 7°34'32" W |
| C7 | 51.08 | 29.57 | 40.50 | 72°15'44" | 47.76 | S 33°23'4" E |
| C8 | 77.29 | 39.13 | 200.00 | 22°8'33" | 76.81 | N 8°19'28" W |
| C9 | 77.29 | 39.13 | 200.00 | 22°8'33" | 76.81 | S 8°19'28" E |
| C10 | 149.07 | 76.43 | 274.00 | 31°10'18" | 147.24 | N 12°50'21" W |
| C11 | 63.66 | 32.18 | 175.50 | 20°46'54" | 63.31 | N 38°48'57" W |
| C12 | 293.41 | 150.56 | 531.00 | 31°39'34" | 289.69 | S 30°29'16" E |
| C13 | 1.00 | 0.50 | 225.50 | 0°15'15" | 1.00 | N 2°37'10" E |
| C14 | 9.58 | 4.74 | 201.00 | 2°43'47" | 9.58 | S 29°47'24" E |
| C15 | 53.72 | 27.02 | 201.00 | 15°18'50" | 53.56 | S 36°4'55" E |
| C16 | 5.05 | 2.53 | 299.50 | 0°58'1" | 5.05 | N 2°15'47" E |
| C17 | 11.07 | 5.54 | 225.50 | 2°48'48" | 11.07 | S 77°39'6" E |
| C18 | 74.00 | 37.56 | 174.50 | 24°17'47" | 73.44 | S 88°23'35" E |
| C19 | 25.39 | 16.95 | 15.00 | 96°58'12" | 22.46 | N 30°58'25" E |
| C20 | 172.05 | 86.39 | 762.50 | 12°55'40" | 171.68 | S 7°6'7" W |
| C21 | 23.69 | 15.13 | 15.00 | 90°29'55" | 21.31 | N 44°36'41" W |
| C22 | 23.43 | 14.87 | 15.00 | 89°30'5" | 21.12 | N 45°23'19" E |
| C23 | 98.38 | 49.25 | 837.50 | 6°43'50" | 98.32 | S 4°0'12" W |
| C24 | 127.03 | 65.25 | 225.50 | 32°16'31" | 125.35 | S 73°43'23" E |
| C25 | 43.57 | 21.85 | 225.50 | 11°4'16" | 43.51 | S 84°19'30" E |
| C26 | 55.20 | 27.74 | 225.50 | 14°1'32" | 55.06 | N 71°46'37" W |
| C27 | 28.25 | 14.15 | 225.50 | 7°10'44" | 28.24 | S 61°10'29" E |
| C28 | 98.30 | 50.49 | 174.50 | 32°16'31" | 97.00 | S 73°43'23" E |
| C29 | 56.54 | 28.52 | 174.50 | 18°33'53" | 56.29 | S 80°34'42" E |
| C30 | 41.76 | 20.98 | 174.50 | 13°42'39" | 41.66 | S 64°26'26" E |
| C31 | **2.34** | **12.93** | 15.00 | **8°30'50"** | **19.59** | S 16°49'42" E |
| C32 | 120.34 | 60.86 | 325.50 | 21°10'56" | 119.65 | N 13°20'16" E |
| C33 | 29.65 | 14.84 | 325.50 | 5°13'11" | 29.64 | S 21°19'08" W |
| C34 | 55.21 | 27.67 | 325.50 | 9°43'7" | 55.14 | S 13°50'59" W |
| C35 | 35.47 | 17.75 | 325.50 | 6°14'38" | 35.45 | N 5°52'7" E |
| C36 | 115.09 | 58.15 | 325.50 | 20°15'28" | 114.49 | N 7°22'56" W |
| C37 | 9.88 | 4.94 | 325.50 | 1°44'18" | 9.87 | N 1°52'39" E |
| C38 | 55.21 | 27.67 | 325.50 | 9°43'5" | 55.14 | N 3°51'3" W |
| C39 | 50.00 | 25.05 | 325.50 | 8°48'5" | 49.95 | N 13°6'38" W |
| C40 | 101.11 | 51.13 | 274.50 | 21°6'12" | 100.53 | N 7°48'18" W |
| C41 | 85.55 | 43.**13** | **274.50** | 17°**51'25"** | 85.21 | N 9°**25'42"** W |
| C42 | 15.55 | 7.78 | 290.92 | 3°3'47" | 15.55 | N 1°7'24" E |
| C43 | 101.48 | 51.33 | 274.50 | 21°10'56" | 100.91 | N 13°20'16" E |
| C44 | 9.08 | 4.54 | 274.50 | 1°53'40" | 9.08 | N 3°41'38" E |
| C45 | 92.41 | 46.64 | 274.50 | 19°17'15" | 91.97 | N 14°17'06" E |
| C46 | 22.**66** | **14.12** | 15.00 | **86°33'21"** | 20.**57** | N 67°**12'24"** E |
| C47 | 57.16 | 28.68 | 274.50 | 11°55'49" | 57.05 | N 63°33'1" W |
| C48 | 18.92 | 10.95 | 15.00 | 72°15'44" | 17.69 | S 33°23'4" E |
| C49 | 137.43 | 92.73 | 80.00 | 98°25'37" | 121.14 | S 20°18'7" E |
| C50 | 20.57 | 10.34 | 80.00 | 14°43'46" | 20.51 | S 62°9'3" E |
| C51 | 116.86 | 71.65 | 80.00 | 83°41'51" | 106.75 | S 12°56'14" E |
| C52 | 6.85 | 3.49 | 15.00 | 26°9'53" | 6.79 | N 15°49'45" E |
| C53 | 87.15 | 44.12 | 225.50 | 22°8'33" | 86.60 | N 8°19'28" W |
| C54 | 55.50 | 27.89 | 225.50 | 14°6'5" | 55.36 | S 4°33'29" E |
| C55 | 30.65 | 15.35 | 225.50 | 7°47'13" | 30.62 | N 15°30'8" W |
| C56 | 27.23 | 13.64 | 174.50 | 8°56'24" | 27.20 | S 14°55'33" E |
| C57 | 40.21 | 20.19 | 174.50 | 13°12'9" | 40.12 | S 3°51'16" E |
| C58 | 67.44 | 34.14 | 174.50 | 22°8'33" | 67.02 | S 8°19'28" E |
| C59 | 67.44 | 34.14 | 174.50 | 22°8'33" | 67.02 | N 8°19'28" W |
| C60 | 87.15 | 44.12 | 225.50 | 22°8'33" | 86.60 | S 8°19'28" E |
| C61 | 162.94 | 83.54 | 299.50 | 31°10'18" | 160.94 | N 12°50'21" W |
| C62 | **55.05** | **27.60** | 299.50 | **10°31'53"** | **54.97** | **N 3°29'09" W** |
| C63 | 55.36 | 27.76 | 299.50 | 10°35'23" | 55.28 | N 14°2'47" W |
| C64 | 47.48 | 23.79 | 299.50 | 9°5'2" | 47.43 | N 23°52'59" W |
| C65 | 44.15 | 22.16 | 201.00 | 12°35'3" | 44.06 | N 37°26'49" W |
| C66 | 135.20 | 69.32 | 248.50 | 31°10'18" | 133.53 | N 12°50'21" W |
| C67 | 43.42 | 21.76 | 248.50 | 10°0'37" | 43.36 | N 2°15'31" W |
| C68 | 76.06 | 38.33 | 248.50 | 17°32'12" | 75.76 | N 16°1'56" W |

CURVE TABLE

| CURVE | LENGTH | TANGENT | RADIUS | DELTA | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C69 | 15.72 | 7.86 | 248.50 | 3°37'28" | 15.72 | N 26°36'46" W |
| C70 | 46.02 | 23.19 | 150.00 | 17°34'47" | 45.84 | N 37°12'54" W |
| C71 | 21.98 | 13.50 | 15.00 | 83°58'10" | 20.07 | N 87°59'22" W |
| C72 | 24.55 | 16.02 | 15.00 | 93°45'53" | 21.90 | S 3°8'36" W |
| C73 | 23.01 | 14.45 | 15.00 | 87°52'38" | 20.82 | S 86°2'8" E |
| C74 | 24.04 | 15.48 | 15.00 | 91°49'18" | 21.55 | N 4°6'54" E |
| C75 | 174.14 | 87.94 | 505.50 | 19°44'18" | 173.28 | S 32°13'40" E |
| C76 | 50.58 | 25.31 | 505.50 | 5°43'59" | 50.56 | S 39°13'49" E |
| C77 | 72.22 | 36.17 | 505.50 | 8°11'8" | 72.16 | S 32°16'16" E |
| C78 | 51.34 | 25.69 | 505.50 | 5°49'10" | 51.32 | S 25°16'6" E |
| C79 | 17.43 | 9.85 | 15.00 | 66°34'8" | 16.46 | S 10°55'32" W |
| C80 | 307.58 | 39.18 | 60.00 | 293°42'57" | 65.61 | S 77°21'8" W |
| C81 | 48.47 | 25.65 | 60.00 | 46°17'24" | 47.17 | S 21°3'54" W |
| C82 | 31.99 | 16.39 | 60.00 | 30°32'54" | 31.61 | S 17°21'15" E |
| C83 | 35.71 | 18.40 | 60.00 | 34°5'59" | 35.18 | N 49°40'42" W |
| C84 | 43.37 | 22.68 | 60.00 | 41°24'40" | 42.43 | N 87°26'1" W |
| C85 | 36.08 | 18.61 | 60.00 | 34°27'23" | 35.54 | S 54°37'58" W |
| C86 | 20.87 | 10.54 | 60.00 | 19°56'1" | 20.77 | S 27°26'16" W |
| C87 | 57.86 | 31.40 | 60.00 | 55°15'14" | 55.65 | S 10°9'22" E |
| C88 | 33.22 | 17.05 | 60.00 | 31°43'22" | 32.80 | S 53°38'40" E |
| C89 | 12.71 | 6.76 | 15.00 | 48°32'2" | 12.33 | N 43°14'19" W |
| C90 | 202.26 | 102.26 | 556.50 | 20°49'27" | 201.15 | S 31°23'2" E |
| C91 | 27.15 | 13.58 | 556.43 | 2°47'43" | 27.15 | S 22°22'10" E |
| C92 | 64.42 | 32.24 | 556.17 | 6°38'10" | 64.38 | S 27°5'2" E |
| C93 | 61.20 | 30.63 | 556.14 | 6°18'17" | 61.16 | S 33°32'54" E |
| C94 | 49.50 | 24.77 | 556.30 | 5°5'47" | 49.48 | S 39°14'52" E |
| C95 | 96.**57** | 48.**35** | 762.50 | 7°**15'23"** | 96.**50** | N 9°**56'16"** E |
| C96 | 75.**48** | 37.**77** | 762.50 | 5°**40'17"** | 75.**45** | N 3°28'**26"** E |
| C97 | 26.78 | 13.39 | 531.00 | 2°53'21" | 26.77 | S 47°45'44" E |
| C98 | 32.29 | 16.16 | 300.00 | 6°10'01" | 32.27 | N 60°40'08" W |
| C99 | 30.18 | 15.10 | 300.00 | 5°45'48" | 30.16 | N 66°38'02" W |

LINE TABLE

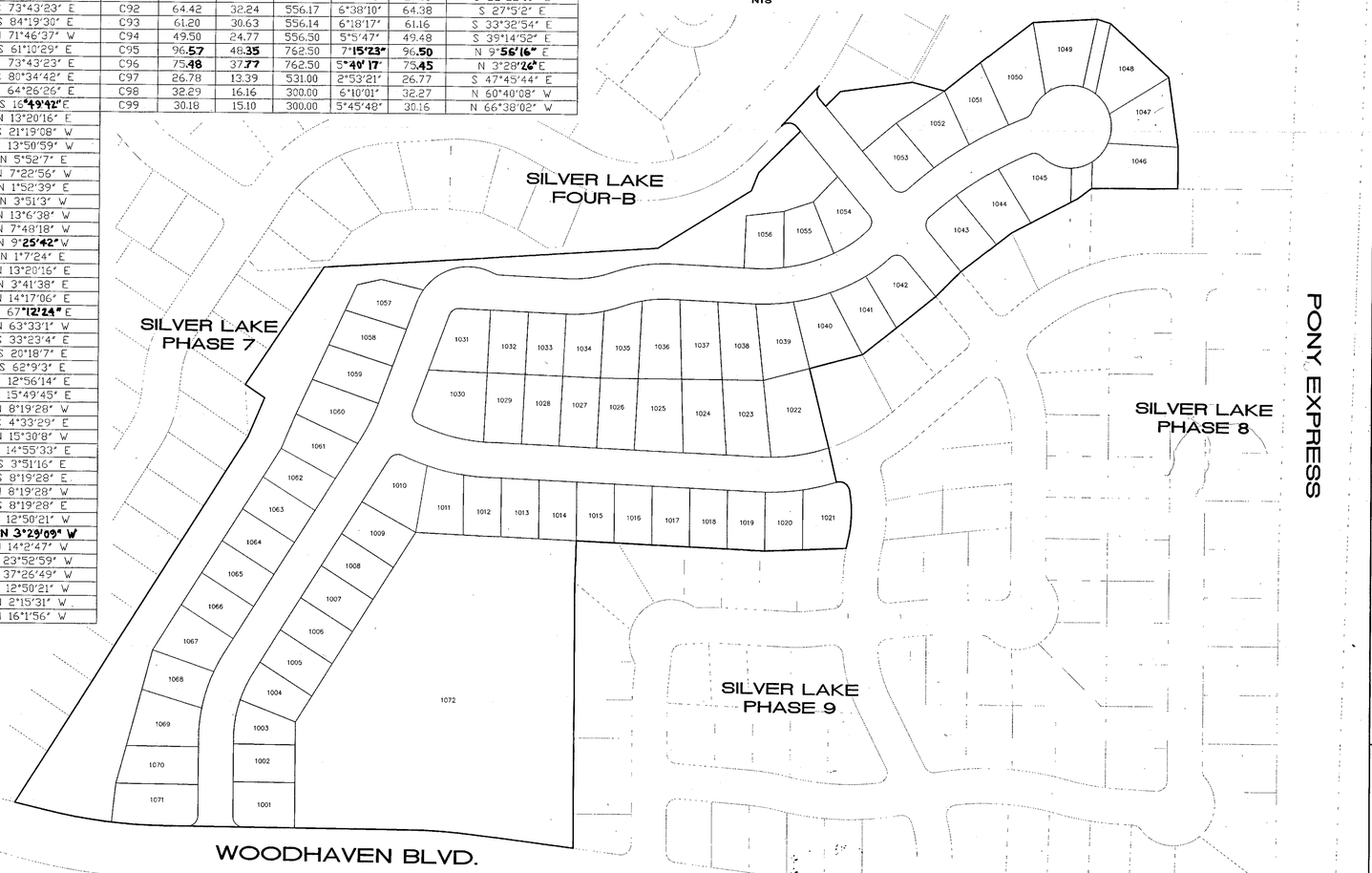
| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 12.51 | N 89°51'38" W |
| L2 | 8.55 | N 89°51'38" W |
| L3 | 26.82 | N 57°35'7" W |
| L4 | 19.56 | N 57°35'7" W |
| L5 | 7.94 | N 57°35'7" W |
| L6 | 14.87 | S 2°44'48" W |
| L7 | 14.68 | N 2°44'48" E |
| L8 | 8.48 | S 50°01'33" W |
| L9 | 14.24 | S 50°01'33" W |
| L10 | 6.76 | S 23°55'43" W |
| L11 | 9.75 | S 23°55'43" W |
| L12 | 6.33 | N 89°17'24" E |




VICINITY MAP
NTS

0 100 200 300
(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'

Basis of Bearing: the line between the Northeast corner and the North quarter corner of Section 28, Township 5 South, Range 1 WEST, Salt Lake Base and Meridian which bears North 89°50'55" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)




## SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

## BOUNDARY DESCRIPTION

Beginning at a point which is North 89°50'55" West 1740.30 feet along the section line and South 213.49 feet from the Northeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 125.71 feet; thence South 36°46'11" East 25.31 feet; thence South 27°28'38" East 107.90 feet; thence South 37°36'54" East 92.85 feet; thence South 44°46'39" East 51.18 feet; thence South 38°31'00" East 135.92 feet; thence South 14°53'03" East 79.83 feet; thence North 75°55'48" East 118.44 feet; thence North 77°01'38" East 51.19 feet; thence Northeasterly 25.39 feet along the arc of a non-tangent 15.00 foot radius curve to the right, through a central angle of 96°58'12", the chord of which bears North 30°58'25" East 22.46 feet; thence Easterly 74.00 feet along the arc of a 174.50 foot radius curve to the right, through a central angle of 24°17'47", the chord of which bears South 88°23'35" East 73.44 feet; thence Easterly 11.07 feet along the arc of a 225.50 foot radius curve to the left, through a central angle of 02°48'48", the chord of which bears South 77°39'06" East 11.07 feet; thence South 02°09'12" East 119.00 feet; thence South 02°44'48" West 275.26 feet; thence South 88°31'13" East 60.22 feet; thence South 89°55'58" East 382.76 feet; thence South 07°22'06" West 144.87 feet; thence Southerly 98.38 feet along the arc of a 837.50 foot radius curve to the left, through a central angle of 06°43'50", the chord of which bears South 04°00'12" West 98.32 feet; thence South 00°38'17" West 356.11 feet; thence Southwesterly 172.05 feet along the arc of a 762.50 foot radius curve to the right, through a central angle of 12°55'40", the chord of which bears South 07°06'07" West 171.68 feet; thence South 13°33'57" West 47.32 feet; thence North 57°34'29" West 627.84 feet; thence North 67°00'48" West 60.93 feet; thence South 33°59'47" West 34.16 feet; thence North 56°14'50" West 204.64 feet; thence North 03°33'58" West 487.30 feet; thence North 31°32'36" West 159.91 feet; thence North 68°28'23" West 28.39 feet; thence North 44°46'07" West 85.21 feet; thence South 50°01'33" West 8.48 feet; thence Southerly 25.20 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 96°14'27", the chord of which bears South 01°54'19" West 22.34 feet; thence North 46°59'31" West 80.01 feet; thence Easterly 20.32 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 77°37'06", the chord of which bears North 88°50'06" East 18.80 feet; thence North 50°01'33" East 14.24 feet; thence North 44°46'07" West 30.73 feet; thence North 07°26'24" West 105.50 feet; thence North 14°51'03" East 48.57 feet; thence North 38°29'15" West 66.69 feet; thence North 37°40'05" West 96.36 feet; thence North 03°06'42" West 93.73 feet; thence North 17°31'16" East 20.10 feet; thence North 42°14'48" East 115.32 feet; thence North 81°53'05" East 101.62 feet; thence East 60.00 feet to the point of beginning.
Parcel contains: 18.62 acres more or less.

ENT 93790:2014 Req # 14461
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Dec 29 2:35 pm FEE 132.00 BY CLS
RECORDED FOR EAGLE MOUNTAIN CITY

Aug 26, 2014
DATE

Travis Trane
SURVEYOR
(See Seal Below)

## OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF September, A.D. 2014

President, Rockcress Development, Inc.
NATHAN HUTCHINSON

ON BEHALF OF EAGLE MOUNTAIN CITY

ACKNOWLEDGEMENT

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

ON THE 4 DAY OF September, A.D. 2014 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 4/14/17
MELY DIAZ
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/14/2017
Commission # 678733

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain 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 19 DAY OF August, A.D. 2014

Mayor

City Attorney

APPROVED Christopher T. Trusty
ENGINEER
(See Seal Below)

ATTEST
CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

*PLAT "10"*
*SHEET 1 OF 2*

# SILVER LAKE

*A RESIDENTIAL SUBDIVISION*

VACATING PART OF LOT 1002, PUBLIC OPEN SPACE, PLAT FOUR-B, SILVER LAKE VILLAGE

EAGLE MOUNTAIN UTAH COUNTY, UTAH

LICENSED LAND SURVEYOR 8-26-14 No. 5152741 TRAVIS TRANE STATE OF UTAH

NOTARY PUBLIC SEAL

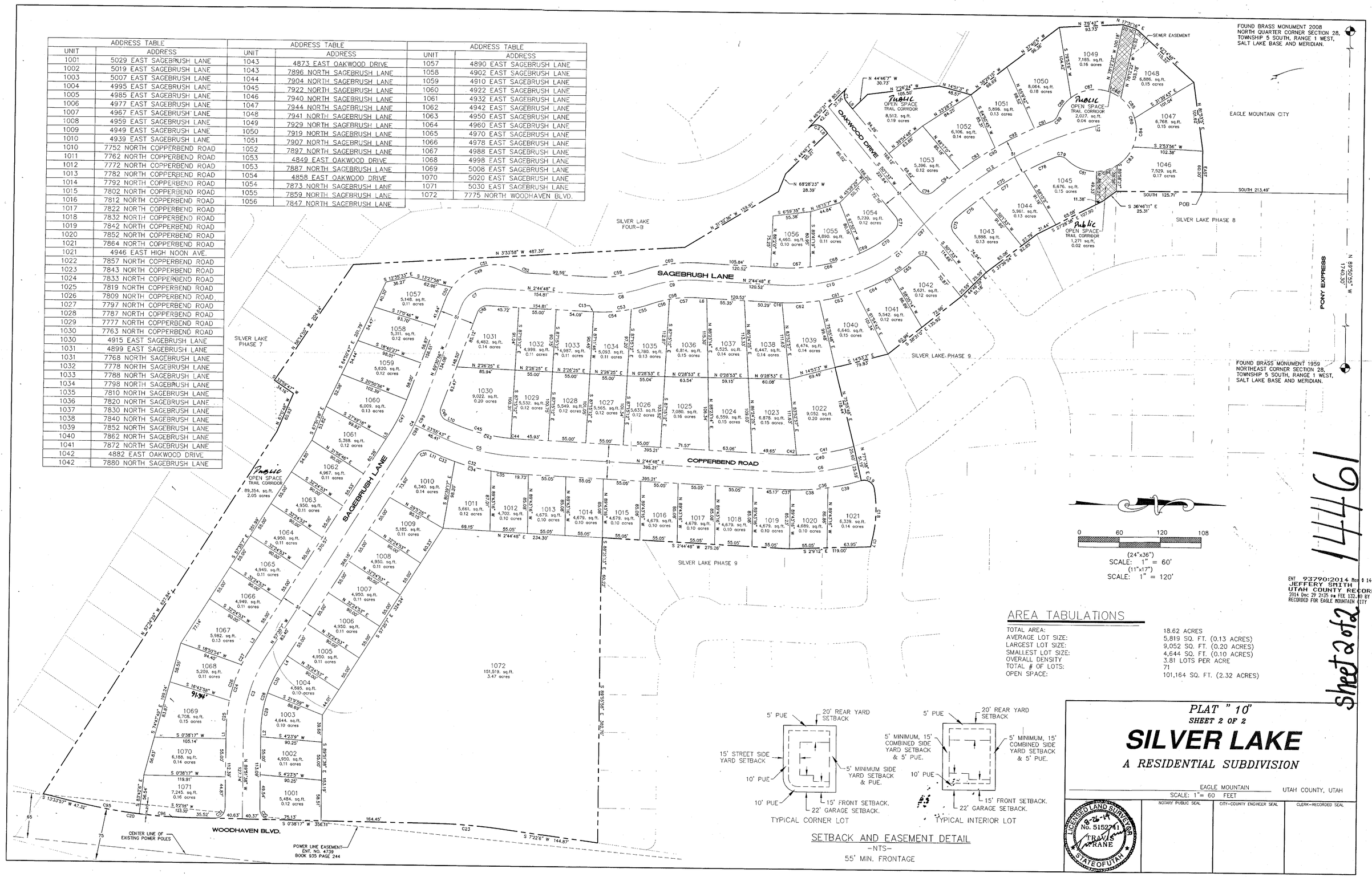
CHRISTOPHER T. TRUSTY No. 8162 10-6-14 STATE OF UTAH

CLERK-RECORDED SEAL EAGLE MOUNTAIN

14461 sheet 1 of 2

Sec 28, T5S, R1W, SLB&M TU-038
Plat 1002, Pod Designation Four B, Silver Lake Village

| ADDRESS TABLE | | ADDRESS TABLE | | ADDRESS TABLE | |
|---|---|---|---|---|---|
| UNIT | ADDRESS | UNIT | ADDRESS | UNIT | ADDRESS |
| 1001 | 5029 EAST SAGEBRUSH LANE | 1043 | 4873 EAST OAKWOOD DRIVE | 1057 | 4890 EAST SAGEBRUSH LANE |
| 1002 | 5019 EAST SAGEBRUSH LANE | 1043 | 7896 NORTH SAGEBRUSH LANE | 1058 | 4902 EAST SAGEBRUSH LANE |
| 1003 | 5007 EAST SAGEBRUSH LANE | 1044 | 7904 NORTH SAGEBRUSH LANE | 1059 | 4910 EAST SAGEBRUSH LANE |
| 1004 | 4995 EAST SAGEBRUSH LANE | 1045 | 7922 NORTH SAGEBRUSH LANE | 1060 | 4922 EAST SAGEBRUSH LANE |
| 1005 | 4985 EAST SAGEBRUSH LANE | 1046 | 7940 NORTH SAGEBRUSH LANE | 1061 | 4932 EAST SAGEBRUSH LANE |
| 1006 | 4977 EAST SAGEBRUSH LANE | 1047 | 7944 NORTH SAGEBRUSH LANE | 1062 | 4942 EAST SAGEBRUSH LANE |
| 1007 | 4967 EAST SAGEBRUSH LANE | 1048 | 7941 NORTH SAGEBRUSH LANE | 1063 | 4950 EAST SAGEBRUSH LANE |
| 1008 | 4959 EAST SAGEBRUSH LANE | 1049 | 7929 NORTH SAGEBRUSH LANE | 1064 | 4960 EAST SAGEBRUSH LANE |
| 1009 | 4949 EAST SAGEBRUSH LANE | 1050 | 7919 NORTH SAGEBRUSH LANE | 1065 | 4970 EAST SAGEBRUSH LANE |
| 1010 | 4939 EAST SAGEBRUSH LANE | 1051 | 7907 NORTH SAGEBRUSH LANE | 1066 | 4978 EAST SAGEBRUSH LANE |
| 1010 | 7752 NORTH COPPERBEND ROAD | 1052 | 7897 NORTH SAGEBRUSH LANE | 1067 | 4988 EAST SAGEBRUSH LANE |
| 1011 | 7762 NORTH COPPERBEND ROAD | 1053 | 4849 EAST OAKWOOD DRIVE | 1068 | 4998 EAST SAGEBRUSH LANE |
| 1012 | 7772 NORTH COPPERBEND ROAD | 1053 | 7887 NORTH SAGEBRUSH LANE | 1069 | 5008 EAST SAGEBRUSH LANE |
| 1013 | 7782 NORTH COPPERBEND ROAD | 1054 | 4858 EAST OAKWOOD DRIVE | 1070 | 5020 EAST SAGEBRUSH LANE |
| 1014 | 7792 NORTH COPPERBEND ROAD | 1054 | 7873 NORTH SAGEBRUSH LANE | 1071 | 5030 EAST SAGEBRUSH LANE |
| 1015 | 7802 NORTH COPPERBEND ROAD | 1055 | 7859 NORTH SAGEBRUSH LANE | 1072 | 7775 NORTH WOODHAVEN BLVD. |
| 1016 | 7812 NORTH COPPERBEND ROAD | 1056 | 7847 NORTH SAGEBRUSH LANE | | |
| 1017 | 7822 NORTH COPPERBEND ROAD | | | | |
| 1018 | 7832 NORTH COPPERBEND ROAD | | | | |
| 1019 | 7842 NORTH COPPERBEND ROAD | | | | |
| 1020 | 7852 NORTH COPPERBEND ROAD | | | | |
| 1021 | 7864 NORTH COPPERBEND ROAD | | | | |
| 1021 | 4946 EAST HIGH NOON AVE. | | | | |
| 1022 | 7857 NORTH COPPERBEND ROAD | | | | |
| 1023 | 7843 NORTH COPPERBEND ROAD | | | | |
| 1024 | 7833 NORTH COPPERBEND ROAD | | | | |
| 1025 | 7819 NORTH COPPERBEND ROAD | | | | |
| 1026 | 7809 NORTH COPPERBEND ROAD | | | | |
| 1027 | 7797 NORTH COPPERBEND ROAD | | | | |
| 1028 | 7787 NORTH COPPERBEND ROAD | | | | |
| 1029 | 7777 NORTH COPPERBEND ROAD | | | | |
| 1030 | 7763 NORTH COPPERBEND ROAD | | | | |
| 1030 | 4915 EAST SAGEBRUSH LANE | | | | |
| 1031 | 4899 EAST SAGEBRUSH LANE | | | | |
| 1031 | 7768 NORTH SAGEBRUSH LANE | | | | |
| 1032 | 7778 NORTH SAGEBRUSH LANE | | | | |
| 1033 | 7788 NORTH SAGEBRUSH LANE | | | | |
| 1034 | 7798 NORTH SAGEBRUSH LANE | | | | |
| 1035 | 7810 NORTH SAGEBRUSH LANE | | | | |
| 1036 | 7820 NORTH SAGEBRUSH LANE | | | | |
| 1037 | 7830 NORTH SAGEBRUSH LANE | | | | |
| 1038 | 7840 NORTH SAGEBRUSH LANE | | | | |
| 1039 | 7852 NORTH SAGEBRUSH LANE | | | | |
| 1040 | 7862 NORTH SAGEBRUSH LANE | | | | |
| 1041 | 7872 NORTH SAGEBRUSH LANE | | | | |
| 1042 | 4882 EAST OAKWOOD DRIVE | | | | |
| 1042 | 7880 NORTH SAGEBRUSH LANE | | | | |




0 60 120 108

(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

ENT 93790:2014 Map # 14461
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Dec 29 2:35 pm FEE 132.00 BY CLS
RECORDED FOR EAGLE MOUNTAIN CITY

## AREA TABULATIONS

| | |
|---|---|
| TOTAL AREA: | 18.62 ACRES |
| AVERAGE LOT SIZE: | 5,819 SQ. FT. (0.13 ACRES) |
| LARGEST LOT SIZE: | 9,052 SQ. FT. (0.20 ACRES) |
| SMALLEST LOT SIZE: | 4,644 SQ. FT. (0.10 ACRES) |
| OVERALL DENSITY | 3.81 LOTS PER ACRE |
| TOTAL # OF LOTS: | 71 |
| OPEN SPACE: | 101,164 SQ. FT. (2.32 ACRES) |




SETBACK AND EASEMENT DETAIL
-NTS-
55' MIN. FRONTAGE

*PLAT " 10"*
*SHEET 2 OF 2*

# SILVER LAKE

*A RESIDENTIAL SUBDIVISION*

EAGLE MOUNTAIN — UTAH COUNTY, UTAH
SCALE: 1"= 60 FEET

LICENSED LAND SURVEYOR 8-26-14 No. 5152731 TRAVIS W. CRANE STATE OF UTAH

| NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDED SEAL |
|---|---|---|
| | | |

Sheet 2 of 2

14461

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

Monday, May 20, 2019

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

SUBJECT: **Silverlake plat 10 exit warranty 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 the bond still held by the developer for this subdivision.

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder
Melanie Lahman, Deputy City Recorder

| | |
|---|---|
| EAGLE MOUNTAIN | **EAGLE MOUNTAIN CITY**<br>**CITY COUNCIL MEETING**<br>**JULY 16, 2019** |

| | |
|---|---|
| **TITLE:** | 2018 Traffic Signal Installation |
| **ITEM TYPE:** | Change Order |
| **FISCAL IMPACT:** | $25,080.24 |
| **APPLICANT:** | Chris Trusty |

| GENERAL PLAN DESIGNATION | CURRENT ZONE | ACREAGE | COMMUNITY |
|---|---|---|---|
| NA | NA | NA | NA |

**PUBLIC HEARING:**
No

**REQUIRED FINDINGS:**
NA

| PLANNING COMMISSION ACTION / RECOMMENDATION |
|---|
| NA |

| PREPARED BY: |
|---|
| Chris Trusty, Public Works |

**RECOMMENDATION**:
Staff recommends that the City Council approve Change Order #1 for Hunt Electric in the amount of $25,080.24.

**BACKGROUND**:
When this project went to bid it was simultaneously submitted to Rocky Mountain Power for review and design to receive the required electric for these particular sites. Based on the returned site requirements from Rocky Mountain Power, the selected contractor will be required to install more offsite electrical utilities than what had been assumed in the original bid. The total of the change order includes $8,990.11 for the signal at Mid Valley Parkway, and $16,090.13 for the Aviator Avenue traffic signal. This will increase their contract from $532,332.55 to $557,412.79.

**Attachments**:

# EAGLE MOUNTAIN
# CITY COUNCIL MEETING MINUTES

June 18, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; Linda Peterson, Communications Director; Zac Hilton, Streets and Storm Drain Manager; Maria Loza, Utility Billing Supervisor; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:13 p.m.

### 1. CITY ADMINISTRATOR INFORMATION ITEMS

#### 1.A. DISCUSSION - Dog Park

Michael Johnson, Board Chair of the Eagle Mountain Dog Park, a non-profit organization, stated the board has been working to create a dog park in the City since 2017. They previously proposed potential locations in Meadow Ranch and have returned to propose alternate locations. The dog park will include an area for dogs under forty pounds, an area for dogs of all sizes, and an area to be utilized for K-9 training for police and sheriff organizations. The Utah County Sheriff's Office, Saratoga Springs Police Department and Lehi Police Department have endorsed the K-9 training area and have expressed interest in training once a week.

Mr. Johnson said the dog park would be built in stages. Three acres would be an appropriate size for the first two areas, and five acres would allow the park to include the training area. The board would like to work with the City and other organizations to build and maintain the park. He explained the non-profit organization would continue to fundraise and apply for grants to assist with funding maintenance and operations.

Mr. Johnson presented a potential location at the baseball field near the rodeo arena and stated the field is rarely used. This land is approximately three acres and is already fenced. Another location presented is directly east of the baseball field near the rodeo grounds. He explained this location has an existing road and adding parking would be easy.

Mr. Johnson presented potential amenities that could be added in phases as funding is available, and the proposed rules of the dog park. He also informed the Council of current business and law enforcement agency sponsors.

Councilmember Curtis stated his preference to utilize the area east of the baseball field and asked where the boundaries of the cemetery are in regards to the proposed dog park site. City Recorder Fionnuala Kofoed stated installing the dog park in this area may hinder future expansion of the cemetery.

Councilmember Clark confirmed with Mr. Johnson that his request is for the use of City land in order to obtain funding through the non-profit organization. She said she likes the idea of a private partnership with the City, but expressed concern that the cemetery may need to be expanded in the future, which might necessitate the removal of the dog park.

Discussion ensued regarding other potential locations in the City and the size of the cemetery.

Parks and Recreation Director Brad Hickman explained the full 20-acre cemetery will contain just fewer than 10,000 spaces; currently the cemetery contains 1,537 spaces.

Councilmember Burnham asked if Wride Memorial Park could be used as a potential location. Mr. Hickman explained the acreage is available at that park, but previous discussions have determined ten acres are needed for a well-designed dog park. He stated a dog park may not be an appropriate use of land at Wride Memorial Park. His suggestion is to downsize the initial size of the dog park and expand, if feasible.

Councilmember Curtis asked Mr. Hickman for any potential detrimental effects to placing the dog park east of the baseball field near the rodeo grounds. Mr. Hickman explained a utility easement exists there which may be a concern if the utility lines require work. Another potential issue is the impact to surrounding neighborhoods.

Discussion ensued regarding possible fixed features in the dog park and the location of current utility lines in the proposed areas.

Mayor Westmoreland asked the Councilmembers to follow up with staff and Mr. Johnson regarding a memorandum of understanding between the Eagle Mountain Dog Park and the City. City Administrator Ifo Pili said staff will draft a memorandum of understanding to allow the board to solicit funds.

## 2. AGENDA REVIEW

### 12. BOND RELEASES

#### 12.A. SilverLake Plat 10 - Out of Warranty

Councilmember Curtis stated a portion of the trail in this plat was removed and has not yet been replaced.

Ms. Kofoed explained that SilverLake 10 was an earlier development and at the time, bonds included the utility, landscaping, and subdivision bonds in the same cash escrow through the bank. This bond was reduced to the warranty amount and part of that includes landscaping; they are not separate. The amount remaining is $112,000 for all of the bonds.

Mayor Westmoreland recommended removing this item from the consent agenda during the Council's motion.

## 11. BID AWARD

### 11.A. Design of Wastewater Treatment Facility Plant Expansion

Councilmember Curtis asked what the funding source is for this design project. City Engineer Chris Trusty explained sewer impact fees will fund this item. The expansion of the wastewater treatment facility plant was included in the impact fee facilities plan, and the location of Tyson Foods to the City necessitates the expansion earlier than initially planned; the City has collected funds for this purpose.

## 14. GRANT

### 14.A. 2019 Municipal Recreation Grant

Councilmember Clark asked what determines what projects will be completed with this grant. Ms. Kofoed explained that staff generally recommends projects that are ready to move forward and can be completed quickly, as the reimbursement timeline is very short.

## 18. ORDINANCES/PUBLIC HEARINGS

### 18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.80.080 Off-premises Ladder Signs.

Economic Development Director Aaron Sanborn explained the amendment would allow the City to expand the ladder sign program. Previously, the Lehi Area Chamber of Commerce managed the signs. Last year, the City took over management of the program. The current Municipal Code needs additional details added in order to run the program in a way that is beneficial to the City. Mr. Sanborn explained what entities are advertising on the existing signs, and the breakdown of business types utilizing the signs. With current advertisers, the City receives just under $49,000 in revenue, annually.

Mr. Sanborn explained the amendment will require advertisers to have an active City business license, if required, and to be current members of the Eagle Mountain Chamber of Commerce. The amendment also contains a priority list for assigning sign space and includes a clear application process. It includes the available sign sizes and limits full signs to two for each advertiser. Signs will generally be placed at least 1,000 feet apart,

but may be closer within commercial areas and near major intersections. The amendment also increases the number of permitted signs to forty, and contains a map of approved sign locations.

Mr. Sanborn explained the Council should determine who will accept applications for signs. Applications can be turned in to the City's Economic Development Director or the Eagle Mountain Chamber of Commerce, if a separate concessions agreement has been entered into. He asked the Council to determine the process if an entity desires to install a sign in an area not included on the approved location maps. Additionally, the Planning Commission expressed concern that a single entity could potentially monopolize signs throughout the City, and also requested the two lease options include an annual and a semi-annual lease, verses an annual and monthly lease option.

Councilmember Burnham stated she would like a concessions agreement with the Eagle Mountain City Chamber of Commerce in place. Regarding developers holding a majority of the available signs, she stated when a developer's lease agreement is up for renewal and an entity higher on the priority list is on the wait list, the developer would not be allowed to renew; the higher priority would take the advertising space.

Councilmember Curtis said the Chamber is operating as a City board and is under the City's purview, and he would also like to see an agreement in place. He expressed concern that funds are being expended, but the City is not receiving revenue. He requested the amendment include a limitation on the number of signs allowed for each entity and a prohibition on developers advertising projects outside of the City.

Councilmember Clark stated if an entity wants to install a sign in a location other than one on the approved map, the request can be placed as an item on the consent agenda. She said if the advertiser's lease payments currently go to the City, it should remain that way until an agreement is in place with the Eagle Mountain City Chamber of Commerce. She also asked that the ladder sign at Porters Crossing and Pony Express Parkway be moved as it is a safety hazard. Mr. Sanborn said the intent is to move that sign.

### 18.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2018-2019 Budget - Final Amendment.

Assistant City Administrator/Finance Director Paul Jerome explained this is the final amendment for the fiscal year 2018-2019 budget. One amendment is regarding the utility rate study. This study is ongoing, and if the work is not completed during the current fiscal year, an amendment will be needed with the next fiscal year's budget. Another amendment is for the SITLA impact fee reimbursement line item. This has been adjusted due to increased growth in the City. The last amendment is to the transfer from the Transportation Impact Fee Fund to the Capital Projects Fund. This is due to the Aviator Avenue widening project, which is impact fee-eligible.

18.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget and Certified Tax Rate.

Mr. Jerome presented the fiscal year 2019-2020 budget and gave an overview of the budgeted expenses and revenues. He stated the projected revenues are $107,142 more than the projected expenditures; this balance will go towards the Fund Balance Reserve.

Mr. Jerome explained the following changes made to the budget since it was presented to the Council on May 21, 2019. The General Fund revenue was decreased by $59,000. This is due to vehicles being fully depreciated in the funds to which the vehicles are assigned. Since the vehicles are purchased on a State contract, the City obtains them at a reduced price. The additional gain the City receives at the sale of the vehicles will be recognized in the assigned fund.

The General Fund expenditures have been increased by $141,636. The increases include $35,000 for a vehicle for a new employee in the Engineering Department, the use of $60,000 of the Fund Balance for General Fund capital projects, $40,000 for phase two of the Utah State University water conservation project, and $18,500 for records management software. This software was budgeted in the current fiscal year budget and has been moved to the fiscal year 2019-2020 budget. The Finance Department has had a change in staff which reduced expenditures by $11,864.

The Enterprise Fund change is due to the gain the City will see in vehicle sales.

The Capital Projects Fund includes the completion of all of the projects on the Council's priority list. The addition of $60,000 from the Fund Balance allows all projects to be budgeted for fiscal year 2019-2020.

Mr. Jerome explained Utah County adjusts the certified tax rate based on the value of improvements in the City. If home values increase, the tax rate goes down, and vice versa; this allows taxes paid to remain the same year over year. This protection was put in place to allow municipalities to maintain existing levels of service. The rate this year will be 0.000825 percent. The rate has continued to fall since 2012, which is due to values increasing.

19. RESOLUTION/EAGLE HEIGHTS VILLAGE

19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Agreement.

Planner Tayler Jensen explained the history of the project and said the applicant has submitted a new park plan, as required by the Council's previous approval of the master development plan, site plan, and preliminary plat. The previous approval is also contingent upon approval of the master development agreement.

City Attorney Jeremy Cook explained a correction needed to language in the agreement regarding the trail easement. The current version notes that the developer shall obtain an easement to install a trail from the western edge of the project to Eagle Point C's park. It should state that the developer shall use commercially reasonably effort to obtain an easement. He said the entity name will be changed, as well.

Councilmember Clark asked that item 2.2 on page 6 be clarified to state the trail will be an asphalt trail around the detention area.

Councilmember Curtis asked for clarification regarding item 3.2.7. Mr. Cook explained this item relates to situations such as updates to plumbing codes, not cosmetic architectural standard changes.

## 3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 6:02 p.m.

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

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

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

## 4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:06 p.m.

## 5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

## 6. INFORMATION ITEMS/UPCOMING EVENTS

- Fireworks Restrictions – Many areas of Eagle Mountain are restricted from fireworks use due to wildland fire danger. Please visit the City website, news section for information and a link to an interactive map to see if your address is within a restricted area. The only City park areas where fireworks are allowed are the asphalt parking lots at Smith Ranch Park and SilverLake Amphitheater. We wish everyone a safe and happy Independence and Pioneer Day.

- Movie in the Park – Eagle Mountain City presents a free movie in the park at SilverLake Amphitheater on Friday, June 21, featuring "Bumblebee". Free popcorn will be served while supplies last. Showtime is 9:00 p.m.

- Farmer's Market – The Eagle Mountain Farmers Market is held each Saturday from 9:00 a.m. to 1:00 p.m. at Wride Memorial Park. Information and vendor or entertainer applications available at eaglemountainfarmersmarket.org.

- 4th of July Concert – Pony Express Events presents a 4th of July concert and fireworks at the rodeo arena, featuring Brenn Hill and Charlie Jenkins. Tickets are on sale now at ponyexpressevents.com.

- Be Ready Eagle Mountain – We encourage residents to follow the Be Ready Eagle Mountain Facebook page for information on free classes to help you be better prepared in the event of an emergency, volunteer training, and general preparedness tips.

- City Notifications – We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about road construction projects, City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

## 7. PUBLIC COMMENTS

*Mayor Westmoreland opened public comment at 7:10 p.m. As there were no comments, he closed public comment.*

## 8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Reaves
Councilmember Reaves welcomed those in attendance. He said he has decided to not run for reelection. He expressed that the decision was a struggle, but stated serving the City has been a great experience.

Councilmember Clark
Councilmember Clark expressed her appreciation to Councilmembers Reaves and Gricius for their service. She advised the candidates to be prepared regarding City functions, and to be present in the community. She said the Be Ready Eagle Mountain group meets the second Thursday of every month, typically at City Hall.

Councilmember Curtis
Councilmember Curtis thanked those in attendance and said he is grateful to those who have filed to run for City Council. He said the Senior Council will host a meet the candidates night on July 29, 2019.

Councilmember Burnham

Councilmember Burnham requested the political candidates remain respectful during the campaign season. She expressed appreciation to Communications Director Linda Peterson and the City Events staff for their work during Pony Express Days and encouraged business owners to join the Eagle Mountain Chamber of Commerce.

Mayor Westmoreland

Mayor Westmoreland explained there is a narrow time frame for road construction and the rain is hindering the process. He thanked residents for being patient and flexible.

## 9. RECOGNITION

### 9.A. Pony Express Days 2019 Grand Marshals

Mayor Westmoreland presented Steve and D.J. Conger with a plaque recognizing them as the Pony Express Days Parade Grand Marshals, and thanked them for their service to the community.

## 10. APPOINTMENTS

### 10.A. Library Board

**MOTION:** ***Councilmember Burnham moved to approve Daniel Atwell to the Library Board, completing a three-year term, ending in December 2021. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

### 10.B. City Treasurer

**MOTION:** ***Councilmember Clark moved to approve Josh Bairrington as the Eagle Mountain City Treasurer. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

### 10.C. Youth Council Advisor

**MOTION:** ***Councilmember Curtis moved to approve Chris Kofoed as the Youth Council Advisor for a one-year term. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

City Recorder Fionnuala Kofoed administered the oath of office to the appointed individuals.

## CONSENT AGENDA

11. BID AWARD

    11.A. Design of Wastewater Treatment Facility Plant Expansion

12. BOND RELEASES

    12.A. SilverLake Plat 10 - Out of Warranty

    12.B. SilverLake Plat 12 - Out of Warranty

    12.C. SilverLake Plat 13 - Out of Warranty

    12.D. Spring Run Phase A Plat 3 - Out of Warranty

    12.E. Valley View Foothills Phase A Plat 3 - Out of Warranty

    12.F. Valley View Foothills Phase A Plat 4 - Out of Warranty

13. CHANGE ORDER

    13.A. Well #6 (Facebook) Production Drilling Change Order #1

14. GRANT

    14.A. 2019 Municipal Recreation Grant

15. AGREEMENTS

    15.A. AGREEMENT - An Agreement between Eagle Mountain City, Utah and HSA Health Insurance Company.

    15.B. AGREEMENT - CWP Water Supply Pre-payment Authorization Agreement 2009A between Eagle Mountain City, Utah and Central Utah Water Conservancy District.

    15.C. AGREEMENT - CWP Water Supply Pre-payment Authorization Agreement 2010A2 between Eagle Mountain City, Utah and Central Utah Water Conservancy District.

16. MINUTES

    16.A. May 21, 2019 Minutes

17. RESOLUTION

17.A. Consolidated Fee Schedule

**MOTION:** ***Councilmember Curtis moved to approve the consent agenda, removing item 12.A. SilverLake Plat 10 bond release. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

## SCHEDULED ITEMS

## 18. ORDINANCES/PUBLIC HEARINGS

### 18.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.80.080 Off-premises Ladder Signs.

Economic Development Director Aaron Sanborn explained the ladder signs in the City were previously managed by the Lehi Area Chamber of Commerce. The program is now being administered by the City until the Eagle Mountain City Chamber of Commerce begins management. He said the current Municipal Code is sparse in details regarding program administration. This updated Code will set a priority list for entities advertising on the ladder signs, giving priority to local commercial and home-based businesses. It also adds language to create an application process. Approved maps specify locations where signs can be added. The sign locations are at least 1,000 feet apart, except in specific locations with high traffic and commercial uses. Signs that pose traffic hazards will be moved. New signs will only be added when all existing sign space is in use.

Mr. Sanborn said items for the Council to consider include a potential limitation to the number of signs an entity can lease, a process in which an entity can use to install a sign in a location not on the approved sign location maps, and where the applications will be submitted. Applications can be submitted to the Economic Development Director, or to the Eagle Mountain Chamber of Commerce, if an agreement is in place.

Councilmember Reaves asked how staff will determine what signs need to be moved for safety reasons. Mr. Sanborn said there is only one sign that poses a safety concern; this is located at Pony Express Parkway and Porters Crossing. He said it is too close to the intersection and will be moved. A standard can be in place to determine how far signs must be from intersections and from residences.

Councilmember Clark asked why a sign location was included on Porters Crossing, far south of Pony Express Parkway. Mr. Sanborn explained that is a commercial area.

*Mayor Westmoreland opened the public hearing at 7:40 p.m. As there were no comments, he closed the public hearing.*

**MOTION:** ***Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 17.80.080 Off-premises Ladder Signs with the following conditions:***

1. ***Section B be amended to read, "Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the Economic Development Director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a waitlist for advertising space on ladder signs.";***
2. ***Section A Subsection D be removed; only projects in the City may be advertised on the signs;***
3. ***When the lease agreements expire, businesses with higher priority take precedence;***
4. ***This approval is conditioned on City Council approval of a concession agreement with the Eagle Mountain Chamber of Commerce; and***
5. ***If a sign location is requested outside of the approved maps, the City Council may amend the maps and approve the new location.***

Councilmember Burnham asked what would happen with applications before the agreement with the Eagle Mountain Chamber of Commerce is in place. Councilmember Clark stated the Economic Development Director will accept applications until the agreement is in place. Councilmember Burnham requested the agreement return to the Council for approval. Councilmember Curtis agreed to remove condition number four from his motion.

**AMENDED MOTION:** ***Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 17.80.080 Off-premises Ladder Signs with the following conditions:***

1. ***Section B be amended to read, "Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the Economic Development Director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a waitlist for advertising space on ladder signs.";***
2. ***Section A Subsection D be removed; only projects in the City may be advertised on the signs;***
3. ***When lease agreements expire, businesses with higher priority take precedence; and***
4. ***If a sign location is requested outside of the approved maps, the City Council may amend the maps and approve the new location.***

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

18.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2018-2019 Budget - Final Amendment.

Assistant City Administrator/Finance Director Paul Jerome explained this is the final budget amendment for the current fiscal year. One change is regarding the utility rate study. This study may continue into the next fiscal year, requiring an amendment to that year's budget. Two of the amendments affect the Impact Fee Funds. The reimbursement to SITLA is due to the City's growth. The increase to the Aviator Road widening project is impact-fee eligible.

*Mayor Westmoreland opened the public hearing at 7:49 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending the Fiscal Year 2018-2019 Budget - Final Amendment. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

18.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget and Certified Tax Rate.

Mr. Jerome explained the following changes made to the budget since it was presented to the Council on May 21, 2019. The City currently fully depreciates the value of City vehicles, and as they are purchased at a discount on the State contract, the additional value retained at the sale of the vehicles will now return to the assigned department's budget. Additional increases in the General Fund expenditures are due to the purchase of a vehicle for a new inspector, $40,000 for phase two of the Utah State University water conservation program, $60,000 for Capital Projects, and $18,500 for records management software. The decrease in the General Fund expenditures is due to a change in staffing in the Finance Department.

Mr. Jerome explained the Enterprise Fund changes include the increase in revenue due to the sale of vehicles. The Capital Projects Fund now includes all projects on the Council's priority list.

Councilmember Curtis expressed concern that the amendment will deplete the Capital Projects Fund. Mr. Jerome explained the purpose of this fund is to complete capital projects; the Fund Reserve, which is at 24%, is what is used in case of emergency. If funds in the Capital Projects Fund are needed for emergency uses, a public hearing must be held to transfer those funds. If the Fund Reserve reaches the maximum allowed limit of 25%, all additional revenue must be placed in the Capital Projects Fund.

*Mayor Westmoreland opened the public hearing at 7:59 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget and 0.000825 percent Certified Tax Rate. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

## 19. RESOLUTION/EAGLE HEIGHTS VILLAGE

### 19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Agreement.

Planner Tayler Jensen explained on May 21, the Council approved a master development plan for this project. The approval is contingent upon approval of a master development agreement.

Councilmember Clark asked City Attorney Jeremy Cook if the Council's motion needs to include changes discussed during work session. Mr. Cook said the two changes are a change in the developer's entity name and a change to section 2.4 regarding the trail. The second sentence should state the developer shall use commercially reasonable efforts to obtain an easement for the trail. Councilmember Clark's requested change requiring the trail around the detention area to be asphalt was noted during work session, as well. He said this master development agreement is very simple as the plan is mostly set, unlike other master development agreements.

Councilmember Curtis stated he did not agree with the master development plan, but as that has been approved and this master development agreement matches the approved plan, he will vote in favor of the agreement.

**MOTION:** ***Councilmember Clark moved to approve a resolution of Eagle Mountain City, Utah, approving the Eagle Heights Village Master Development Agreement. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

## 20. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Curtis
See Board Liaison report.

Councilmember Burnham
None.

Councilmember Reaves
None.

Councilmember Clark
See Board Liaison report.

Mayor Westmoreland
Mayor Westmoreland said he is glad that residents are enjoying the City's parks and using them as gathering places.

## 21. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis
Councilmember Curtis encouraged residents 55 years or older to become involved with the Senior Council and their activities.

Councilmember Clark
Councilmember Clark said the Eagle Mountain Arts Alliance had a folk dance at Wride Memorial Park last weekend and they are continuing Arts in the Park every Tuesday. She said there is a large interest in the Military and Veterans Board and confirmed interested parties should contact Ms. Kofoed.

## 22. COMMUNICATION ITEMS

22.A. Upcoming Agenda Items

22.B. Financial Report

## 23. ADJOURNMENT

**MOTION:** ***Councilmember Clark moved to adjourn the meeting at 8:10 p.m. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

Approved by the City Council on July 16, 2019.

_____
Fionnuala B. Kofoed, MMC
City Recorder

| | |
|---|---|
| EAGLE MOUNTAIN | **EAGLE MOUNTAIN CITY**<br>**CITY COUNCIL MEETING**<br>**JULY 16, 2019** |
| **TITLE:** | Brylee Estates Phase B, Preliminary Plat & Site Plan |
| **ITEM TYPE:** | Preliminary Plat & Site Plan |
| **APPLICANT:** | Concord Homes |

**ACTION ITEM:**
Yes

**PUBLIC HEARING:**
No

**REQUIRED FINDINGS:**
Lighting Plan. A lighting plan, which indicates the illumination of all interior areas and immediately adjoining streets showing the location, height, lumen output and type of lighting proposed.
Mailboxes. Mailbox location is shown on the plans as NCBU, and seems to be in an appropriate location.
Architectural standards 17.72(E)(2). Multifamily buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.
Setbacks. Per 17.25 Tier IV setbacks are 20 feet between buildings. All buildings need to be separated by at least 20'.
Slope Stability Study. There are no steep slopes in this development and no required retaining walls.
Collector Road Fencing. City Code (16.35.090) requires that any lots that have side or rear yards along an arterial or collector road, the

**BACKGROUND**:
The proposed preliminary plat and site plan is for a multi-family project consisting of 162 town home units on 14.96 acres within the Brylee Estates development. The property is located west of Eagle Mountain Boulevard and north of the existing Brandon Park development. The density for this project was approved with the overall Brylee Estates development.
This property was rezoned on April 24, 2018, allowing for a maximum density of 180 total units on 15.02 acres. The applicant is now coming through with a preliminary plat based on the approved rezone, and is proposing 162 total units.
The proposed use is consistent with the rezoning of the property, the use complies with Health, Safety, and Welfare thus it is in compliance with 17.95.060 A-D.
The City Engineer has reviewed this traffic study and it has been approved in the past with previous versions of Brylee Estates. Thus the project is compliant with Conditional Use Standards 17.95.
Multifamily developments require 2 1/3 parking stalls per unit thus this 162-unit development is required to provide 378 parking stalls. The applicant is proposing 378 parking stalls. This complies with the city code requirement.
Open Space. This proposal requires 3.72 acres of improved open space and 372 amenity points. The applicant is proposing 4.29 acres of improved open space and a total of 377 amenity points including the required pool and clubhouse. Attached is the open space worksheet for this development.

**ITEMS FOR CONSIDERATION**:

**RECOMMENDATION**:
Staff Recommends the following possible motions:

Option 1)
I move that the Eagle Mountain City Council approve the Brylee Estates Phase B Site Plan and Preliminary Plat with the following conditions:
1) Buildings shall be separated by 20 feet.
2) Town-home elevations shall comply with Chapter 17.72 Multifamily Design Standards.

applicant shall provide fencing that complies with the City's Residential Collector Road fencing standards. This fence shall be installed with public infrastructure. This project has an arterial/collector road to the east.

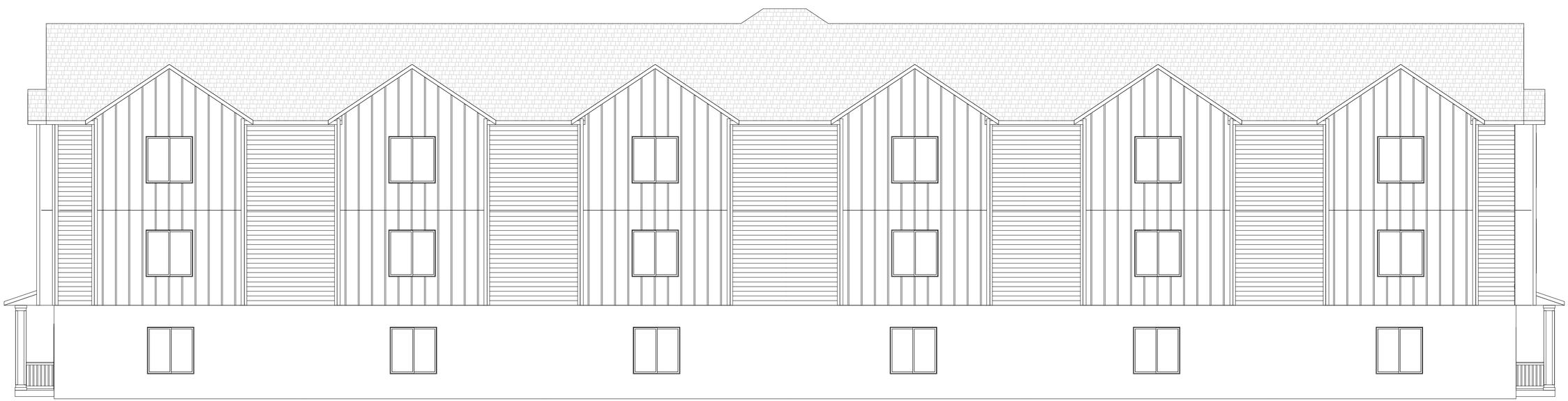
| PREPARED BY: |
| --- |
| Michael Hadley, Planning |

3) Retention shall either be underground or else the project shall be redesigned so the sport court is not placed in a retention pond.
4) Elevations for the clubhouse shall be submitted and the clubhouse shall comply with 17.30.090.
5) Any additional conditions the CC feels are appropriate.

Option 2)
I move that the Eagle Mountain City Council table the Brylee Estates Phase B site plan,and preliminary plat with the following direction/instructions...

**Attachments**:
Brylee Elevations
Lot Layout
Open space worksheet (1)

concordhomes



# EAGEL MOUNTAIN TOWN HOMES

## ELEVATIONS

SCALE: 3/16 = 1'-0"

5

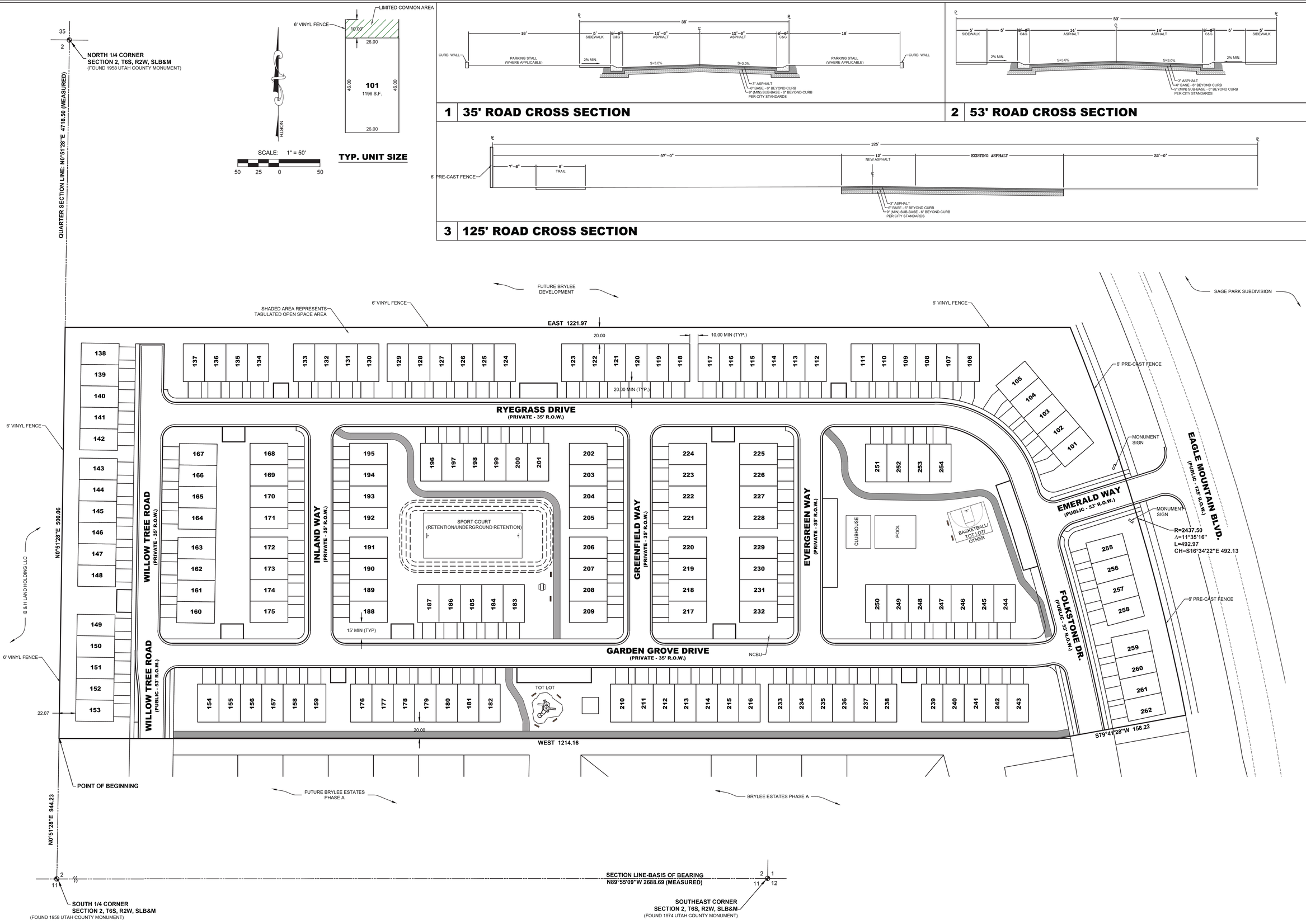
concordhomes

# EAGLE MOUNTAIN TOWN HOMES

## ELEVATIONS

SCALE: 3/16 = 1'-0"

6





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REGISTERED PROFESSIONAL ENGINEER
No. 323008
BRIAN T. GABLER
STATE OF UTAH
CONFORMED

# BRYLEE ESTATES - PHASE B
EAGLE MOUNTAIN, UTAH
## LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0029
DRAWN BY: DSE/MJV
DESIGNED BY: BTG
SCALE: 1" = 50'
DATE: 05/23/2018
SHEET 2

# Brylee Estates - Phase B

**Parks and Open Space Worksheet**

| | | |
|---|---|---|
| **Units** | 162 | units |
| **Req'd open space** | 3.72 | acres |
| **Req'd points** | 372 | points |

| **Park Feature / Improvement** | **Points Available** | **Proposed Quantities** | **Proposed Points** |
|---|---|---|---|
| Bench / Picnic Table (w/ shade structure or trees) | 2 | 8 | 16 |
| Bicycle Rack (4+ bikes) | 2 | | 0 |
| Trees (5) (A majority must be shade trees) | 2 | 10 | 20 |
| Shade Structure | 4 | | 0 |
| Drinking Fountain | 5 | 2 | 10 |
| Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet) | 6 | 21 | 126 |
| Parking* (5 stalls) | 6 | 3 | 18 |
| Swings (4+ swings) | 7 | 1 | 7 |
| Concrete Basketball Court (1/2) | 20 | 1 | 20 |
| Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet) | 4 | | 0 |
| Playground Equipment* per $1,000 | 2 | 30 | 60 |
| Splash Pad* per $1,000 | 2 | | 0 |
| Tennis Court (6,600 sq ft or 55'x120') | 100 | | 0 |
| Sports Court (6,600 sq ft or 55'x120') | 100 | 1 | 100 |
| Restroom (600+ sq ft) | 100 | | |
| Restroom (1200+ sq ft) | 200 | | |
| Public Art | Varies | | |
| Other: | Varies | | |
| Other: | Varies | | |
| **TOTAL** | | | **377** |

OK

| | |
|---|---|
| EAGLE MOUNTAIN | **EAGLE MOUNTAIN CITY**<br>**CITY COUNCIL MEETING**<br>**JULY 16, 2019** |
| **TITLE:** | ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.25 Residential Zone and Chapter 17.30 Residential Zone Bonus Density Entitlements. |
| **ITEM TYPE:** | Ordinance |
| **FISCAL IMPACT:** | NA |
| **APPLICANT:** | City Staff |

| GENERAL PLAN DESIGNATION | CURRENT ZONE | ACREAGE | COMMUNITY |
|---|---|---|---|
| | | | City-wide |

**PUBLIC HEARING:**
Yes

**REQUIRED FINDINGS:**
Code amendments are legislative actions and shall be valid if reasonably debatable and not illegal.

**PLANNING COMMISSION ACTION / RECOMMENDATION**

**RECOMMENDATION**:
We recommend that you discuss the proposed code amendments, hold a public hearing, provide direction to staff concerning any recommended changes to the proposal, and table the item to the next meeting. However, if you feel that this proposal resolves a majority of your concerns and properly implements the goals and strategies of the General Plan, then we recommend approval along with any additional changes that are necessary. We understand that additional code amendments will need to take place in the future to fine tune these residential zone development standards (special use standards, etc.), and we will begin working on those right away, but we believe it is important to have these new zones and standards in place as soon as possible.

If you (the City Council) believe that there are still major changes to be made prior to approval, or that more discussion needs to take place, then the following is an acceptable motion: I move to table the Development Code Amendments to chapters 17.25 and 17.30 of the Eagle Mountain Municipal Code (with specific direction to staff).

If you believe the code change is ready for approval the following is an acceptable motion: I Move to approve an Ordinance of Eagle Mountain City approving the Development Code Amendments to chapters 17.25 and 17.30 of the Eagle Mountain Municipal Code as proposed (or with the following changes...).

**BACKGROUND**:
Last year the City Council approved the Eagle Mountain City General Plan 2018, and since that time we have been working to implement the goals and strategies set forth in the plan. In order to implement the General Plan's land use strategies, we need to amend our Residential Zone and Residential Zone Bonus Density Entitlements. This proposal has been discussed by the Planning

On May 28th the Planning Commission held a public hearing on this item, and following quite a bit of discussion an no public comments, recommended approval (4-0; 1 absent)) to the City Council along with some direction to Staff to make some modifications to the proposal. Conditions of approval included:

(1) The minimum dimensions for single-car garages shall be increased to 12 feet wide by 20 feet deep of useable space;

(2) Hot tubs shall accommodate a minimum of 12 people and shall be built in-ground;

(3) The amendment shall prohibit vinyl and aluminum siding as building materials;

(4) All RR1 and RR2 zones shall be required to install walking paths on both sides of the road;

(5) Staff shall follow specific instructions regarding pools (square footage minimum based on the number of units, not to exceed a certain size, as determined by staff).

Changes have been made to the proposal since that meeting to address the conditions of approval.

| PREPARED BY: |
| --- |
| Steve Mumford, Planning |

Commission in various forms multiple times, including but not limited to a joint meeting with the City Council on October 9th, 2018, as well as Planning Commission discussions and/or public hearings on March 26th, April 9th, April 23rd, and May 28th. Various Council members have been present for many of those meetings, and we've obtained feedback from Council members recently as well.

While reviewing this code amendment, please note the following significant items:
(1) This proposal removes the bonus density and tier system completely (removes chapter 17.30) and instead creates 12 residential zones of differing lot sizes, densities, and standards.
(2) It includes a land use table that specifies permitted, conditional, special, and prohibited uses by zone.
(3) It includes a table containing a majority of the residential development standards by zone, including but not limited to setbacks, building heights, lot sizes, open space requirements, units per building in multi-family zones, lot frontage, dwelling size minimums, and more. We were able to remove many sections of the chapter and consolidate them instead into this single table. It will be much easier to interpret by developers, builders, the general public, the planning staff, and the PC/CC. Please note that the Planning Commission recommended an increase in the minimum required garage dimensions from 20'x20' to 22' x 20' of useable space, as well as a singe-car garage dimension of 12' x 20' of useable space. They also recommended that a maximum pool size be included. The proposal also increases side setbacks slightly and adjusts lot frontages.
(4) Generally applicable provisions have been included that address the following items:
- Minimum architectural standards
- Yard landscaping
- Open space and trails
- Parking and garage dimensions
- Buffers and transitions
- Minimum architectural standards
- Hillside development and sensitive lands
- Lighting
- Rural infrastructure
- Street trees
- Landscaped entryways and monument signs
- Clubhouse, swimming pool, and hot tub

After receiving additional feedback from City Council members, as well as additional research that has been completed, we are recommending some minor changes to the version of the code amendments that was given a recommendation of approval by the Planning Commission on May 28th. These changes are included in red on the attached documents. Some of the changes include:

- Including a provision for 1 bedroom apartments with a minimum dwelling size of 750 square feet, limited to no more than 25% of the project.
- Reducing the minimum dwelling size in a couple of zones.
- Reducing the minimum residential lot size in the R2 and RC zones, along with a slight change to the minimum average lot size in the RC zone.
- Increasing the maximum height in the MF3 zone from 35 feet to 45 feet, but only if it is further than 100 feet from a single-family home.
- Clarifying that accessory apartments located above a detached garage have a height maximum of 35 feet.
- Clarifying that the MF1 zone only allows for "footprint" single-family homes (patio homes), in addition to attached units.
- Adding a minimum buildable area on a lot in the large lot zones.
- Clarifying language concerning trail and wildlife corridor requirements, requiring connectivity to neighboring trails and compliance with trails on the General Plan, Parks and Open Space Master Plan, and the Bike and Pedestrian Master Plan.

**Attachments**:
ORD--Residential Zone.doc
Residential Code Amendments 7-12-19.pdf
Residential Dev Standards 7-12-19.pdf
Residential Land Uses 7-12-19.pdf
PC Minutes - Residential Code 5-28-19.pdf

# ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING CHAPTER 17.25 AND 17.30
OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR RESIDENTIAL ZONE AND RESIDENTIAL ZONE BONUS DENSITY
ENTITLEMENTS**

*PREAMBLE*

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend Chapter 17.25 and 17.30 of the Eagle Mountain Municipal Code Residential Zone an Residential Zone Bonus Density Entitlements;

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

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend Chapter 17.25 and 17.30 of the Eagle Mountain Municipal Code, which is attached to this Ordinance as Exhibit A.

2. Chapter 17.25 and 17.30 of the Eagle Mountain Municipal Code is hereby amended as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of July 2019.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

00131967.DOC

## CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of July 2019.

| Those voting aye: | Those voting nay: | Those excused: |
|---|---|---|
| ☐ Donna Burnham | ☐ Donna Burnham | ☐ Donna Burnham |
| ☐ Melissa Clark | ☐ Melissa Clark | ☐ Melissa Clark |
| ☐ Colby Curtis | ☐ Colby Curtis | ☐ Colby Curtis |
| ☐ Stephanie Gricius | ☐ Stephanie Gricius | ☐ Stephanie Gricius |
| ☐ Benjamin Reaves | ☐ Benjamin Reaves | ☐ Benjamin Reaves |

_____
Fionnuala B. Kofoed, MMC
City Recorder

# Exhibit A

# Chapter 17.25
# RESIDENTIAL ZONES

Sections:

**17.25.010 What this Chapter Does**

**17.25.020 Future Land Uses and Residential Zones**

**17.25.030 Land Use Table**

**17.25.040 Residential Development Standards**

**17.25.050 Generally Applicable Provisions**

**17.25.060 Projection into Setbacks**

**17.25.010 What this chapter does.**

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the City's General Plan, the city is divided into various zones, including a number of residential zones. This chapter establishes the land use regulations for the residential zones in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and other development provisions.

**17.25.020 Future Land Uses and Residential Zones.**

All land planned for residential use in Eagle Mountain City is located within one of the following future land use categories and must be located within one of the following residential zoning districts:

1. Future Land Use: Agricultural/Rural Density One
    a. Zone: **RR1-1**. The RR1-1 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character. To achieve these goals the minimum lot size is 5 acres (217,800 square feet).
    b. Zone: **RR1-2**. The RR1-2 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character, as well as providing a transition area between 5-acre-lot neighborhoods and 1-acre-lot neighborhoods. To achieve these goals the minimum lot size is 2.5 acres (108,900 square feet).
2. Future Land Use: Agricultural/Rural Density Two
    a. Zone: **RR2-1**. The RR2-1 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 1 acre (43,560 square feet).

b. Zone: **RR2-2.** The RR2-2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size is ½ acre (21,780 square feet).

3. Future Land Use: Foothill Residential
   a. Zone: **Foothill Residential (FR)**. The Foothill Residential (FR) zone is for single-family residential view lots, generally on hillsides or foothills. Lots should be arranged to protect open space areas, ridgelines, hillsides, wildlife habitat, and provide useable open space or trail access to useable open space. The minimum lot size is ¼ acre (10,890 square feet), and an average lot size of ½ acre (21,780 square feet) is required.
4. Future Land Use: Neighborhood Residential One
   a. Zone: **R1.** The R1 zone is for large single-family homes on medium-sized lots arranged in walkable suburban neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is ¼ acre (10,890 square feet) and an average lot size of at least 1/3 acre (14,520 square feet) is required.
   b. Zone: **R2.** The R2 zone is for medium to large single-family homes on medium-sized lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is ~~8,500~~8,000 square feet, and an average lot size of at least ¼ acre (10,890 square feet) is required.
   c. Zone: **R3.** The R3 zone is for single-family homes on small lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 6,500 square feet, and an average lot size of at least 8,500 square feet is required.
5. Future Land Use: Neighborhood Residential Two
   a. Zone: **RC**. The RC zone is for single-family homes on small lots, sometimes defined as cottage or cluster lots, in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multi-family developments and neighborhoods with medium-sized lots. The minimum lot size is ~~5,500~~4,500 square feet and an average lot size of at least 6,000 square feet is required.
   b. Zone: **MF1**. The MF1 zone is for "footprint" single family homes (not on fee simple lots; sometimes defined as patio homes), twin homes, duplexes, triplexes, and townhomes with no more than 4 units per building, with common/shared open space between buildings, and a home owners' association that maintains the open space.
6. Future Land Use: Neighborhood Residential Three
   a. Zone: **MF2**. The MF2 zone is for townhomes with no more than 6 units per building. Developments in this zone should be within walking distance of a park, retail/office development, transit facilities, or adjacent to major roadways or intersections.

b. Zone: **MF3**. The MF3 zone is for condominiums and apartments with no more than 18 units per building. Developments in this zone should be within walking distance of retail/office development, transit facilities, a major recreation facility or park, or adjacent to major roadways or intersections.

**17.25.030 Land Use Table.**

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)
C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter 17.95 EMMC)
S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)
Blank = Prohibited

**Land Use Table**

**Residential Land Uses**

| Land Use | RR1-1 | RR1-2 | RR2-1 | RR2-2 | FR | R1 | R2 | R3 | RC | MF1 | MF2 | MF3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Home Businesses in compliance with Ch. 17.65 EMMC | P | P | P | P | P | P | P | P | P | P | P | P |
| Dwelling (single-family) | P | P | P | P | P | P | P | P | P | P | | |
| Dwelling (multi-family) | | | | | | | | | | P ≤ 4 units / building | P ≤ 6 units / building | P ≤ 24 units / building |
| Assisted Living Facility | S | S | S | | | | | | | S | S | S |
| Public Parks, Trails, & Recreation | P | P | P | P | P | P | P | P | P | P | P | P |
| Public & Private Utility Structures or Facilities | S | S | S | S | S | S | S | S | S | S | S | S |
| Public Building or Facilities (City Owned) | P | P | P | P | P | P | P | P | P | P | P | P |
| Religious or Cultural Meeting Halls | S | S | S | S | S | S | S | S | S | S | S | S |
| Public/Charter School | S | S | S | S | S | S | S | S | S | S | S | S |
| Private School | S | S | S | | | | | | | | | |
| Radio, Microwave, or other Transmission Towers | S | S | S | S | S | S | S | S | S | S | S | S |
| Detached Accessory Apartments in compliance with Ch 17.70 EMMC | P | P | P | P ≥ 1/2 Acre Lot | P ≥ 1/2 Acre Lot | | | | | | | |
| Accessory Apartments within the Primary Residence in compliance with Ch 17.70 EMMC | P | P | P | P | P | P | P | | | | | |
| Residential Facility for Persons with a Disability (up to 4 unrelated adults) in compliance with Ch 17.75 EMMC | S | S | S | S | S | S | S | S | S | S | S | S |
| Plant and Tree Nursery / Garden Center | S | S | S | | | | | | | | | |
| Chickens | P | P | P | P | P | P | P | P | | | | |
| Livestock / Farm Animals (see Section 6.10.090) | P | P | P | P | | | | | | | | |
| Riding Arena (Commercial) | C | C | | | | | | | | | | |
| Stables (Commercial) | C | C | | | | | | | | | | |
| Equestrian Center | C | C | | | | | | | | | | |
| Animal Care Service | S | S | S | | | | | | | | | |
| Temporary Sales Trailer | P | P | P | P | P | P | P | P | P | P | P | P |
| Model Home Sales Office | P | P | P | P | P | P | P | P | P | P | P | P |

**17.25.040 Residential Development Standards.**

This Development Standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

## *Residential Development Standards*

**Residential Development Standards**

| General Plan Residential Category | Rural Residential 1 | | Rural Residential 2 | | Foothill Residential | Neighborhood Residential 1 | | | Neighborhood Residential 2 | | Neighborhood Residential 3 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone designation** | **RR1-1** | **RR1-2** | **RR2-1** | **RR2-2** | **FR** | **R1** | **R2** | **R3** | **RC** | **MF1** | **MF2** | **MF3** |
| Type of housing | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached (Small Lot) | SF Detached[7], MF 2-4 units/building | MF 4-6 units/building | MF ≤ 24 units/building |
| Minimum Residential Lot Sizes | 5+ Acres (217,800 sq ft) | 2.5 Acres (108,900 sq ft) | 1 Acre (43,560 sq ft) | 1/2 acre (21,780 sq ft) | 1/4 Acre (10,890 sq ft) | 1/4 Acre (10,890 sq ft) | 8,000 sq ft | 6,500 sq ft | 4,500 sq ft | | | |
| Minimum Average Lot Sizes | | | | | 1/2 Acre (21,780 sq ft) | 1/3 Acre (14,520 sq ft) | 1/4 Acre (10,890 sq ft) | 8,500 sq ft | 6,000 sq ft | | | |
| Required Improved Open Space (in compliance with Section 16.35.105) | | | | 500 sq ft per lot | 750 sq ft per lot | 750 sq ft per lot | 900 sq ft per lot | 1,000 sq ft per lot | 1,000 sq ft per lot | 1,000 sq ft per 3bd, 750 sq ft per 2bd | 1,000 sq ft per 3bd, 750 sq ft per 2bd | 1,000 sq ft per 3bd, 750 sq ft per 2bd |
| Primary Structure Maximum Height[1] | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 45'[6] |
| Accessory Structure Maximum Height[1] | 35 | 35 | 35' | 25' | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' |
| Ancillary Structure Maximum Height[8] | 10' above primary structure | | | | | | | | | | | |
| Minimum Lot Frontage[2] | 150' | 150' | 125' | 100' | 90' | 85' | 80' | 62' (30% ≥ 70') | 58' | | | |
| Minimum Lot Frontage (Cul-de-sac or circle) | 100' | 100' | 75' | 60' | 50' | 45' | 40' | 20' | 20' | | | |
| Minimum Dwelling Size (including garage) | 2800 sq ft | 2800 sq ft | 2800 sq ft | 2800 sq ft | 2400 sq ft | 2400 sq ft | 2200 sq ft | 2000 sq ft | 1800 sq ft | 1800 sq ft | 1300 sq ft | 750 sq ft for 1 bd[7], 900 sq ft for 2bd, 1200 sq ft for 3bd |
| Minimum Setbacks for Primary Structures[3] | | | | | | | | | | | | |
| Front | 35' | 35' | 30' | 25' | 25' | 25' | 25' | 15' | 15' | 15' | 15' | 15' |
| Front Garage | 45' | 45' | 40' | 30' | 25' | 25' | 25' | 22' | 22' | 22' | 22' | 22' |
| Rear | 35' | 35' | 35' | 35' | 35' | 25' | 20' | 20' | 20' | 30' between buildings | | |
| Side | 20' | 20' | 15' | 10' | 10' | 10' | 8' | 8' | 8' | 15' between buildings | | 20' between buildings |
| Garage Side | 20' | 20' | 15' | 15' | 10' | 10' | 10' | 10' | 10' | 15' between buildings | | 20' between buildings |
| Street Side | 25' | 25' | 25' | 25' | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Maximum Size of Accesory Structures | | | | 75% of dwelling footprint[4] | 50% of dwelling footprint[4] | | | | | | | |
| Minimum Setbacks for Accessory Structures | | | | | | | | | | | | |
| Front | Same as prinicipal structure | | | | | | | | | | | |
| Rear | 10' | 10' | 10' | 10' | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| Side | 10' | 10' | 10' | 10' | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| Street Side | Same as prinicipal structure | | | | | | | | | | | |
| Distance from a Residential Dwelling | Structures housing animals: 50' from neighboring residences; 6' for all other structures | | | | | 6' | 6' | 6' | 6' | 6' | 6' | 6' |
| Site Plan Approval Required (see Chapter 17.100 EMMC) | | | | | | | | | | Yes | Yes | Yes |

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory apartments located above a detached garage is 35 feet.

[2] Lot Frontage is measured at the street property line. Lot frontage shall vary by at least 5 feet every 3 or 4 lots in the R3 and RC zones.

[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10% variation in setbacks may be approved by the Planning Director and Building Official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Home design is not considered a unique circumstance. Guidance regarding allowed projectionsinto setbacks is outlined in Section 17.25.180 EMMC.

[4] Square footage of the footprint of the residential dwelling, including attached garage.

[5] Only "footprint" single-family detached units - no homes on fee simple lots. These are sometimes referred to as patio homes.

[6] Maximum height is only 35 feet if any part of the building is located within 100 feet of an existing single-family home.

[7] One-bedroom units may not make up more than 20% of a development.

[8] Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

### 17.25.050 Generally applicable provisions.

All development projects within the residential zones in this chapter shall conform to the following general requirements:

A. Yard Landscaping. The front and side yards must be improved prior to occupancy of each home in accordance with the approved yard landscaping plan approved in conjunction with the Final Plat for the development. Improvements shall include sod, irrigation, trees, and shrubs, and may include some water wise landscaping. In cases of inclement weather, the builder or property owner may pay a $2,000 cash escrow per lot to the City and shall complete the landscaping no later than six months after the issuance of the certificate of occupancy.

B. Open Space & Trails. Lots and roads shall be arranged to best protect contiguous open space areas, ridgelines, hillsides, drainages, wildlife habitat and corridors, and provide useable open space or trail access to useable open space. All developments shall connect to existing adjacent trails and wildlife corridors and continue them through the development, and shall provide regional trails and corridors if included in the City's General Plan, Parks and Open Space Plan, or Bike and Pedestrian Plan. Rather than including large areas of unbuildable land in lots, developers are encouraged to preserve and dedicate these areas as public open space. The approval authority may require the developer to pay a fee in lieu according to EMMC 16.35.105(A)(11), or may consider, at their discretion, alternative open space plans. Alternative plans will be evaluated based upon the benefit to the neighborhood/community, proximity to existing amenities or natural features, and the unique nature of the site, and may include additional trails, preservation/dedication of additional open space areas, and unique improvements/amenities. Alternative plans may include a proposed "buy-down" of open space acreage with additional amenities at a rate of 150 points per acre (required acreage x 100 points + "bought-down" acreage x 150 points). Parks and trails must be improved as required by the standards set forth in Chapter 16.35 EMMC. Common open space areas within multi-family projects shall not count towards the open space requirement, unless a large area is planned that meets the criteria found in Section 16.35.105 EMMC. Land in excess of 15 percent slope shall be 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 slope which these bodies determine to be an approved amenity. In this case, only the acreage of land in excess of 15 percent slope which is improved will be considered towards the improved open space requirements.

C. Parking & Garage Dimensions. Projects shall comply with the off-street parking standards found in EMMC 17.55, which includes standards for enclosed parking, covered parking, and visitor parking. Two-car garages shall provide a minimum of 22 feet wide by ~~22~~ 20 feet deep of useable parking area, excluding stairs, cantilevers, or other encroachments. Two-car garage door openings shall be a minimum of 16 feet wide by 8 feet tall. Single-car garages shall be a minimum of ~~10~~ 12 feet wide by 20 feet deep of useable parking area. Single-car garage door openings shall be a minimum of 9 feet wide by 8 feet tall.

D. Driveways. Residential driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions. Residential driveways, when feasible, shall not be permitted in the clear vision triangle at local streets as described in this title. Residential driveways shall be a minimum of 22 feet in length from the property line. Driveway length exceptions for multi-family developments may be requested and considered at the discretion of the approval authority with a preliminary plat.

E. Buffers and Transitions Between Developments and Uses. All residential zone developments shall comply with the transitioning and buffering requirements as set forth in Chapter 17.60 EMMC.If commercial development is allowed as a conditional use in a residential zone, the more restrictive of the residential or commercial buffering and transitioning requirements shall apply.

F. Architectural Design Standards. All multi-family buildings shall comply with Chapter 17.72 EMMC. Single-family developments should produce diverse yet compatible homes with ~~equal~~ similar design quality on all sides, including at least three exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco). All elevations that face a public road shall include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Elevations that face a public road shall not consist of 100% stucco. Vinyl and aluminum siding are prohibited. All residential dwellings shall include windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of five elevation schemes shall be developed. Elevation schemes shall be approved by the planning director or his/her delegated representative. Houses sited on adjacent lots, or directly across the street (sharing frontage) shall have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

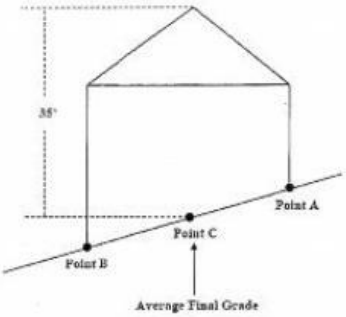
G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80, 17.62, other applicable City Codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters15.80 and 17.62 EMMC. Development near natural washes must include significant setbacks from the edge of the wash to any structure. Utility corridors shall be preserved and deeded to the City whenever possible for trails and open space corridors. At least 75% of the square footage of lots in the RR1-1, RR1-2, and RR2-1 zones shall be buildable.

H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting must comply with the standards found in Chapter 17.56 EMMC. Streetlights are required to be paid for by developers and installed by the City's contractor along all roads in and surrounding a project, in accordance with Section 15.10.390 EMMC.

I. Infrastructure. At their discretion the approval authority may exempt projects in the RR1-1, RR1-2, and RR2-1 zones from installing curb, gutter, and streetlights. Equestrian trails that adjoin each lot may be

required by the approval authority when the subdivision is designed to accommodate horse raising and keeping. Streetlights are still required along all collector and arterial roads.

J. Street Trees. Developers are encouraged to plant trees in park strips along all public streets, in accordance with the City's street-tree planting guide. Planting shall be done along with the front yard landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.




K. Landscaped Entryways and Monument Signs. All developments shall provide a landscaped entryway and neighborhood/project monument sign at each main entrance to the neighborhood. This may consist of a water feature, sculpture, or monument sign with the name of the project. The ongoing maintenance of the landscaped entryway shall be by the project's homeowners' association. This feature shall be approved along with a preliminary plat, site plan, or master development plan. At their discretion, the approval authority may approve an alternative amenity or improvement in place of this requirement.

L. Clubhouse, Swimming Pool, & Hot Tub. All multi-family developments in the MF2 and MF3 zones shall include a swimming pool and hot tub in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

1. Clubhouse or Community Center. A clubhouse facility that is centrally located in the development is intended to provide a recreational and social amenity to residents. Clubhouses or community centers shall be a minimum of 1,500 square feet (not including leasing office area) and accommodate at least 7.5 square feet of clubhouse area per residential unit being served by the clubhouse. Developments may provide multiple clubhouses to fulfill this requirement. The clubhouse does not count towards fulfilling the amenity requirements found in Chapter 16.35 EMMC.

a. Clubhouse Improvements & Completion. Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The

clubhouse shall be adjacent to the pool. The approval authority shall review and approve the clubhouse structure during the site plan review process. Construction of the clubhouse shall commence prior to issuing the 31st building permit in the project or a cash or improvement bond shall be placed with the City to cover the cost of construction. Applicants shall submit a building permit application prior to constructing this improvement. If multiple clubhouses are being provided in a development the additional clubhouses shall begin construction along with the phase of development that includes the clubhouses.

2. Swimming Pool and Hot Tub. An in-ground swimming pool and in-ground hot tub that ~~is~~ are centrally located in the development ~~is~~ are intended to provide a recreational and social amenity to residents. The hot tub shall be sized to fit a minimum of 12 adults. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least 4 square feet of pool space per residential unit being served by the pool and shall not exceed 2,000 square feet. Developments may be required to provide multiple pools to fulfill this requirement, depending on the number of units served and overall project densities and layout. It shall also include a concrete patio, patio furniture, a non-sight-obscuring fence, and comply with all required building codes (including a building permit). The swimming pool does not count towards fulfilling the amenity requirements found in EMMC 16.35. The approval authority shall review and approve the swimming pool facility during the site plan review process. The construction of the pool shall commence prior to the 31st building permit being issued in the development, or a cash or improvement bond shall be placed with the City to cover the cost of construction. If multiple pools are being provided in a development the additional pools shall begin construction along with the phase of development that includes the pools.

**17.25.060 Projection into setbacks.**

A. Residential Setbacks. The minimum distance measured from the property line to the outer foundation wall of a structure. Setbacks are defined in Chapter 17.10 EMMC (Definitions) and setback requirements for the various residential zones are found in Section 17.25.040 (Residential Development Standards) EMMC.

**Table 17.25.110(A) Residential Setbacks**

| Setbacks | | | | | |
|---|---|---|---|---|---|
| **Zone** | **Minimum Front Yard** | **Minimum Driveway** | **Minimum Rear Yard** | **Minimum Side Yard** | **Minimum Street Side Yard (Corner)** |
| **RR1-1** | 35 | 45 | 35 | 20 | 25 |
| **RR1-2** | 35 | 45 | 35 | 20 | 25 |
| **RR2-1** | 30 | 40 | 35 | 15 | 25 |
| **RR2-2** | 25 | 30 | 35 | 10 & 15 on Garage Side | 25 |
| **FR** | 25 | 25 | 35 | 10 | 15 |
| **NR1** | 25 | 25 | 25 | 10 | 15 |
| **NR2** | 25 | 25 | 20 | 8 & 10 on Garage Side | 15 |
| **NR3** | 15 | 22 | 20 | 8 & 10 on Garage Side | 15 |
| **RC** | 15 | 22 | 20 | 8 & 10 on Garage Side | 15 |
| **MF1** | 15 | 22 | 30 Between Buildings | 15 Between Buildings | 15 |
| **MF2** | 15 | 22 | 30 Between Buildings | 15 Between Buildings | 15 |
| **MF3** | 15 | 22 | 30 Between Buildings | 20 Between Buildings | 15 |
| *If a structure is constructed with less than an eight-foot setback, piping or other approved drainage system shall be installed in that side yard prior to occupancy, ssending the water at least 10 feet downhill away from the foundation (in conformance to the current international Residential code) | | | | | |
| ** A minimum of 15 feet is required between single-family attached buildings | | | | | |
| *** Driveway length exceptions for townhomes may be requested and considered at the discretion of the approval authority with a perliminary plat | | | | | |

B. Allowed Projection into Setbacks.

1. Awnings and Canopies. Over the windows, no wider than 12 inches beyond edges of window or door.

| Projecting Feature | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Awnings/Canopies | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 3 | 3 | 3 | 3 | 3 | n/a | 5' |

2. Balconies – Open and Unenclosed.

| Projecting Feature | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Balconies (Unenclosed) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | n/a | 6' |

3. Bay Windows. Width of window shall not exceed 10 feet in front or rear yards, or seven feet in side yards.

| | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Projecting Feature | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Bay Window | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 2 | n/a | 5' |

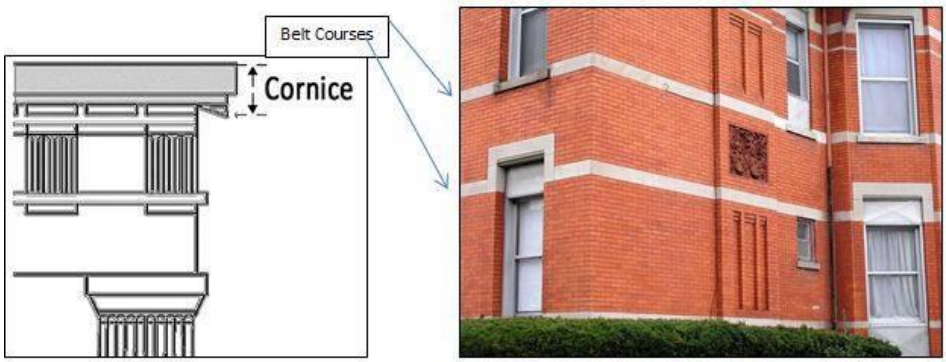
4. Cantilevered Building Projections. Also known as micro-additions, or pop-outs. Shall not exceed eight feet in length.

| | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Projecting Feature | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Cantilevered Building Projection | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | n/a | 6' |

5. Chimney or Fireplace.

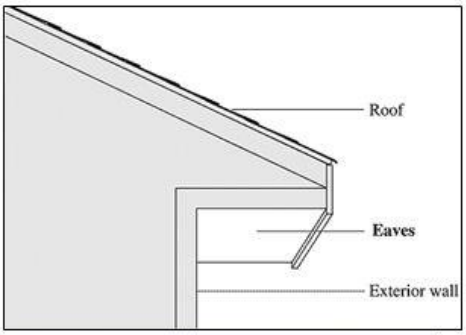
| Projecting Feature | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Chimney or Fireplace | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | n/a | 5.5' |

6. Cornices, Belt Courses. And similar architectural features.




| Projecting Feature | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Cornices, Belt Courses, and Similar | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | n/a |

7. Eaves, Roof Overhangs.



| | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Projecting Feature | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Eaves, roof Overhangs | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | n/a | n/a |

8. Porch, Deck, Landing.

a. Uncovered.

b. Covered.

| Projecting Feature | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Porch, Deck, Landing (uncovered) | 10 | 10 | 10 | 10 | 10 | 10 | 5 | 5 | - | 5 | 5 | - | 5 | 5 | - | n/a | n/a |
| Porch, Deck, Landing (covered) | 6 | 6 | 6 | 6 | 6 | 6 | 5 | 5 | - | 5 | 5 | - | 5 | 5 | - | n/a | n/a |

**Table 17.25.110(B)**

| Projecting Feature | Allowed Projection into Setbacks | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | RR1 (1&2) Front Yard | RR1 (1 & 2) Rear Yard | RR1 (1 &2) Side Yard | RR2 (1&2) Front Yard | RR2 (1&2) Rear Yard | RR2(1&2) Side Yard | FR Front Yard | FR Rear Yard | FR Side Yard | NR (1, 2, & 3) Front Yard | NR (1,2, & 3) Rear Yard | NR (1,2, & 3) Side Yard | RC Front Yard | RC Rear Yard | RC Side Yard | MF1 & MF2 | Nearest Property Line |
| Awnings/Canopies | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 3 | 3 | 3 | 3 | 3 | n/a | 5' |
| Balconies (Unenclosed) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | n/a | 6' |
| Bay Window | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 2 | n/a | 5' |
| Cantilevered Building Projection | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | n/a | 6' |
| Chimney or Fireplace | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | n/a | 5.5' |
| Cornices, Belt Courses, and Similar | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | n/a |
| Eaves, roof Overhangs | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | n/a | n/a |
| Porch, Deck, Landing (uncovered) | 10 | 10 | 10 | 10 | 10 | 10 | 5 | 5 | - | 5 | 5 | - | 5 | 5 | - | n/a | n/a |
| Porch, Deck, Landing (covered) | 6 | 6 | 6 | 6 | 6 | 6 | 5 | 5 | - | 5 | 5 | - | 5 | 5 | - | n/a | n/a |

## Residential Development Standards

| General Plan Residential Category | Rural Residential 1 | | Rural Residential 2 | | Foothill Residential | Neighborhood Residential 1 | | | Neighborhood Residential 2 | | Neighborhood Residential 3 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone designation** | **RR1-1** | **RR1-2** | **RR2-1** | **RR2-2** | **FR** | **R1** | **R2** | **R3** | **RC** | **MF1** | **MF2** | **MF3** |
| Type of housing | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached | SF Detached (Small Lot) | SF Detached[5], MF 2-4 units/building | MF 4-6 units/building | MF ≤ 24 units/building |
| Minimum Residential Lot Sizes | 5+ Acres (217,800 sq ft) | 2.5 Acres (108,900 sq ft) | 1 Acre (43,560 sq ft) | 1/2 acre (21,780 sq ft) | 1/4 Acre (10,890 sq ft) | 1/4 Acre (10,890 sq ft) | 8,000 sq ft | 6,500 sq ft | 4,500 sq ft | | | |
| Minimum Average Lot Sizes | | | | | 1/2 Acre (21,780 sq ft) | 1/3 Acre (14,520 sq ft) | 1/4 Acre (10,890 sq ft) | 8,500 sq ft | 6,000 sq ft | | | |
| Required Improved Open Space (in compliance with Section 16.35.105) | | | | 500 sq ft per lot | 750 sq ft per lot | 750 sq ft per lot | 900 sq ft per lot | 1,000 sq ft per lot | 1,000 sq ft per lot | 1,000 sq ft per 3bd, 750 sq ft per 2bd | 1,000 sq ft per 3bd, 750 sq ft per 2bd | 1,000 sq ft per 3bd, 750 sq ft per 2bd |
| Primary Structure Maximum Height[1] | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 45'[6] |
| Accessory Structure Maximum Height[1] | 35 | 35 | 35' | 25' | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' |
| Ancillary Structure Maximum Height[8] | 10' above primary structure | | | | | | | | | | | |
| Minimum Lot Frontage[2] | 150' | 150' | 125' | 100' | 90' | 85' | 80' | 62' (30% ≥ 70') | 58' | | | |
| Minimum Lot Frontage (Cul-de-sac or circle) | 100' | 100' | 75' | 60' | 50' | 45' | 40' | 20' | 20' | | | |
| Minimum Dwelling Size (including garage) | 2800 sq ft | 2800 sq ft | 2800 sq ft | 2800 sq ft | 2400 sq ft | 2400 sq ft | 2200 sq ft | 2000 sq ft | 1800 sq ft | 1800 sq ft | 1300 sq ft | 750 sq ft for 1 bd[7], 900 sq ft for 2bd, 1200 sq ft for 3bd |
| Minimum Setbacks for Primary Structures[3] | | | | | | | | | | | | |
| Front | 35' | 35' | 30' | 25' | 25' | 25' | 25' | 15' | 15' | 15' | 15' | 15' |
| Front Garage | 45' | 45' | 40' | 30' | 25' | 25' | 25' | 22' | 22' | 22' | 22' | 22' |
| Rear | 35' | 35' | 35' | 35' | 35' | 25' | 20' | 20' | 20' | 30' between buildings | | |
| Side | 20' | 20' | 15' | 10' | 10' | 10' | 8' | 8' | 8' | 15' between buildings | | 20' between buildings |
| Garage Side | 20' | 20' | 15' | 15' | 10' | 10' | 10' | 10' | 10' | 15' between buildings | | 20' between buildings |
| Street Side | 25' | 25' | 25' | 25' | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Maximum Size of Accesory Structures | | | | 75% of dwelling footprint[4] | 50% of dwelling footprint[4] | | | | | | | |
| Minimum Setbacks for Accessory Structures | | | | | | | | | | | | |
| Front | Same as prinicipal structure | | | | | | | | | | | |
| Rear | 10' | 10' | 10' | 10' | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| Side | 10' | 10' | 10' | 10' | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| Street Side | Same as prinicipal structure | | | | | | | | | | | |
| Distance from a Residential Dwelling | Structures housing animals: 50' from neighboring residences; 6' for all other structures | | | | | 6' | 6' | 6' | 6' | 6' | 6' | 6' |
| Site Plan Approval Required (see Chapter 17.100 EMMC) | | | | | | | | | | Yes | Yes | Yes |

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory apartments located above a detached garage is 35 feet.

[2] Lot Frontage is measured at the street property line. Lot frontage shall vary by at least 5 feet every 3 or 4 lots in the R3 and RC zones.

[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10% variation in setbacks may be approved by the Planning Director and Building Official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Home design is not considered a unique circumstance. Guidance regarding allowed projectionsinto setbacks is outlined in Section 17.25.180 EMMC.

[4] Square footage of the footprint of the residential dwelling, including attached garage.

[5] Only "footprint" single-family detached units - no homes on fee simple lots. These are sometimes referred to as patio homes.

[6] Maximum height is only 35 feet if any part of the building is located within 100 feet of an existing single-family home.

[7]One-bedroom units may not make up more than 20% of a development.

[8]Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

## Residential Land Uses

| Land Use | RR1-1 | RR1-2 | RR2-1 | RR2-2 | FR | R1 | R2 | R3 | RC | MF1 | MF2 | MF3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Home Businesses in compliance with Ch. 17.65 EMMC | P | P | P | P | P | P | P | P | P | P | P | P |
| Dwelling (single-family) | P | P | P | P | P | P | P | P | P | P | | |
| Dwelling (multi-family) | | | | | | | | | | P ≤ 4 units / building | P ≤ 6 units / building | P ≤ 24 units / building |
| Assisted Living Facility | S | S | S | | | | | | | S | S | S |
| Public Parks, Trails, & Recreation | P | P | P | P | P | P | P | P | P | P | P | P |
| Public & Private Utility Structures or Facilities | S | S | S | S | S | S | S | S | S | S | S | S |
| Public Building or Facilities (City Owned) | P | P | P | P | P | P | P | P | P | P | P | P |
| Religious or Cultural Meeting Halls | S | S | S | S | S | S | S | S | S | S | S | S |
| Public/Charter School | S | S | S | S | S | S | S | S | S | S | S | S |
| Private School | S | S | S | | | | | | | | | |
| Radio, Microwave, or other Transmission Towers | S | S | S | S | S | S | S | S | S | S | S | S |
| Detached Accessory Apartments in compliance with Ch 17.70 EMMC | P | P | P | P ≥ 1/2 Acre Lot | P ≥ 1/2 Acre Lot | | | | | | | |
| Accessory Apartments within the Primary Residence in compliance with Ch 17.70 EMMC | P | P | P | P | P | P | P | | | | | |
| Residential Facility for Persons with a Disability (up to 4 unrelated adults) in compliance with Ch 17.75 EMMC | S | S | S | S | S | S | S | S | S | S | S | S |
| Plant and Tree Nursery / Garden Center | S | S | S | | | | | | | | | |
| Chickens | P | P | P | P | P | P | P | P | | | | |
| Livestock / Farm Animals (see Section 6.10.090) | P | P | P | P | | | | | | | | |
| Riding Arena (Commercial) | C | C | | | | | | | | | | |
| Stables (Commercial) | C | C | | | | | | | | | | |
| Equestrian Center | C | C | | | | | | | | | | |
| Animal Care Service | S | S | S | | | | | | | | | |
| Temporary Sales Trailer | P | P | P | P | P | P | P | P | P | P | P | P |
| Model Home Sales Office | P | P | P | P | P | P | P | P | P | P | P | P |

Mr. Hadley explained the City's business licenses previously expired throughout the year, but the renewal process became burdensome to staff. The City now issues business licenses for one year, with the renewal due on the first day of the thirteenth month. Commissioner Wood said the City can offer six-month and twelve-month leases. Commissioner Wright stated his preference that the lease period remains one year.

**MOTION:** ***Commissioner Wood moved to recommend approval to the City Council the Chapter 17.80.080 Off-premises Ladder Signs Municipal Code amendment with the following changes:***

1. ***Section E shall be changed to "Eagle Mountain City may bill advertisers on a semiannual or annual basis; signs may be removed for nonpayment"; and***
2. ***Staff shall change the lettering and numbering to be consistent with existing Municipal Code structure.***

***Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

The meeting went into recess at 8:00 p.m. and reconvened at 8:05 p.m.

5.E. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment

Mr. Mumford said this version of the amendment removes the bonus density system and creates twelve residential zones. It includes a land use table that specifies permitted, conditional, special, and prohibited uses by zone. Standards will need to be created for special uses. It includes a table containing a majority of the residential development standards by zone, including setbacks, building heights, lot sizes, open space requirements, units per building in multifamily zones, lot frontage, and dwelling size minimums. Generally applicable provisions have been included as well. These include minimum architectural standards, yard landscaping, open space and trails, parking and garage dimensions, buffers and transitions, minimum architectural standards, hillside development/sensitive lands, parking and garage standards, buffers, transitions, lighting, rural infrastructure, street trees, landscaped entryways, monument signs, clubhouse, swimming pools and hot tubs. Standards regarding projections into setbacks are being updated and will be included for City Council review.

Mr. Mumford said he will add the average lot size of 6,500 square feet to the language regarding the RC zone. Commissioner Wood asked that language referencing cottage lots be removed in that section.

Mr. Mumford explained in the Residential Development Standards table, the lot frontage on cul-de-sacs and circles was mistakenly entered as 40 feet in the RR2-2 zone and stated that will be updated to 60 feet. He said the language was cut off on footnote number three on the table as well. That will be corrected to state the Planning Director has approval authority.

Commissioner Wood said the Rural Residential zones need to require asphalt trails on both sides of the road for safe walking routes. Mr. Mumford said that would require a change to the rural street cross section requirements, as Municipal Code currently only requires an 8-foot trail along one side of the road.

Commissioner Wright asked if aluminum and vinyl siding should be restricted building materials. Commissioner Wood said they should be prohibited, and said stucco should be limited, as it is not an attractive material.

Commissioner Wright expressed concern that a restrictive Code regarding building materials may negatively affect home buyers and home builders. He stated the front and sides of homes that face public roads should have a higher standard.

Commissioner Wood asked if the amendment included a standard for usable space in garages. He stated a requirement of 22 feet wide by 20 feet deep of usable space may get pushback from builders, but it is a reasonable standard. Commissioner Anderson agreed that garage standards should be 22 feet wide by 20 feet deep of usable space with a 16-foot garage door.

Mr. Mumford said he would prefer the standard only include garage dimensions and not include a requirement of usable space. He explained that an analysis of ten current building permits from multiple areas and multiple builders in the city found that custom homes in larger lot subdivisions have larger garages, up to 24 feet by 24 feet; homes in Spring Run have garages that are 22 feet wide by 23 feet deep, homes in Sage Park have garages that are 20 feet wide by 22 feet deep, and homes in Scenic Mountain have garages that are 22 feet by 22 feet.

Commissioner Wood said pools should only be allowed to serve 100 to 150 units. He stated his preference that multiple pools be required and said the Municipal Code should not allow larger pools based on square feet per unit.

Mr. Mumford explained a clubhouse, pool, and hot tub are required for all multifamily projects in the MF2 and MF3 zones that include 150 units or more. The code can be amended to require a pool for a certain number of units and the pool size be increased for additional units up to a maximum pool size.

Commissioner Wood stated the MF1 zone should also require a pool for multifamily projects. He said single-family homes should not exist in the same projects as twin homes and said the MF1 zone should prohibit single-family detached homes.

Commissioner Wood said clubhouses should have a requirement that dictates size of the community gathering room. He said the increase from 1,200 square feet to 1,500 square feet may just create larger kitchens and bathrooms.

*Commissioner Everett opened the public hearing at 9:01 p.m. As there were no comments, he closed the hearing.*

Commissioner Everett recognized staff has put much effort into the current draft of the amendment. He stated discussions have brought new items to the Commission's attention, which have been addressed, and said future applications will likely bring other concerns to staff's attention and will need to be addressed at that time.

Commissioner Wright said ten feet is not enough clearance for a single-car garage and stated it should be increased to twelve feet. He said exclusions should be in place regarding siding on homes, and said hot tubs should have a size requirement of a minimum capacity of twelve people. He said the pool requirement should be a square footage minimum based on the number of units, not to exceed a certain size, as determined by staff.

**MOTION:** ***Commissioner Wood moved to recommend approval to the City Council the Chapter 17.25 and 17.30 Residential Zone and Residential Zone Bonus Density Entitlements Development Code amendments with the following conditions:***

1. ***The minimum dimensions for single-car garages shall be increased to 12 feet wide by 20 feet deep of usable space;***
2. ***Hot tubs shall accommodate a minimum of 12 people and shall be built in-ground;***
3. ***The amendment shall prohibit vinyl and aluminum siding as building materials;***
4. ***All RR1 and RR2 zones shall be required to install walking paths on both sides of the road; and***
5. ***Staff shall follow specific instructions regarding pools.***

***Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

## 6. Discussion Items

Mr. Mumford said staff will begin the process of amending additional zones after the Residential Zone amendment is finalized.

## 7. Next Scheduled Meeting – June 11, 2019.

## 8. Adjournment

**MOTION:** ***Commissioner Wood moved to adjourn the meeting at 9:20 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:20 p.m.

| | |
|---|---|
| EAGLE MOUNTAIN | **EAGLE MOUNTAIN CITY**<br>**CITY COUNCIL MEETING**<br>**JULY 16, 2019** |
| **TITLE:** | ORDINANACE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35.080 Street Trees and Chapter 17.60.140 Clear Vision Triangle. |
| **ITEM TYPE:** | Development Code Amendment |
| **APPLICANT:** | City Staff |

**ACTION ITEM:**
Yes

**PUBLIC HEARING:**
Yes

**REQUIRED FINDINGS:**

| PREPARED BY: |
|---|
| Tayler Jensen, Planning |

**BACKGROUND**:
Currently City Code requires street trees along collector and arterial roads, and mandates that trees are spaced so that when full-grown crowns overlap. Code doesn't address what type of trees should be planted, or take into account the different size of park strips and what is an appropriate tree for each area. This proposed code creates standards for required trees along arterial and collector roads. It also sets up standards for types and spacing of trees that may be placed in residential streets, to promote a healthy urban forest while avoiding damage to public and private infrastructure and property.

**ITEMS FOR CONSIDERATION**:

**RECOMMENDATION**:
On June 9th 2019 the Planning Commission held a public hearing on the proposed code change. No one from the public made comment and the Planning Commission voted (4-0) to recommend approval of the ordinance with the change being made that trees be trimmed to 14' over roads and parking areas rather than 12'. Staff has updated the proposed code change to reflect the commissions recommendation.

**Attachments**:
Draft Street Tree Ordinance (PC Recommendation).pdf
ORD--Trees and Clear Vision Triangle.doc

**16.35.080 Street trees.**

Street trees shall be planted in the park strip with an irrigation system along all arterial and collector streets. Street trees may be planted in the park strip with an irrigation system along any residential road.

A. ~~A.~~ Tree Specifications. At the time of planting, street trees shall have a trunk caliper of at least one and one-half inches at a location of eight inches above the soil line. Street trees shall be selected from the approved street trees listed in tables 16.35.080(1), 16.35.080(2) and 16.35.080(3). Developer shall choose multiple genera from the approved list. Chosen street trees shall be spaced according to this title, and in an alternating manner. ~~and be spaced according to size at maturity so that mature crowns overlap slightly with adjacent trees.~~

B. Approval Required. Street trees shall be required for all development (Residential, Office, and/or Commercial) with frontage along a collector or arterial road. Street tree locations shall be shown on Preliminary Plats and/or Site Plans. Street tree locations (and species of trees) shall be approved by the Eagle Mountain Forester, Parks Director, and Community Development Director, or their designees.

1. Spacing. Street Trees shall be spaced accordingly to ensure mature crowns overlap, while maintaining safe sight lines:
   a. Minor Collectors: Every 35'
   b. Major Collectors: Every 45'
   c. Minor and Major Arterials: Every 50'
   d. Parkways: Every 50'
2. Utility Spacings, in addition to the above spacing standards trees shall also be located at least:
   a. 10' from any utility pole, fire hydrant, and/or utility boxes
   b. 15' from any driveway or drive access
   c. 30' from all legal traffic control signs
3. Height. Trees that hang over the road, parking, sidewalks or paths shall have the following clearances:
   a. Sidewalks/Trail/Path: 8'
   b. Road/ Parking: 14'
4. Alternation. In order to protect the urban forest from diseases and harmful pest's street trees shall alternate among several genera. At least two genera of tree are required, and three or more are recommended for each development.

C. ~~Bond~~Escrow. The developer shall be required to ~~post a bond~~pay an escrow of $600 per tree for every, for required street tree~~s~~ and related improvements. The ~~bond~~ escrow may be used to

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replace required ~~landscaping~~street trees that fails to survive for a period of one year after all planting. The ~~bond~~ escrow will be ~~released~~ refunded after all required ~~landscaping~~street trees ~~is~~ are in place and ~~has~~ have survived in good condition for a period of one year after planting. To avoid damage, required ~~landscaping~~street trees shall be planted as project phases are completed and as early as appropriate based on seasonal requirements. Street trees shall be installed where there is a soil volume sufficient to support healthy trees and an irrigation system. [Ord. O-27-2006 § 2 (Exh. A § 7.8); Ord. O-07-2006 § 2 (Exh. 1 § 7.8); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.8)].

D. Installation Process. The following process shall be followed for the install of any required street trees

1. Street Tree locations, and genus/species shall be shown on open space/landscaping plans
2. Street Tree locations shall be approved by the Eagle Mountain Forester, Parks Director, and the Community Development Director, or their designees
3. Street Tree Escrow ($600 per required tree) shall be paid prior to plat recording (or building permit issuance for Office or Commercial developments)
4. All required trees shall be installed:
    - i. With infrastructure improvement if collector or arterial road is being built by the applicant
    - ii. Before issuance of 50% of building permits for residential projects along existing collector or arterial roads
    - iii. Before certificate of occupancy for Commercial or Office development
5. Escrow shall be released one year (365 Days) after planting for all trees that have survived in good condition

E. Optional/Elective Street Tree Standards. While not required by code the planting of street trees is encouraged along all residential roads according to the below standards

1. Spacing: Every 20'
2. 10' from any utility pole, fire hydrant, and/or utility boxes
3. 15' from any driveway
4. 30' from all legal traffic control signs
5. 8' Minimum clearance over sidewalks
6. 14' Minimum clearance over parking and road

F. Tables

| Small Parkstrip Trees (Resiental ROW) 20 - 30 foot spacing | | | |
|---|---|---|---|
| **Botanical & Common Name** | **Height** (In Feet) | **Width** (in Feet) | **Growth Rate** |
| *Acer campestre* Hedge Maple | 25 | 25 | Slow |
| *Acer ginnala* Amur Maple | 15 | 10 | Medium |
| *Acer grandidentatum* Bigtooth Maple | 25 | 15 | Slow |
| *Acer griseum* Paperbark Maple | 30 | 30 | Slow |
| *Acer tartaricum* Tartarium Maple | 20 | 20 | Slow/Medium |
| *Aesculus pavia* Red Buckeye | 20 | 20 | Medium |
| *Cercis canadensis* Eastern Redbud | 30 | 35 | Medium |
| *Crataegus phaenopyrum* Washington Hawthorne | 30 | 25 | Medium |
| *Crataegus laevigata* English Hawthorne | 20 | 20 | Slow |
| *Crataegus crus-galli 'inermis'* Cockspur Hawthorne | 30 | 35 | Slow |
| *Koelreuteria paniculata* Goldenrain Tree | 40 | 40 | Fast |
| *Malus spp.* Flowering Crabapple | 20 | 20 | Fast |
| *Prunus serrulata* Flowering Cherry | 25 | 15 | Medium |
| *Prunus cerassifera* Flowering Plum | 20 | 15 | Medium |
| *Syringa reticulata* Japanese Lilac Tree | 25 | 15 | Medium |

*Table 16.35.130_1*

| Large Parkstrip Trees (Collector Roads) 30 - 40 foot spacing | | | |
|---|---|---|---|
| **Botanical & Common Name** | **Height** (In Feet) | **Width** (in Feet) | **Growth Rate** |
| *Acer plantanodies* Norway Maple | 45 | 35 | Medium |
| *Acer pseudoplatanus* Sycamore Maple | 30 | 25 | Medium |
| *Acer nigrum* Black Maple | 45 | 25 | Slow |
| *Aesculus X carnea* Red Horsechestnut | 40 | 35 | Slow |
| *Carpinus betulus* European Hornbeam | 40 | 30 | Medium |
| *Celtis occidentalis* Common Hackberry | 45 | 35 | Fast |
| *Fraxinus pennsylvanica* Green Ash | 60 | 40 | Fast |
| *Gingko biloba* Maidenhair Tree (Ginko) | 35 | 35 | Medium |
| *Gleditsia triacanthos inermis'* Thornless Honey Locust | 45 | 40 | Fast |
| *Gymnociadus dioica* Kentucky Coffeetree | 55 | 30 | Medium |
| *Metaseuoia glytostroboides* Dawn Redwood | 70 | 35 | Fast |
| *Pyrus calleryan* Flowring Pear | 30 | 25 | Fast |
| *Sophora japonica* Japanese Pagoda Tree | 35 | 30 | Fast |

*Table 16.35.130_2*

| Very Large Parkstrip Trees (Arterial Roads) 40-60 foot spacing | | | |
|---|---|---|---|
| **Botanical & Common Name** | **Height** (In Feet) | **Width** (in Feet) | **Growth Rate** |
| *Aesculus hippocastanum* Common Horsechestnut | 60 | 45 | Medium |
| *Catalpa speciosa* Northern Catalpa | 60 | 40 | Fast |
| *Liriodendron tulipifera* Tulip Tree | 80 | 45 | Fast |
| *Quercus bicolor* Swamp White Oak | 50 | 35 | Medium |
| *Quercus macrocarpa* Bur Oak | 70 | 65 | Slow |
| *Quercus robur* English Oak | 55 | 45 | Fast |
| *Quercus rubra* Northern Red Oak | 50 | 45 | Medium |
| *Tilia americana* American Linden | 55 | 35 | Medium |
| *Tilia cordata* Littleleaf Linden | 45 | 40 | Medium |
| *Tilia tomentosa* Silver Linden | 60 | 40 | Medium |
| *Plantanus acerifolia* London Planetree | 90 | 60 | Medium/Fast |
| *Ulmus parvifolida* Lacebark Elm | 50 | 30 | Medium |

*Table 16.35.130_3*

**17.60.140 Clear vision triangle.**

Clear lines of sight shall be provided at intersections by delineating triangular areas adjacent to all intersections, within which no parking, building, structure, berming, or landscaping over three feet in height above the street shall be permitted. No Trees are allowed within clear-vision triangle ~~Single-trunk trees may be planted within such areas, but only where the tree will be pruned to eliminate all branches and foliage below eight feet~~. Driveways are prohibited within the clear vision triangle of local streets unless there is no other feasible placement of a driveway on a lot. Clear vision triangles may not be

required if an approved chain link or other non-sight-obscuring fence is used. The size of the clear vision triangles shall be as follows:

A. Local Streets. At intersections of local streets, the triangle shall be defined by drawing a line between two points that are 30 feet from the intersection. See Diagram 17.60.170(a), Clear VisionTriangle.

B. Alleys or Driveways and Local Streets. At intersections of alleys or driveways (this includes private driveways) and local streets, the triangle shall be defined by drawing a line between two points that are 15 feet from the intersection along the lot lines (along alleys) or driveways and 30 feet on the street side. See Diagram 17.60.170(c), Alleyway Fencing.

C. Other Streets. Larger clear vision triangles may be required by the city engineer where local streets enter arterial streets, major collector streets, or parkways. [Ord. O-05-2008 § 2 (Exh. A § 12.14); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.14)].

# ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING CHAPTER 16.35 AND 17.60
OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR STREET TREES AND CLEAR VISION TRIANGLE**

*PREAMBLE*

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend Chapter 16.35.080 and Chapter 17.60.140 of the Eagle Mountain Municipal Code for Street Trees and the Clear Vision Triangle;

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

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend Chapter 16.35.080 and 17.60.140 of the Eagle Mountain Municipal Code, which is attached to this Ordinance as Exhibit A.

2. Chapter 16.35.080 and 17.60.140 of the Eagle Mountain Municipal Code is hereby amended as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of July 2019.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

00131967.DOC

## CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 16th day of July, 2019.

| Those voting aye: | Those voting nay: | Those excused: |
|---|---|---|
| ☐ Donna Burnham | ☐ Donna Burnham | ☐ Donna Burnham |
| ☐ Melissa Clark | ☐ Melissa Clark | ☐ Melissa Clark |
| ☐ Colby Curtis | ☐ Colby Curtis | ☐ Colby Curtis |
| ☐ Stephanie Gricius | ☐ Stephanie Gricius | ☐ Stephanie Gricius |
| ☐ Benjamin Reaves | ☐ Benjamin Reaves | ☐ Benjamin Reaves |

_____
Fionnuala B. Kofoed, MMC
City Recorder

# Exhibit A

## UPCOMING AGENDA ITEMS

AUGUST 6, 2019

- CARSON CROSSING – MASTER SITE PLAN
- SILVERLAKE SOUTH – PRELIMINARY PLAT

AUGUST 20, 2019

SEPTEMBER 3, 2019

SEPTEMBER 17, 2019

OTHER PROJECTS

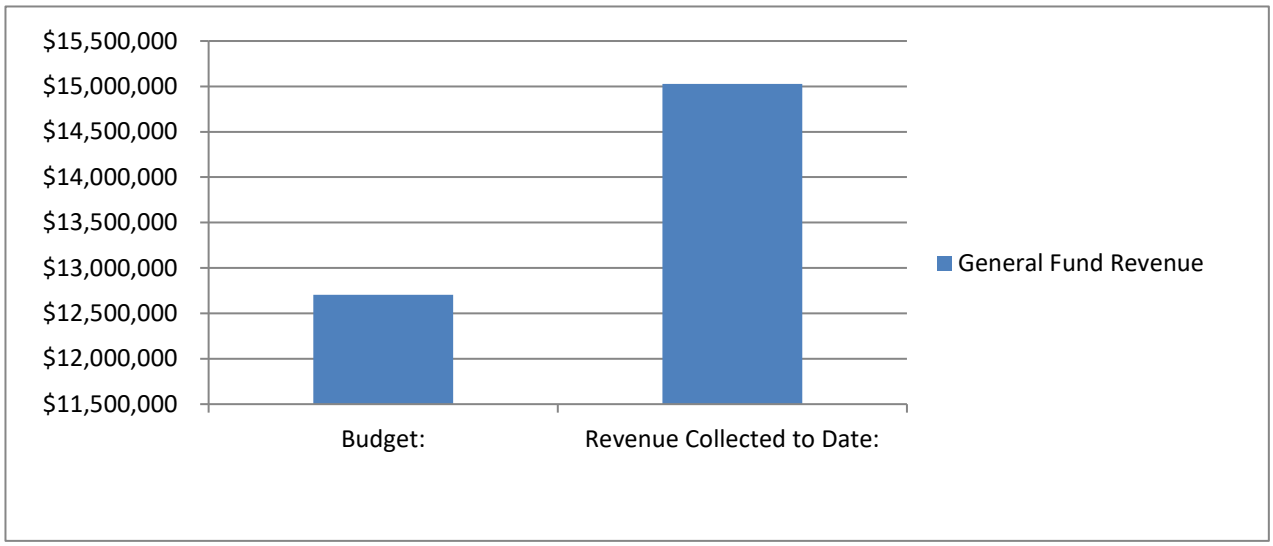
- Business Licensing
- Oquirrh Mountain Ranch
- Stratton Estates

# EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
## Through June 30, 2019

## GENERAL FUND

### General Fund Revenues

| | | |
|---|---|---|
| **Budget:** | $ | 12,704,464 |
| **Revenue Collected to Date:** | $ | 15,025,943 |
| **Percent of Total Budget Collected:** | | 118% |
| **Percent of Year Completed:** | | 100% |




### Revenue Analysis

Property Taxes:

Sales Tax:

B&C Road Funds:

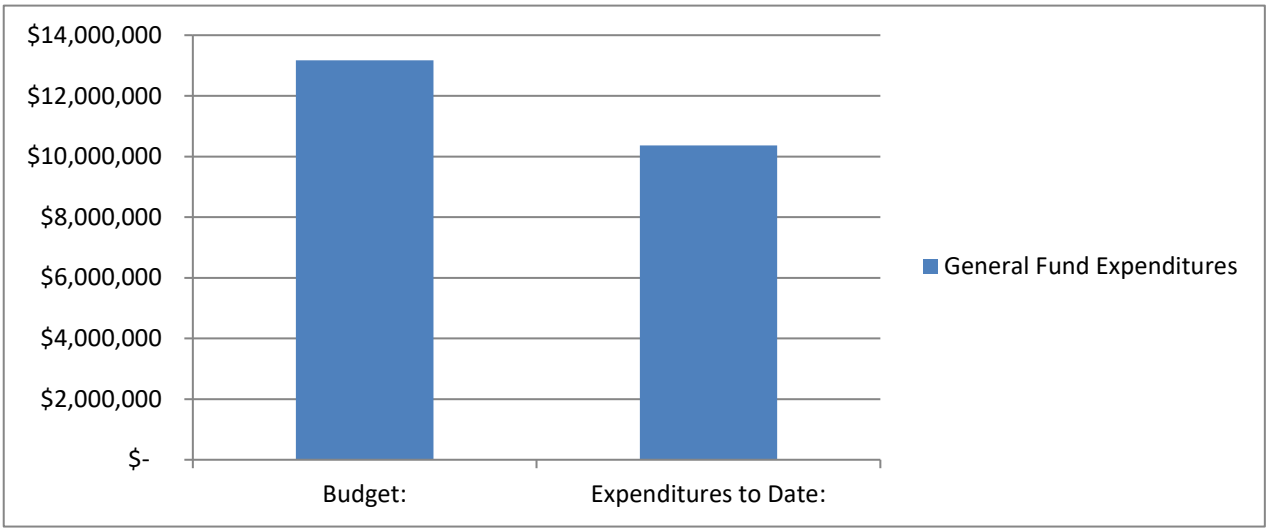
Transfers:

Development: Development revenue outpacing budgeted revenues.

Miscellaneous:

## General Fund Expenditures

| | | |
|---|---|---|
| **Budget:** | $ | 13,175,264 |
| **Expenditures to Date:** | $ | 10,367,674 |
| **Percent of Total Budget Expended:** | | 79% |
| **Percent of Year Completed:** | | 100% |




### Expense Analysis

| | Budget | To Date | % Expended | % Yr. Completed |
|---|---|---|---|---|
| Sub 11 - General Administration | $ 2,139,091 | $ 1,942,686 | 91% | 100% |
| Sub 18 - Community Services | $ 1,220,342 | $ 1,059,859 | 87% | 100% |
| Sub 19 - Non-Departmental | $ 1,278,044 | $ 1,117,046 | 87% | 100% |
| Sub 21/25 - Public Safety | $ 2,918,000 | $ 1,821,689 | 62% | 100% |
| Sub 32 - Planning/Zoning | $ 417,988 | $ 468,415 | 112% | 100% |
| Sub 33 - Building | $ 958,306 | $ 833,362 | 87% | 100% |
| Sub 41 - Public Works | $ 4,243,493 | $ 3,124,617 | 74% | 100% |

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Utah County invoice delay in receiving invoices (Sheriff costs)

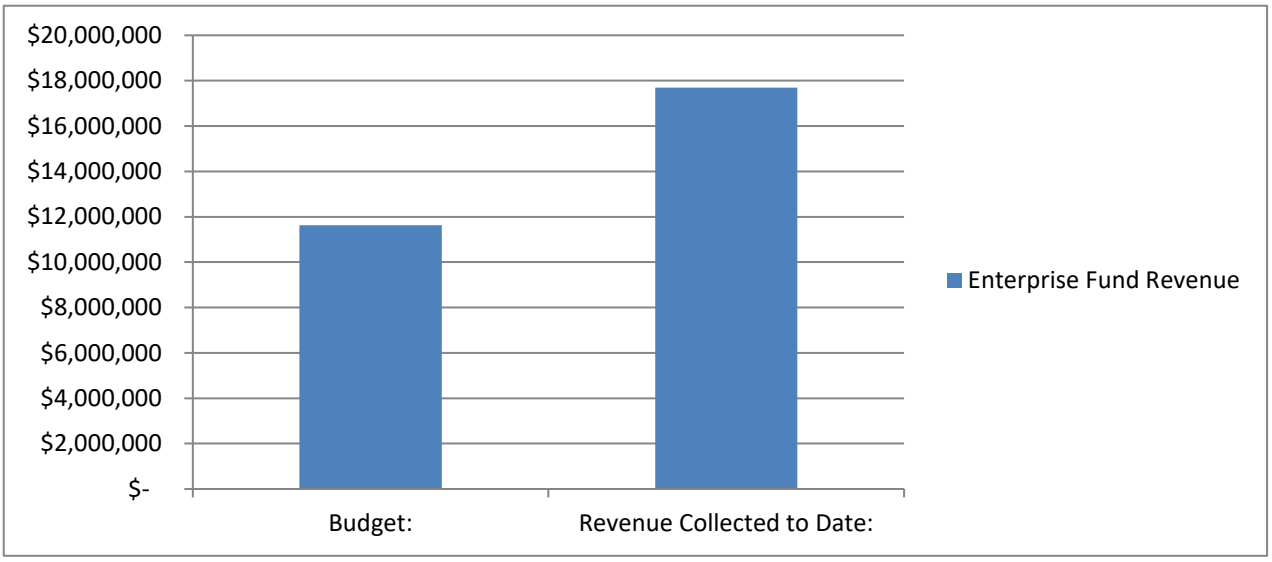
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation: Improvement project invoices still to come.

# ENTERPRISE FUNDS

## Enterprise Fund Revenues

| | | |
|---|---|---|
| **Budget:** | $ | 11,634,000 |
| **Revenue Collected to Date:** | $ | 17,699,018 |
| **Percent of Total Budget Collected:** | | 152% |
| **Percent of Year Completed:** | | 100% |




### Revenue Analysis

| | Budget | To Date | % Received | % Yr. Completed |
|---|---|---|---|---|
| Fund 51 - Water Fund | $ 5,912,000 | $ 9,849,702 | 167% | 100% |
| Fund 52 - Wastewater Fund | $ 3,847,000 | $ 5,781,596 | 150% | 100% |
| Fund 57 - Solid Waste Fund | $ 1,350,000 | $ 1,500,369 | 111% | 100% |
| Fund 59 - Storm Water Fund | $ 525,000 | $ 567,351 | 108% | 100% |

Fund 51 - Water Fund: Reflects CWP Shares sold.

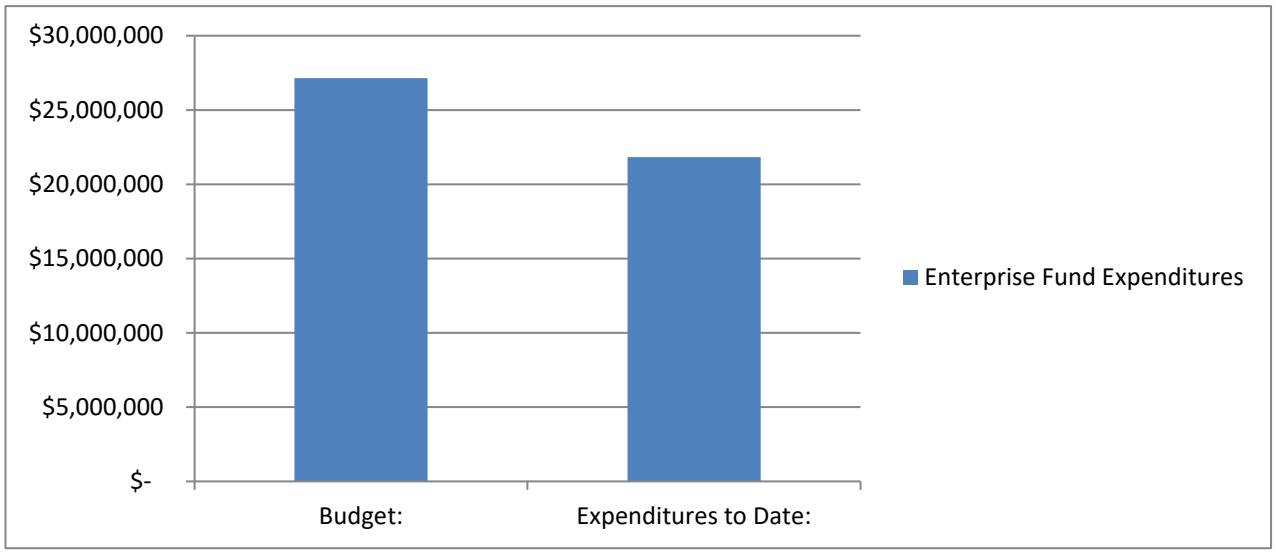
Fund 52 - Wastewater Fund: Reflects bond procceds for latest W&S Bond.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

## Enterprise Fund Expenditures

| | | |
|---|---|---|
| **Budget:** | $ | 27,145,485 |
| **Expenditures to Date:** | $ | 21,830,258 |
| **Percent of Total Budget Expended:** | | 80% |
| **Percent of Year Completed:** | | 100% |




### Expense Analysis

| | Budget | To Date | % Expended | % Yr. Completed |
|---|---|---|---|---|
| Fund 51 - Water Fund | $ 17,252,559 | $ 11,652,994 | 68% | 100% |
| Fund 52 - Wastewater Fund | $ 7,953,653 | $ 8,254,925 | 104% | 100% |
| Fund 57 - Solid Waste Fund | $ 1,317,141 | $ 1,281,679 | 97% | 100% |
| Fund 59 - Storm Water Fund | $ 622,132 | $ 640,660 | 103% | 100% |

Fund 51 - Water Fund: Expenditure for CWP Water Shares (much paid in previous fiscal year) plus reimburseable Facebook costs.

Fund 52 - Wastewater Fund: Includes reimbursable Facebook costs.

Fund 57 - Solid Waste Fund: Ace Disposal invoice for June not reflected.

Fund 59 - Storm Water Fund:

## IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

| FUND NAME | Fund Balance as of 6/30/19 | Restricted Balance as of 6/30/19 | Available Balance as of 6/30/19 | Projected Available Balance by 6/30/19** |
|---|---|---|---|---|
| | | | | |
| Water Impact Fee Fund | $7,489,404 | $1,583,520 | $5,905,884 | $5,905,884 |
| Wastewater Impact Fee Fund | $3,758,363 | $73,500 | $3,684,863 | $3,684,863 |
| Parks/Trails Impact Fee Fund | $1,517,481 | $97,240 | $1,420,241 | $1,420,241 |
| Stormwater Impact Fee Fund | $1,125,165 | $78,500 | $1,046,665 | $1,046,665 |
| Transportation Impact Fee Fund | $1,469,420 | $1,203,378 | $266,042 | $266,042 |
| | | | | |

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

## CITY PROJECT STATUS

| | |
|---|---|
| **Subdivision Slurry Seal Application** | Completed |
| **Pony Express Parkway MicroSurface** | To be completed by mid-July 2019 |
| **Pony Express Pkwy Expansion (Hidden Hollow)** | Completed |
| **Pony Express Pkwy Expansion (to Lake Mtn. Rd.)** | To be completed by start of '19-'20 school year |
| **Aviator Ave. Expansion** | Completed |
| **Woodhaven Traffic Study** | Completed - need to submit to SS City |
| **Smith Ranch Road Traffic Signal** | Materials Ordered - UDOT Delay |
| **Red Hawk Ranch Road Traffic Signal** | Under Construction |
| **Hidden Hollow Traffic Signal** | Under Construction |
| **Frontier M.S. Traffic Signal** | Under Construction |
| **High School Traffic Signal** | Under Construction |
| **Pony Express Pkwy Medians** | Completed |
| **Blackridge Elementary Trail** | Completed |
| **Porter's Crossing Curb and Asphalt** | Completed |
| **City Hall Security Camera System** | Completed |

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