



EAGLE MOUNTAIN CITY COUNCIL MEETING

June 6, 2023, 4:00 PM

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

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

- 1.A UPDATE - City Administrator Items
- 1.B DISCUSSION - Water Conservation Planning
- 1.C [DISCUSSION/UPDATE - Porter's Crossing Town Center](#)

2. RECOGNITION

- 2.A Dave Ulibarri - Utah State Emergency Management Academy Certification

3. AGENDA REVIEW

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

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

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

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

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

9. CITY COUNCIL/MAYOR'S ITEMS

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

10. INTRODUCTIONS AND OATH OF OFFICE

10.A Youth Council

1. Ericsson Ansah-Antwi, Youth Mayor
2. Kennseth (KJ) Call, Youth Councilmember
3. Sedona Montano, Youth Councilmember
4. Gabbi Pengra, Youth Councilmember
5. Taya Watson, Youth Councilmember
6. Ed Vanisi, Youth Councilmember

CONSENT AGENDA

11. BID AWARDS

- 11.A [Walden Park Road Extension - Newman Construction](#)
[Bid Set](#)

12. BOND RELEASES

- 12.A Available Self Storage - Out of Warranty
[Recorded Plat](#)
[Bond Release Letter](#)
- 12.B Skyline Ridge Phase 2, Plat 4 - Out of Warranty
[Recorded Plat](#)
[Bond Release Letter](#)
- 12.C Skyline Ridge Phase 2, Plat 5 - Out of Warranty
[Recorded Plat](#)
[Bond Release Letter](#)
- 12.D Spring Run Phase C, Plat 1 - Out of Warranty
[Recorded Plat](#)
[Bond Release Letter](#)

13. MINUTES

- 13.A May 16, 2023 Minutes - Regular City Council Meeting
[05.16.2023 City Council Minutes - DRAFT](#)

14. PRELIMINARY PLATS & SITE PLANS

- 14.A [PRELIMINARY PLAT - Eagle Mountain Data Center Campus](#)

Preliminary Plat
Infrastructure Plans

- 14.B PRELIMINARY PLAT & SITE PLAN - Parkway Fields Phase C
Vicinity Map
Narrative
Presentation/Justification
Preliminary Plat
Renderings

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

- 15.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Adopting the Fiscal Year 2023-2024 Annual Budget. ****DISCUSSION ITEM ONLY****

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the City Council on May 2, 2023 and the City Council will adopt the final budget on June 20, 2023. The final budget and certified tax rate will be the documents that govern the expenditures for Fiscal Year 2023-2024.

- 15.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,
Rezoning Certain Lands Known as TripleTail to the Regional Technology and Industry
Overlay Zone.

BACKGROUND: *(Presented by Senior Planner Dave Stroud)* The proposed ordinance rezones approximately 670 acres to the Regional Technology and Industry Overlay Zone in two locations: 1000 West 4000 North, Utah County Parcel Number 59:047:0011, and 500 N Pony Express Parkway, Utah County Parcel Number 59:069:0003 and a portion of Parcel Number 59:030:0003. The Agriculture Zone will remain as the base zone.

ORD--TripleTail Rezone
Rezone Map
Eagle Mountain City Letter of Support

- 15.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending
the Eagle Mountain Municipal Code Section 17.25.040 Residential Development
Standards to Clarify Minimum Setbacks and Set Maximum Footprint Coverage of
Accessory Structures.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance

amends Eagle Mountain Municipal Code Section 17.25.040 Residential Development Standards, clarifying the minimum setbacks for accessory structures and setting the total accessory building footprint coverage at a maximum of 10 percent of the lot area in zones with a minimum lot size of one quarter-acre or smaller.

[ORD--EMMC 17.25.040 Residential Development Standards - Accessory Structures](#)
[EMMC 17.25.040 Residential Development Standards - Redlines](#)

16. MOTION/PUBLIC HEARING

- 16.A [MOTION/PUBLIC HEARING - Disposal of Significant Real Property Identified as a Portion of Utah County Parcel Number 58:040:0547.](#)

BACKGROUND: *(Presented by Assistant City Administrator/City Recorder Fionnuala Kofoed)* The applicant has requested the City Council consider disposal of approximately 0.04 acres of real property, identified as a portion of Utah County Parcel Number 58:040:0547. Since this property is classified as "significant," the City Council must hold a public hearing to consider disposal of this City-owned property.

[Applicant Photos](#)
[Vicinity Map](#)

17. LEGISLATIVE ITEMS

- 17.A [Legislative Priorities List](#)
[Legislative Priorities List Update](#)

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. 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.

20. COMMUNICATION ITEMS

- 20.A [Upcoming Agenda Items](#)
[Upcoming Agenda Items](#)

21. ADJOURNMENT

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

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 1st day of June, 2023, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	DISCUSSION/UPDATE - Porter's Crossing Town Center		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	SK Hart (Khosrow Semnani)		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY Porter's Crossing Town Center

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford & Marcus Draper

RECOMMENDATION:

BACKGROUND:

Following the City Council's recent approval of the Porter's Crossing Town Center Master Development Plan and Agreement, including a Rezone and General Plan Amendment, the applicant is updating their exhibits and agreement and wants to verify that their updates meet the intent of the Council's approval. The updates will be provided by the applicant at the meeting.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	Walden Park Road Extension - Newman Construction		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$324,000		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council award the Walden Park Road Extension project to Newman Construction in the amount of \$324,000.00 and authorize the mayor to sign the contract.

BACKGROUND:

East of the roundabout on Trailhead Road is American Way that extends a roadway through Colonial Park and ends at Walden Park. Residents will often use this to drive through the parking lot at Walden Park as a short cut to Frontier Street. The City has solicited construction proposals to convert a portion of the parking lot into an actual roadway so that it provides a safer means of egress and better delineates between roadway and parking lot.

The City received three proposals for this project as follows:

Newman Construction: \$324,000.00
Black Forest Paving: \$348,908.00
Staker Parson Companies: \$359,368.70

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bid Set](#)

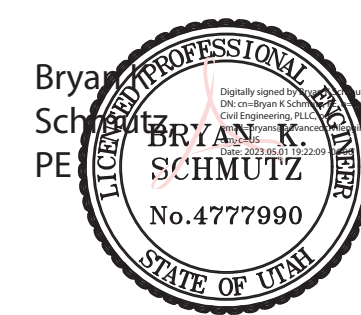
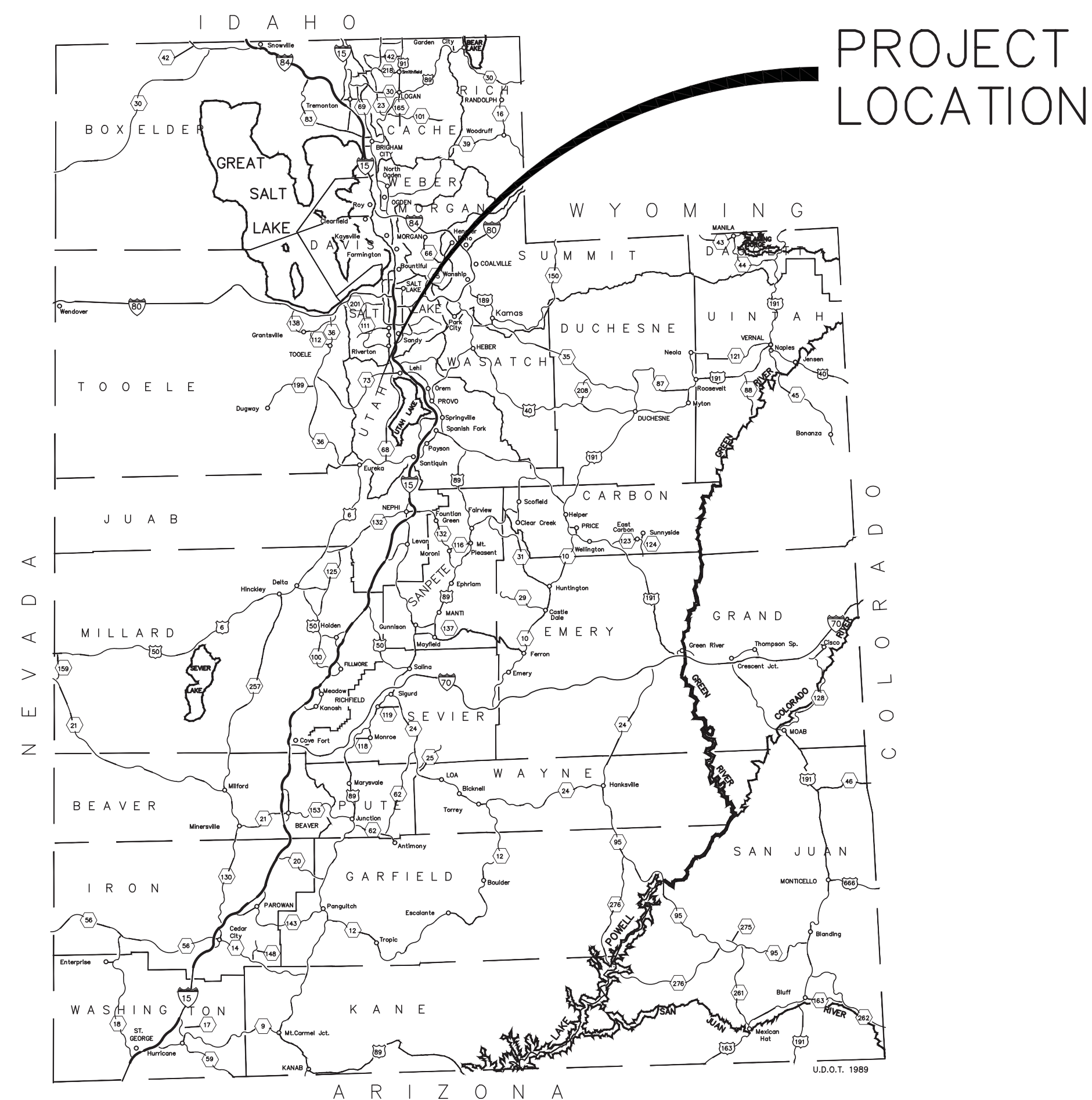
EAGLE MOUNTAIN CITY

1650 E. Stagecoach Run, Eagle Mountain, UT

WALDEN PARK ROAD PROJECT

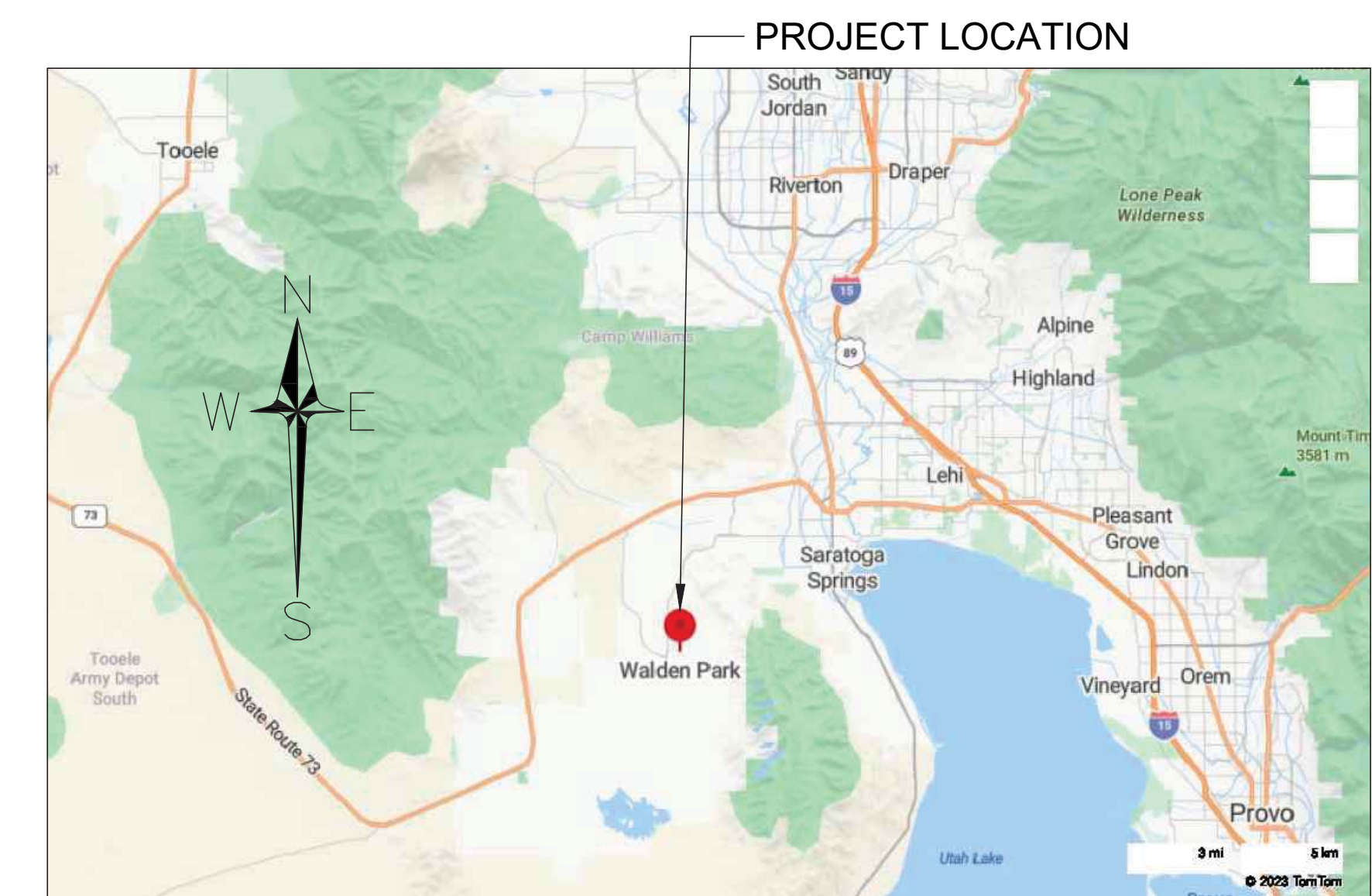
SPRING, 2023

CITY BID SET



CIVIL ENGINEERING/ LAND PLANNING / CONTRACT ADMIN

Advanced Civil Engineering, PLLC
Serving the Intermountain West
Phone: (801) 884 6010
Fax: (801) 341 8528
www.advancedcivilengineering.com
(professional limited liability company)



VICINITY MAP

NOT TO SCALE

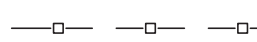
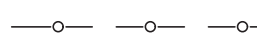
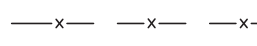
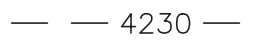
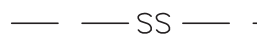
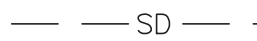
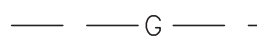
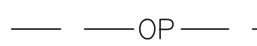
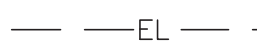
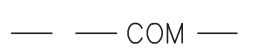
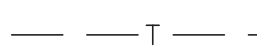
INDEX OF DRAWINGS

DWG #	SHEET #	SHEET NAME
—	—	COVER SHEET
C001	—	INDEX, LEGEND, AND ABBREVIATIONS
C002	—	CIVIL GENERAL NOTES
C100	—	TOPOGRAPHIC SURVEY
C101	—	SITE PLAN
C102	—	GRADING PLAN
C103	—	PLAN & PROFILE
C104	—	EROSION CONTROL PLAN (SWPPP)
C105	—	CIVIL DETAILS SHEET 1
C106	—	CIVIL DETAILS SHEET 2
C107	—	CIVIL DETAILS SHEET 3
C108	—	CIVIL DETAILS SHEET 4
C109	—	CIVIL DETAILS SHEET 5

LEGEND

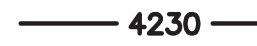
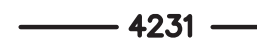
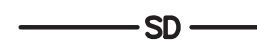
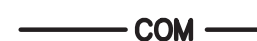
EXISTING

	= MONUMENT
	= SECTION CORNER
	= BENCHMARK
	= RIVET
	= ROD & CAP
$\times \frac{29.65}{}$	= SPOT ELEVATION
 FF=6510.00	= FINISH FLOOR ELEVATION
 FG=6507.75	= FINAL GRADE
FH 	= FIRE HYDRANT
SSMH 	= SEWER MANHOLE
SSCO 	= SEWER CLEANOUT
SDMH 	= STORM DRAIN MANHOLE
BP 	= BOLLARD POLE
CB 	= CATCH BASIN
	= INLET GRATE
EMH 	= ELECTRIC MANHOLE
EB 	= ELECTRIC BOX
EM 	= ELECTRIC METER
GM 	= GAS METER
PPO 	= POWER POLE
LP 	= LIGHT POLE
TRANS 	= TRANSFORMER PAD
TMH 	= TELEPHONE MANHOLE
TP 	= TELEPHONE PEDESTAL
FO 	= FIBER OPTIC MARKER
GP 	= GUY WIRE
WMH 	= WATER MANHOLE
WV 	= WATER VALVE
WM 	= WATER METER
MW 	= MONITOR WELL
SPB 	= SPRINKLER BOX
RDO 	= ROOF DRAIN
RVO 	= ROOF VENT

	= VINYL FENCE
	= CHAIN LINK FENCE
	= MISCELLANEOUS FENCE
 4230	= CONTOUR MAJOR
 4231	= CONTOUR MINOR
 SS	= SEWER LINE
 SD	= STORM DRAIN LINE
 G	= GAS LINE
 OP	= OVERHEAD POWER LINE
 EL	= BURIED ELECTRIC CABLE
 COM	= COMMUNICATION LINE
 T	= TELEPHONE LINE
 W	= CULINARY WATER LINE
 NPW	= IRRIGATION WATER LINE
 FL	= FIRE LINE

PROPOSED

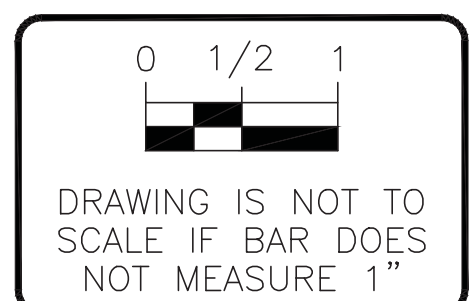
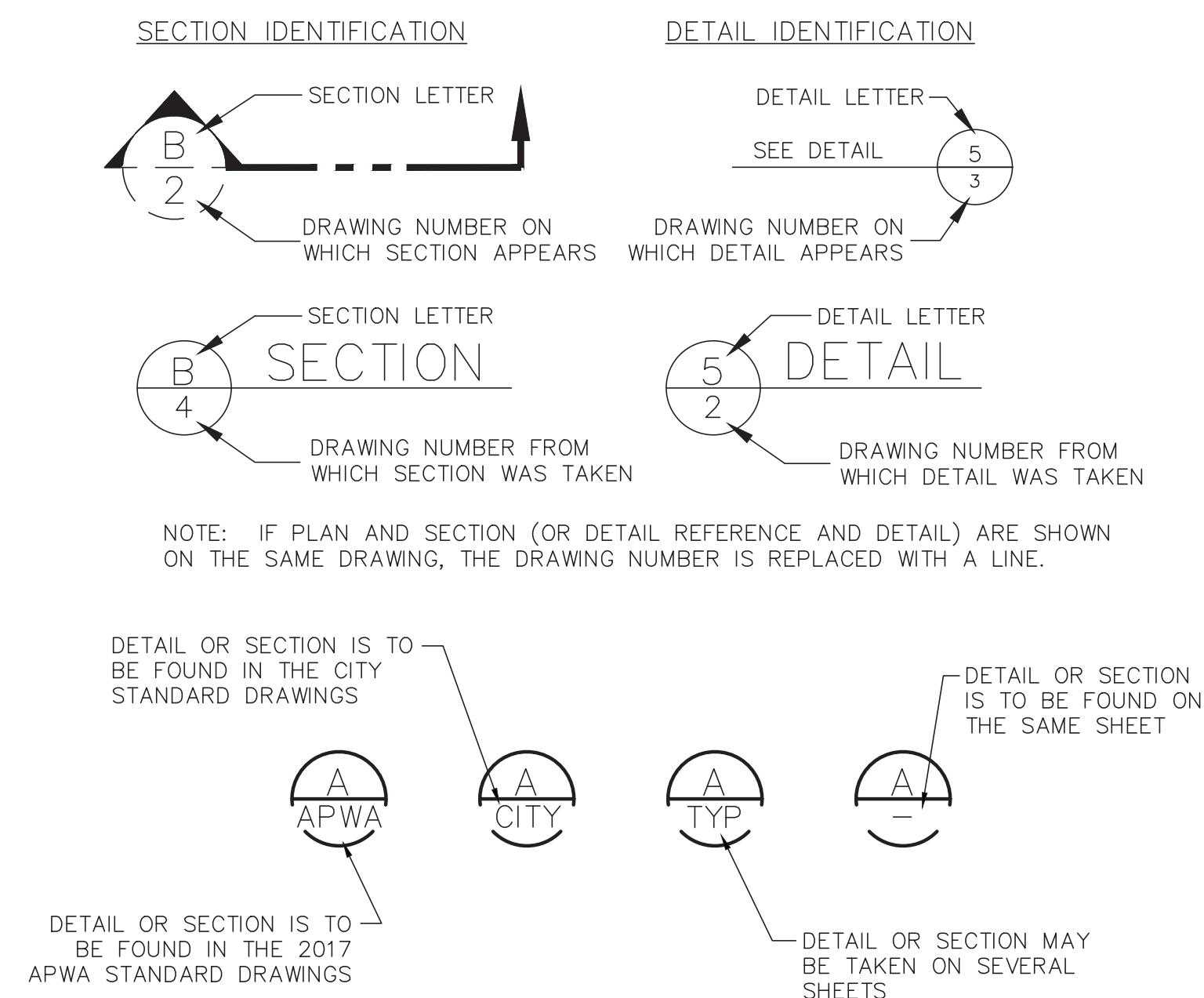
	= MONUMENT
	= SECTION CORNER
	= BENCHMARK
	= RIVET
	= ROD & CAP
$\times \frac{29.65}{}$	= SPOT ELEVATION
 FF=6510.00	= FINISH FLOOR ELEVATION
 FG=6507.75	= FINAL GRADE
FH 	= FIRE HYDRANT
SSMH 	= SEWER MANHOLE
SSCO 	= SEWER CLEANOUT
SDMH 	= STORM DRAIN MANHOLE
BP 	= BOLLARD POLE
CB 	= CATCH BASIN
	= INLET GRATE
EMH 	= ELECTRIC MANHOLE
EB 	= ELECTRIC BOX
EM 	= ELECTRIC METER
GM 	= GAS METER
PPO 	= POWER POLE
LP 	= LIGHT POLE
TRANS 	= TRANSFORMER PAD
TMH 	= TELEPHONE MANHOLE
TP 	= TELEPHONE PEDESTAL
GP 	= GUY WIRE
WMH 	= WATER MANHOLE
WV 	= WATER VALVE
WM 	= WATER METER
MW 	= MONITOR WELL
SPB 	= SPRINKLER BOX
RDO 	= ROOF DRAIN
RVO 	= ROOF VENT

	= VINYL FENCE
	= CHAIN LINK FENCE
	= MISCELLANEOUS FENCE
 4230	= CONTOUR MAJOR
 4231	= CONTOUR MINOR
 SS	= SEWER LINE
 SD	= STORM DRAIN LINE
 G	= GAS LINE
 OP	= OVERHEAD POWER LINE
 EL	= BURIED ELECTRIC CABLE
 COM	= COMMUNICATION LINE
 T	= TELEPHONE LINE
 W	= CULINARY WATER LINE
 NPW	= IRRIGATION WATER LINE
 FL	= FIRE LINE
 SILT	= SILT FENCE

ABBREVIATIONS

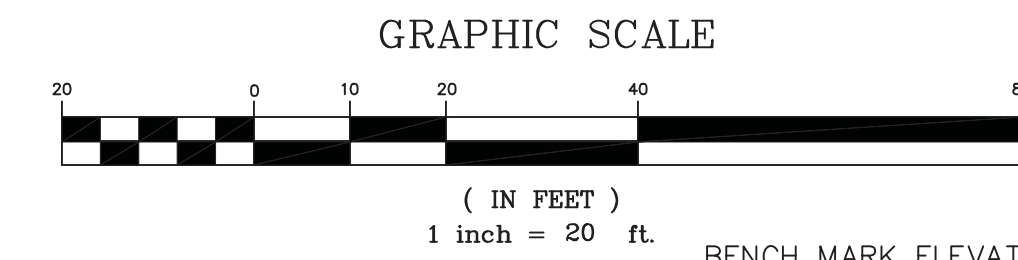
FEN COR	FENCE CORNER	PRC	POINT OF REVERSE CURVE
FD	FLOOR DRAIN	PROJ	PROJECT
FDN	FOUNDATION	PROP	PROPERTY
FF	FINISH FLOOR	PSI	POUNDS PER SQUARE INCH
FIN	FINISH	PTI	POINT OF TANGENCY
E	FLOW LINE	POB	POINT OF BEGINNING
FLR	FLOOR	PVC	POLYVINYL CHLORIDE
FL	FLANGE		
FT	FEET	QTY	QUANTITY
FTG	FOOTING		
FW	FLAT WASHER	R	RANGE / RADIUS
FE	FIRE EXTINGUISHER	RCP	REINFORCED CONCRETE PIPE
FP	FLOOR PENETRATION	RCCP	
G	GAS	RD	ROAD
GA	GAGE OR GAUGE	REF	REFERENCE
GALV	GALVANIZED	REINF	REINFORCED
GEN	GENERAL	REQ'D	REQUIRED
GM	GAS METER	REV	REVISION
GSP	GALVANIZED STEEL PIPE	RP	REFERENCE POINT
GV	GATE VALVE	RR	RAILROAD
		RT	RIGHT / ROUTE
HDWL	HEADWALL	R/W	RIGHT OF WAY
H&T	HUB & TACK		
HOR/HORZ/HORIZ	HORIZONTAL	S	SOUTH / SLOPE
HWL	HIGH WATER LEVEL	SAN	SANITARY
HWY	HIGHWAY	SCH	SCHEDULE
HYD	HYDRANT	SD	STORM SEWER
		SEC COR	SECTION CORNER
ID	INSIDE DIAMETER	SHT	SHEET
IE	INVERT ELEVATION	SPECS	SPECIFICATIONS
IN	INCH	SQ	SQUARE
INFO	INFORMATION	SQ FT	SQUARE FEET
IRR	IRRIGATION	SQ YD	SQUARE YARD
INV	INVERT	SS	STAINLESS STEEL
		ST	STREET
JCT	JUNCTION	STL	STEEL
		STN STL	STAINLESS STEEL
L	LENGTH	STA	STATION
LB	POUND	STD	STANDARD
LG	LONG	STRUCT	STRUCTURE
LIC	LICENSE		
LIN	LINEAR / LINEAL	T	TOWNSHIP / TELEPHONE
LPG	PROPANE GAS LINE	TA	TOP OF ASPHALT
LS	LAND SURVEYOR	TAN	TANGENT
LT	LEFT	TBC	TOP BACK CURB
LWL	LOW WATER LEVEL	TEMP	TEMPORARY
		TELE	TELEPHONE / TELEGRAM
MAINT	MAINTENANCE	TF	TOP OF FOOTING
MATL	MATERIAL	TP	TELEPHONE POLE
MAX	MAXIMUM	TW/TOW	TOP OF WALL
MKR	MARKER	TOC	TOP OF CONCRETE
MH	MANHOLE	TYP	TYPICAL
MI	MILE		
MIN	MINIMUM	UG	UNDERGROUND
MISC	MISCELLANEOUS	VBI	VINYL BACK INSULATION
MON	MONUMENT	VC	VERTICAL CURVE
MPH	MILES PER HOUR	VERT	VERTICAL
		VIC	VICTAULIC
		VOL	VOLUME
NO OR #	NORTH	VPI	VERTICAL POINT OF INTERSECTION
NPW	NON-POTABLE WATER	VPC	VERTICAL POINT OF CURVE
NTS	NOT TO SCALE	VPT	VERTICAL POINT OF TANGENCY
OC	ON CENTER	W	WEST / WATER
OD	OUTSIDE DIAMETER	WM	WATER METER
O-O	OUTSIDE TO OUTSIDE	W/	WITH
OFF REV	OFFICE REVISION	W/O	WITHOUT
ORIG	ORIGINAL		
		XING	CROSSING
PVMT	PAVEMENT	X-SEC	CROSS SECTION
PC	POINT OF CURVATURE		
PCC	POINT OF COMPOUND CURVATURE		
PERF	PERFORATED		
PI	POINT OF INTERSECTION		
PL	PROPERTY LINE		
POC	POINT ON CURVE		
PP	POWER POLE		

SECTION AND DETAIL IDENTIFICATION

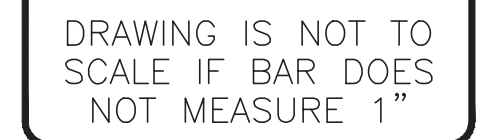




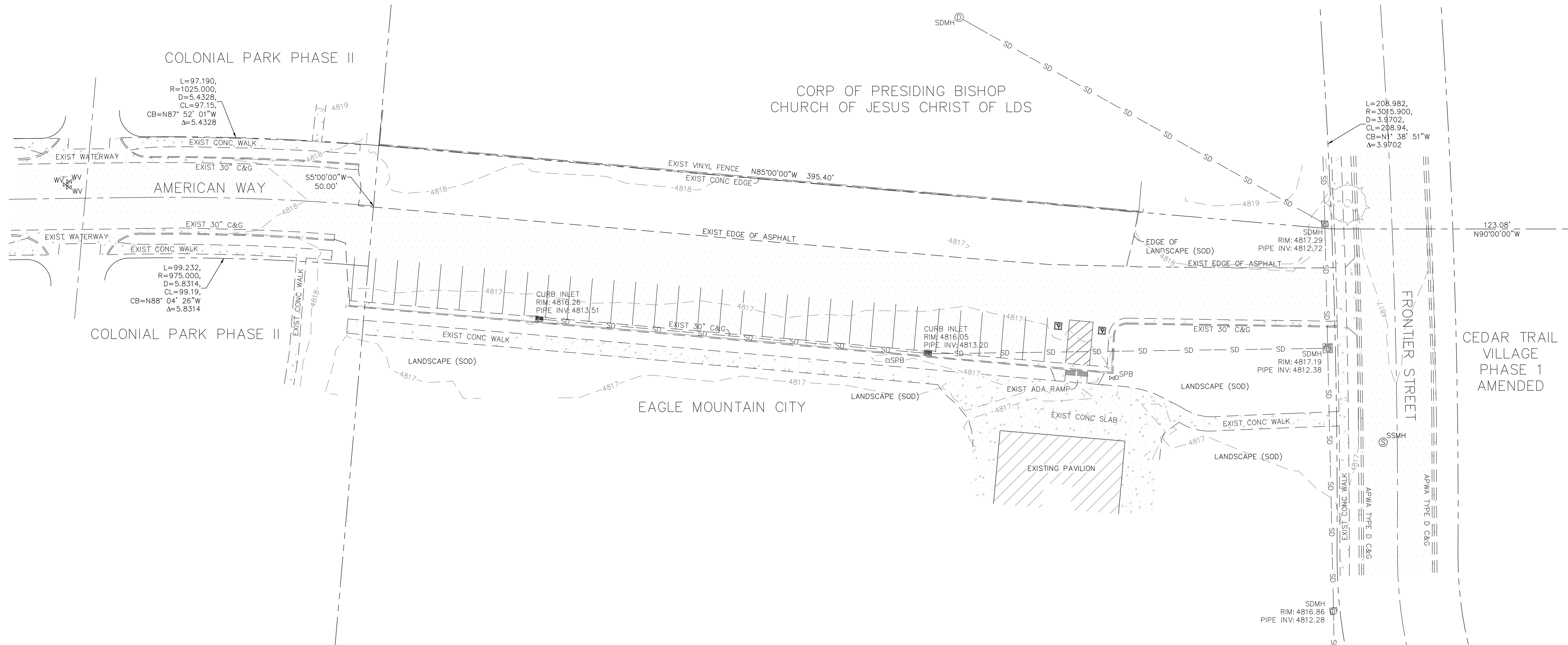
NOTE: UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE AND ARE BASED ON RECORD DRAWINGS SITE SURVEYS AND CITY UTILITY PLATS. ALL UTILITIES SHOULD BE LOCATED AND MARKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.



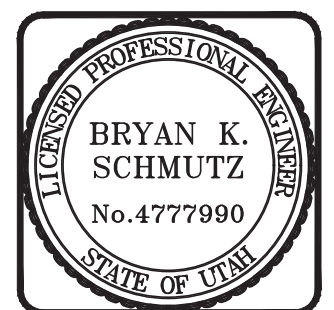
BENCH MARK ELEVATION:
EAST 1/4 COR, SEC 12,
T6S, R2W, SLB&M
BENCHMARK ELEV: 4822.69



DRAWING IS NOT TO
SCALE IF BAR DOES
NOT MEASURE 1"

[illegible]

ADVANCED ACE CIVIL ENGINEERING, PLLC	Advanced Civil Engineering, PLLC 10000 Highway 100, Suite 1000 West Phoenix, AZ 85041 Phone: (602) 854 6010 Fax: (602) 841 8528 www.advancedcivilengineering.com professional limited liability company	DESIGN BY: BKS DRAWN BY: BKS REVIEWED BY: PLOT SCALE: 1" = 20' FILE NAME: WALDEN ROAD BASE PROJECT NO.: 6070
CIVIL PLANNING / CONTRACT ADMINISTRATION		



TOPOGRAPHIC SURVEY - WEST
WALDEN PARK ROAD PROJECT
PREPARED FOR: EAGLE MOUNTAIN, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC. 12, T6S, R2W, S18&M

SHEET NO.
C100
OF
13



CITY BID SET

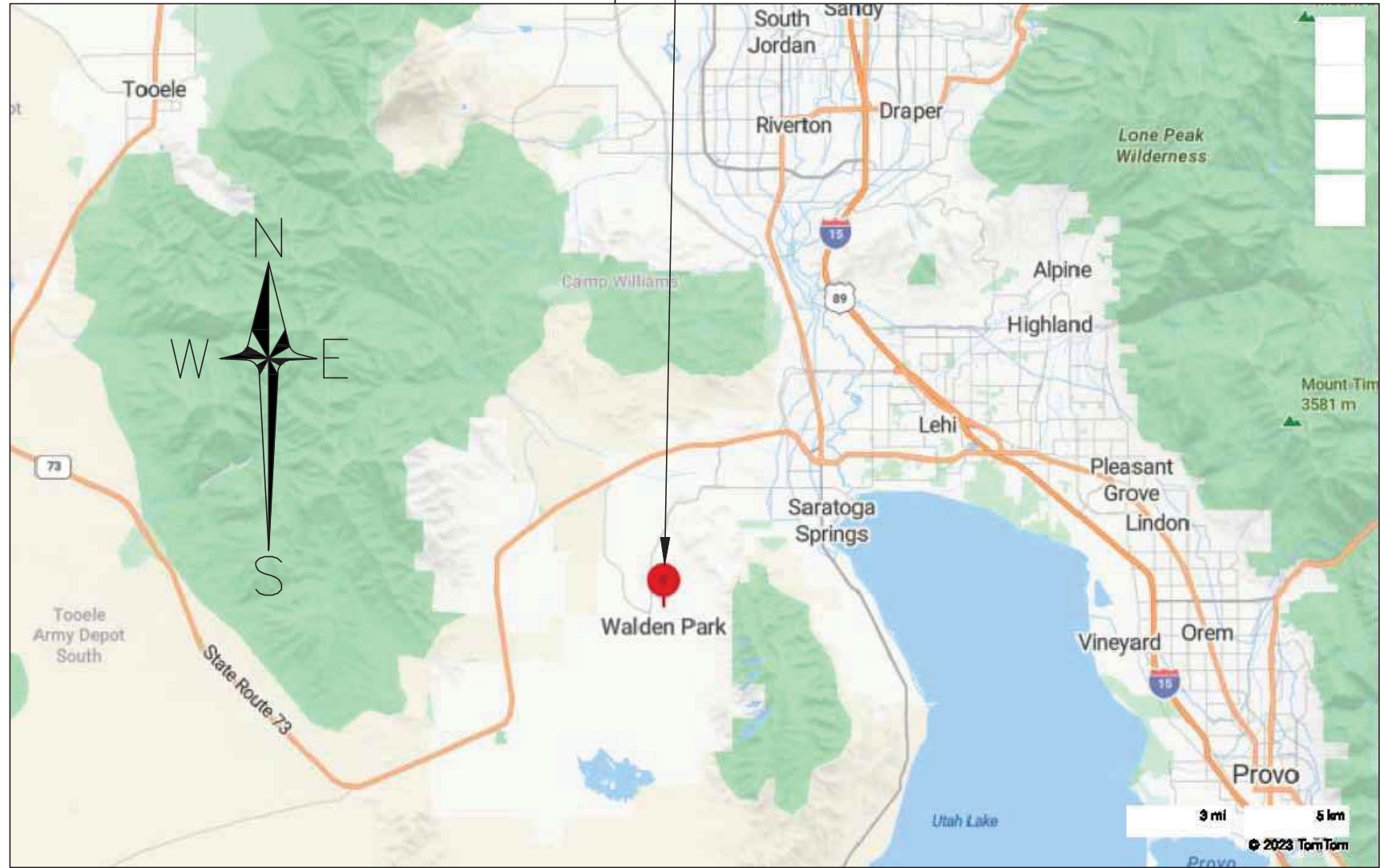
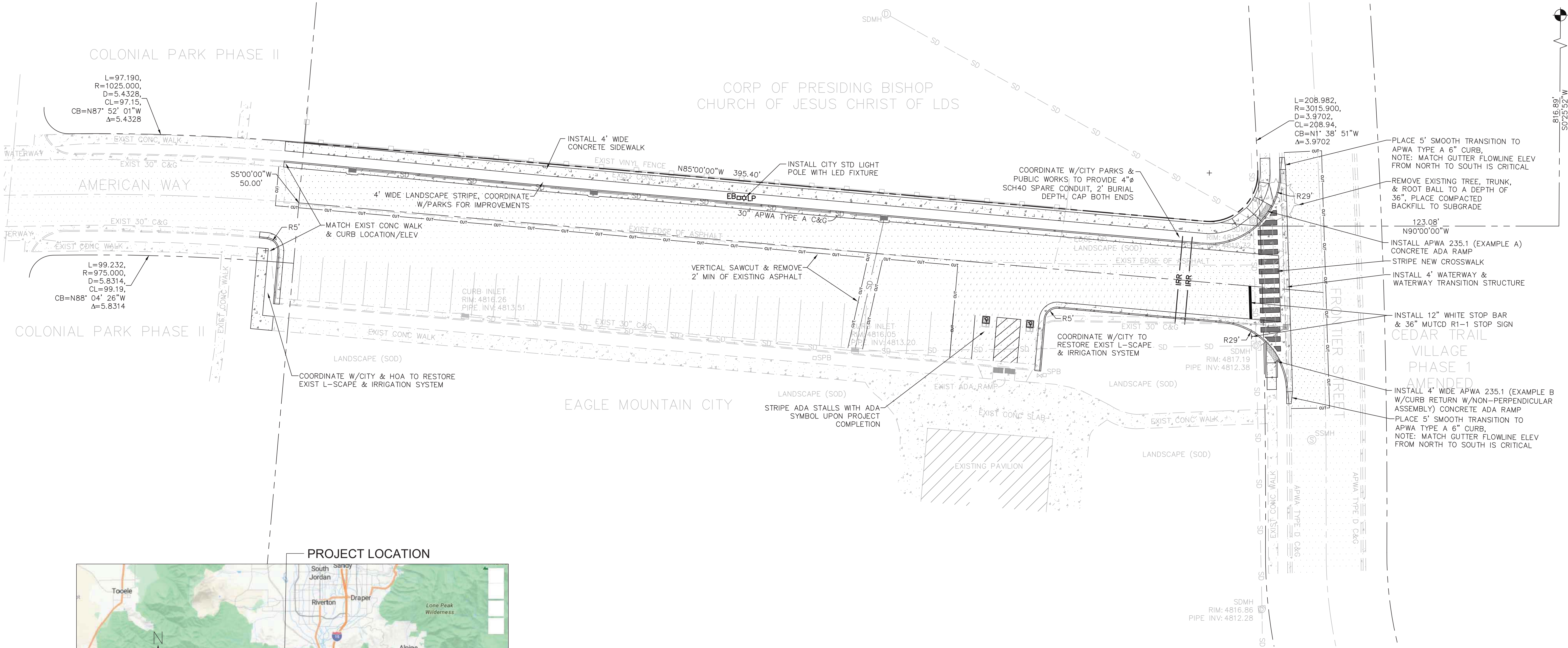
BENCH MARK ELEVATION:
SOUTHWEST CORNER
SECTION 36, T5S, R2W, SLB&M
BM ELEVATION: 4927.40

STRIPING NOTES

1. SIGNING AND STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND ANY ADDENDUMS THERE TO.
2. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED AND APPLIED IN TWO COATS. A MINIMUM OF SEVEN DAYS SHALL BE PROVIDED BETWEEN FIRST AND SECOND COATS.
3. PAVEMENT THAT IS DAMAGED DUE TO REMOVAL OF MARKERS OR STRIPING SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY.
4. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTION SERVICES AND ARRANGE INSPECTIONS 48 HOURS PRIOR TO BEGINNING OF PAINT STRIPING.

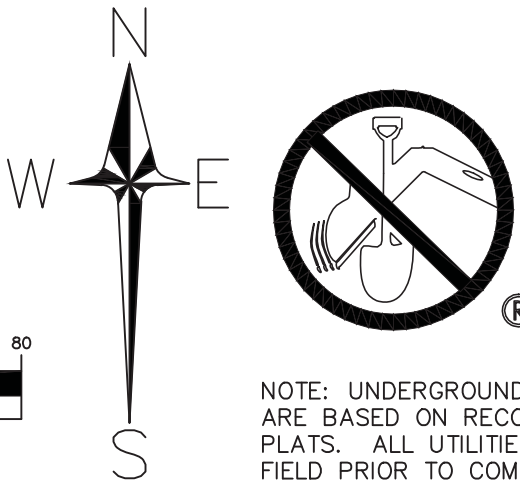
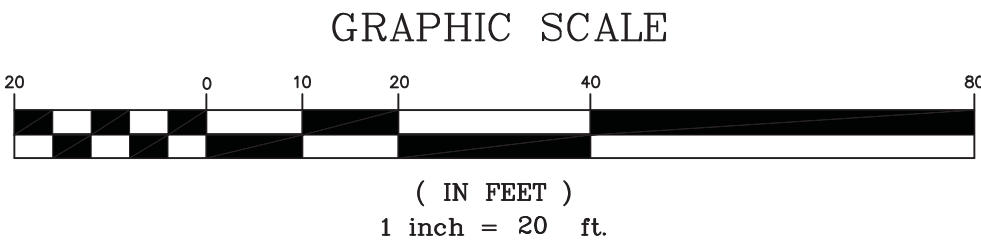
TRAFFIC CONTROL NOTES

1. ALTHOUGH NOT SPECIFIED OR SHOWN, ALL TRAFFIC CONTROL WORK FOR CONSTRUCTION SHALL CONFORM TO PART 6 OF THE MUTCD AND THE CURRENT EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION'S "WORK AREA TRAFFIC CONTROL HANDBOOK" (WATCH MANUAL).
2. THE CONTRACTOR SHALL HAVE ALL TRAFFIC CONTROL CONSTRUCTION SIGNS, DELINEATORS, ETC., PROPERLY INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL SIGNS, DELINEATORS, ETC., TO ENSURE PROPER FLOW AND SAFETY OF TRAFFIC WHILE WORKING IN, OR ADJACENT TO THE RIGHT OF WAY.
4. ADDITIONAL TRAFFIC CONTROL DEVICES MAY BE REQUIRED AND THE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TRAFFIC CONTROL DEVICES REQUIRED BY THE CITY REPRESENTATIVE TO ASSURE PUBLIC SAFETY AT ALL TIMES.
5. ALL SIGN FACE REFLECTIVE SHEETING SHALL BE HIGH INTENSITY GRADE WITH PROTECTIVE OVERLAY FILM.

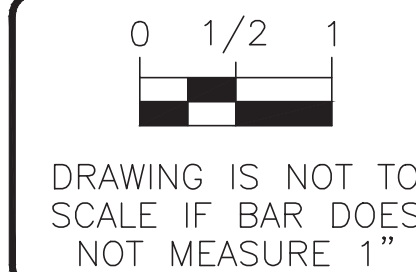


VICINITY MAP
NOT TO SCALE

CITY BID SET



CALL BLUE STAKE
2 WORKING DAYS
BEFORE YOU DIG
IN UTAH
IT'S A LAW!
1-800-662-4111



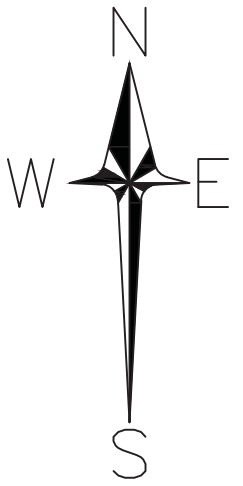
SITE PLAN WEST
WALDEN PARK ROAD PROJECT
PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC 12, T6S, R2W, SLB&M

SHEET NO.
C101
OF
13

Advanced Civil Engineering, PLLC
Serving the Intermountain West
Phone: (801) 884 6010
Fax: (801) 341 8528
www.advancedcivilengineering.com
CIVIL ENGINEERING PLLC (professional limited liability company)

DESIGN BY: BKS
DRAWN BY: BKS
REVIEWED BY: BKS
PLOT SCALE: 1" = 20'
FILE NAME: WALDEN ROAD BASE
PROJECT NO.: 6070

CIVIL PLANNING CONTRACT ADMINISTRATION



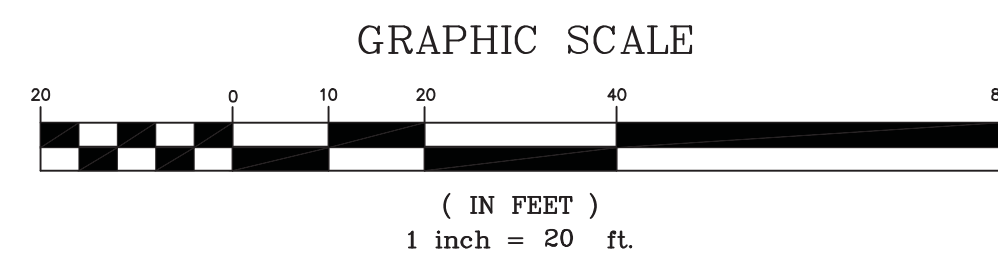
CALL BLUE STAKE
2 WORKING DAYS
BEFORE YOU DIG
IN UTAH
IT'S A LAW!
1-800-662-4111

NOTE: UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE AND ARE BASED ON RECORD DRAWINGS SITE SURVEYS AND CITY UTILITY PLATS. ALL UTILITIES SHOULD BE LOCATED AND MARKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DRAWING IS NOT TO
SCALE IF BAR DOES
NOT MEASURE 1"

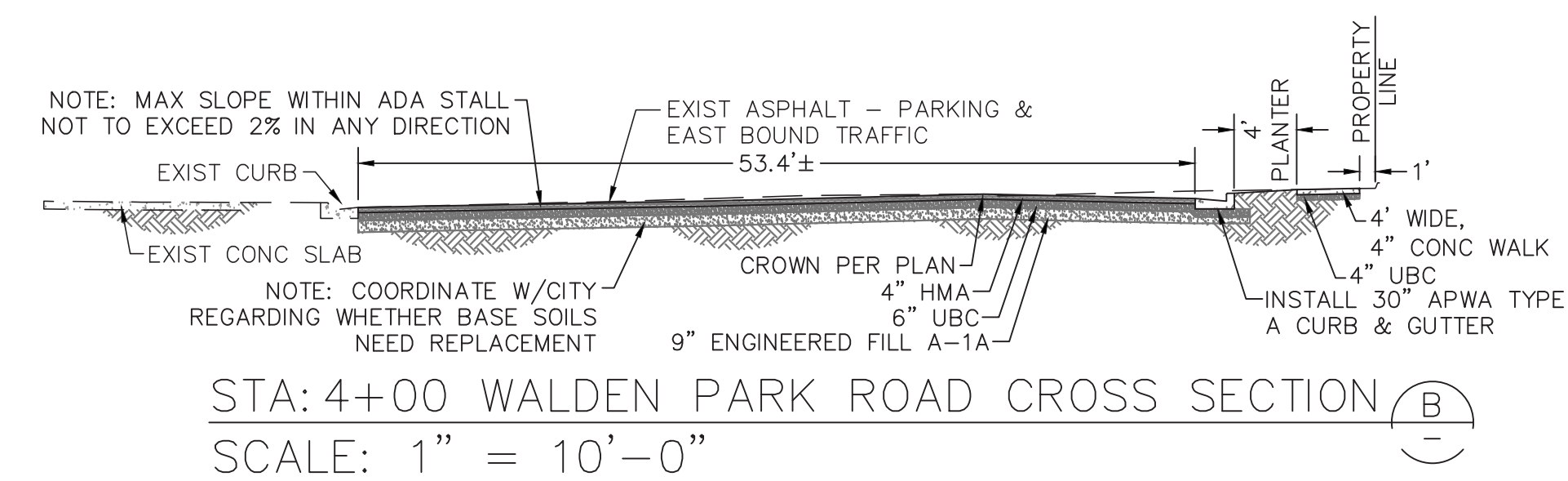
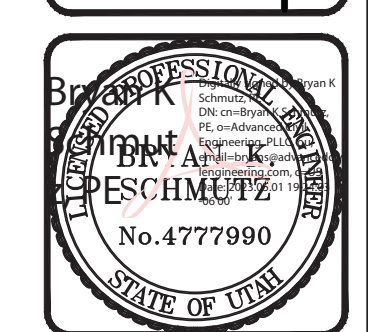
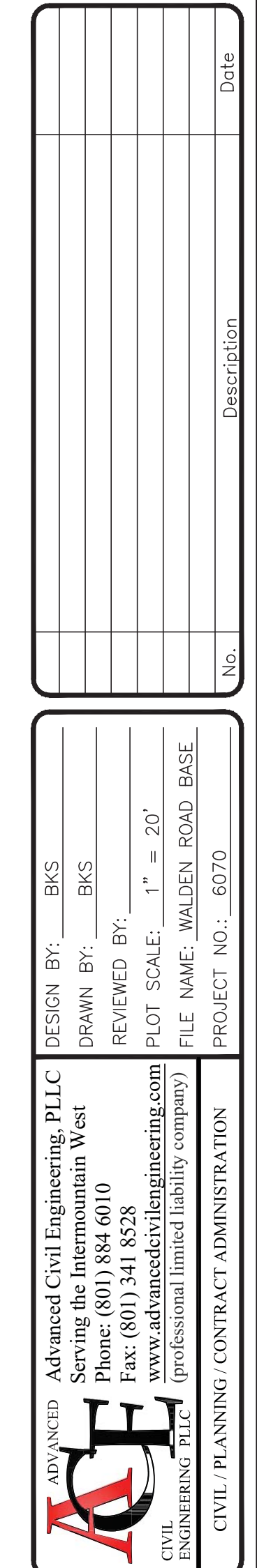
SHEET NO.
C102
OF
13

CITY BID SET



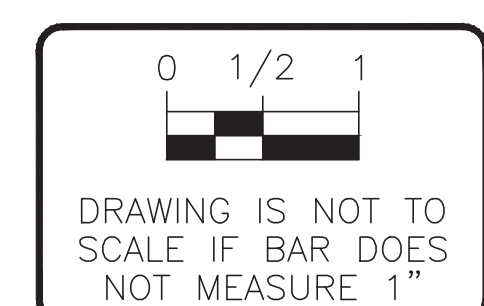
DRAWN BY: BKS
REVIEWED BY:
PLOT SCALE: 1" = 20'
FILE NAME: WALDEN ROAD BASE
PROJECT NO.: 6070

GRADING & DRAINAGE PLAN
WALDEN PARK ROAD PROJECT
PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC. 12, T6S, R2W, SLB&M



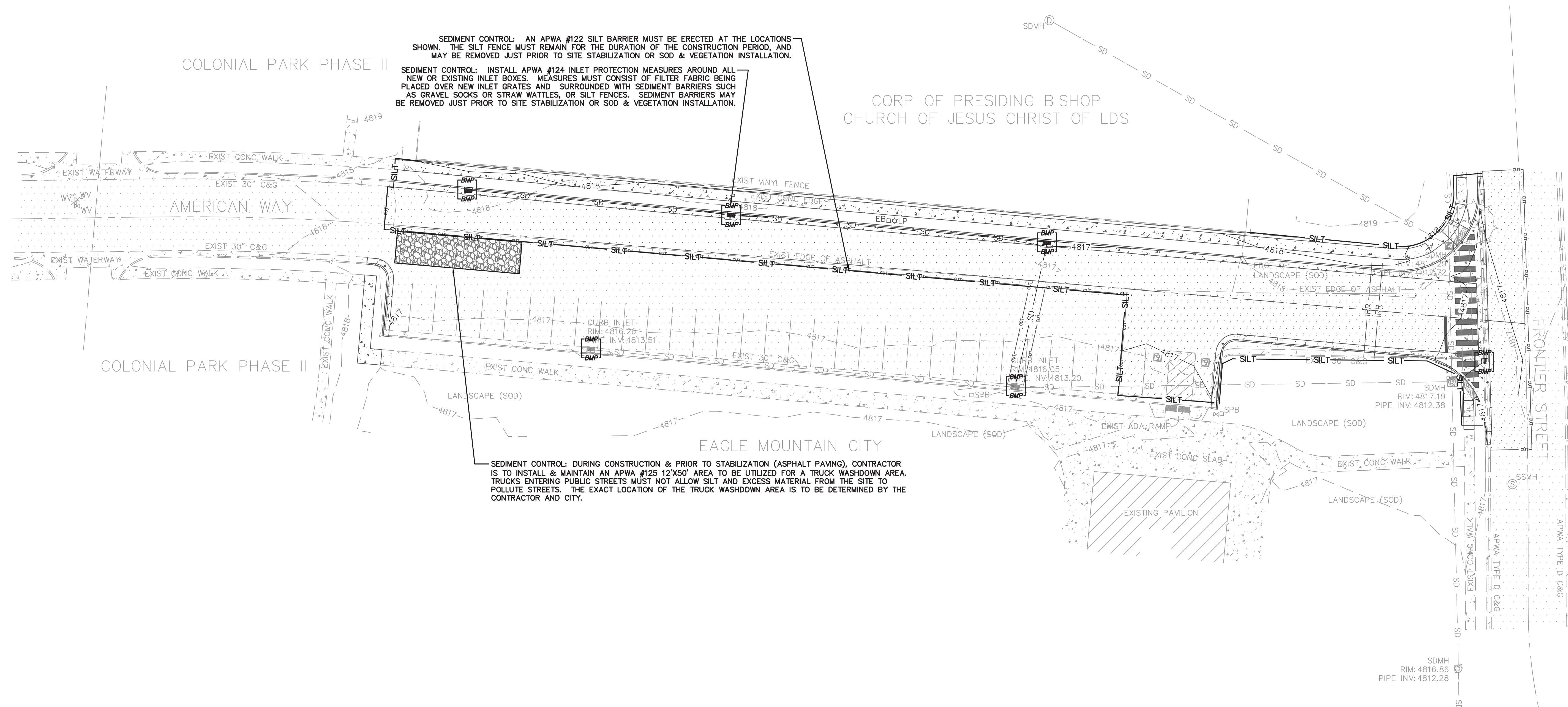
 CALL BLUE STAKE
2 WORKING DAYS
BEFORE YOU DIG
IN UTAH
IT'S A LAW!
1-800-662-4111

NOTE: UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE AND ARE BASED ON RECORD DRAWINGS. SHOWN HERE AS A GUIDE ONLY. UTILITY PLATS, ALL UTILITIES SHOULD BE LOCATED AND MARKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

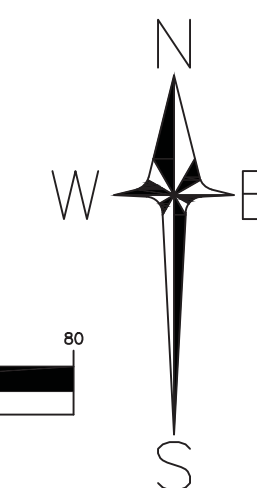
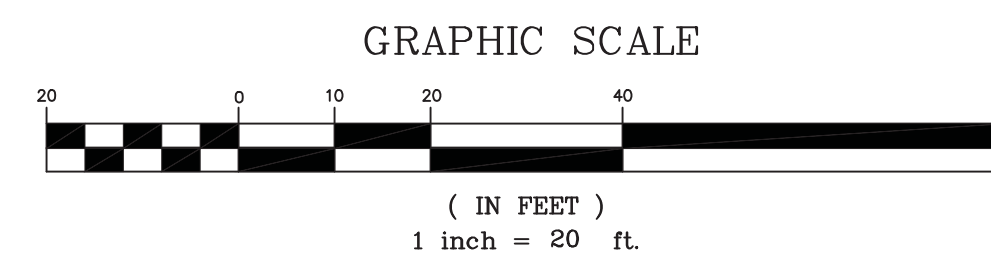


PLAN & PROFILE - STA: 0+00 TO 6+00
 WALDEN PARK ROAD PROJECT
 PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
 PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
 PROJECT LOCATION: SE CORNER SEC 12, T6S, R2W, SLB&M

BENCH MARK ELEVATION:
SOUTHWEST CORNER
SECTION 36, T5S, R2W, SLB&M
BM ELEVATION: 4927.40



CITY BID SET



CALL BLUE STAKE
2 WORKING DAYS
BEFORE YOU DIG
IN UTAH
IT'S A LAW!
® 1-800-662-4111

NOTE: UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE AND ARE BASED ON RECORD DRAWINGS SITE SURVEYS AND CITY UTILITY PLATS. ALL UTILITIES SHOULD BE LOCATED AND MARKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.



DRAWING IS NOT TO
SCALE IF BAR DOES
NOT MEASURE 1"

**EROSION CONTROL PLAN (SWPPP) - WEST
WALDEN PARK ROAD PROJECT**

PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
 PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
 PROJECT LOCATION: SE CORNER SEC 12 T6S R2W51R&M

SHEET NO.
C104
OF
13

DESIGN BY: BKS
DRAWN BY: BKS
REVIEWED BY: _____
PLOT SCALE: 1" = _____
FILE NAME: WALDEN R

ADVANCED
ACE
CIVIL
ENGINEERING PLLC

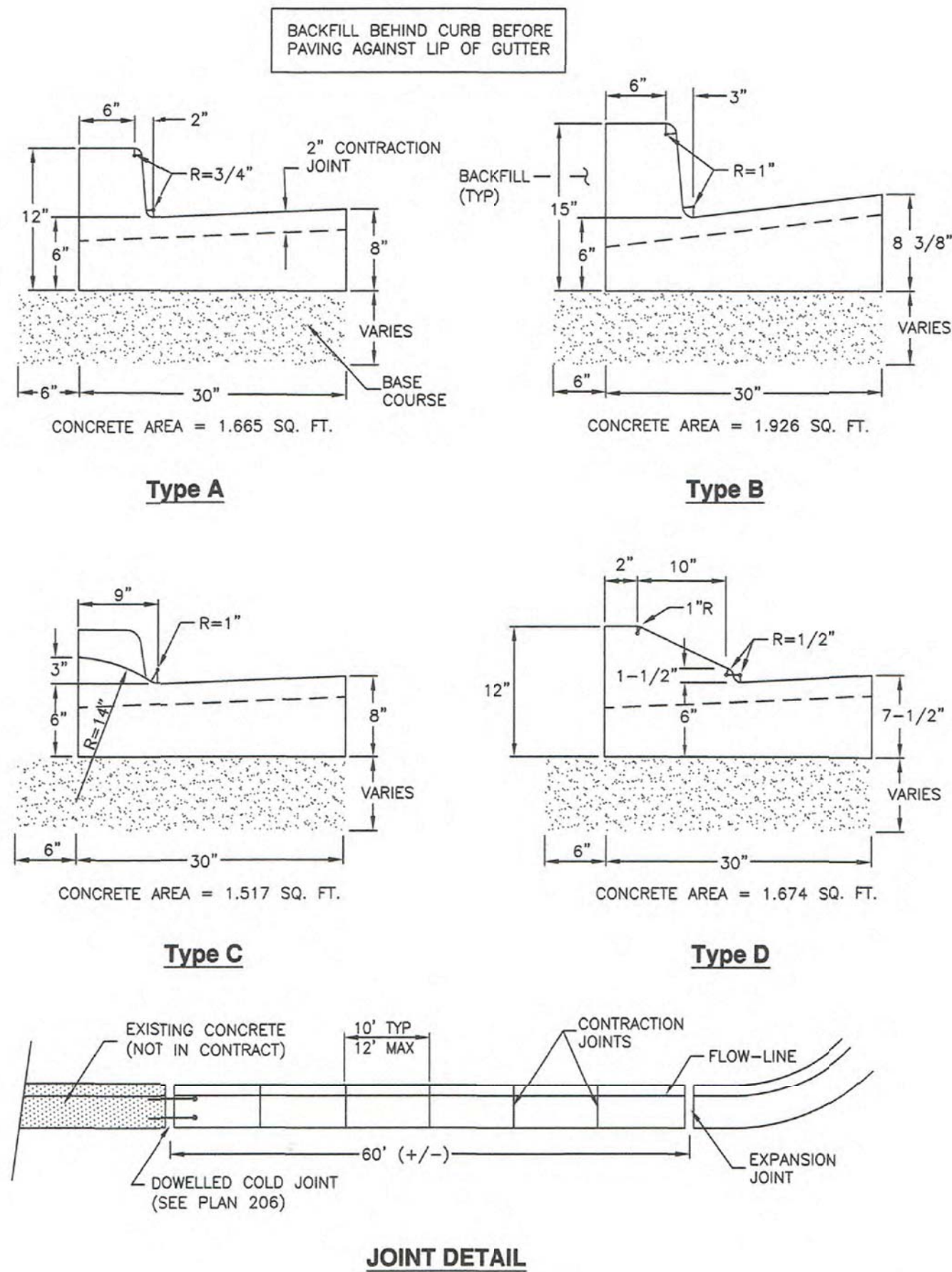
Advanced Civil Engineering, PLLC
Serving the Intermountain West
Phone: (801) 884 6010
Fax: (801) 341 8528
www.advancedcivilengineering.com
(professional limited liability company)

[illegible]

Curb and gutter

1. **GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1



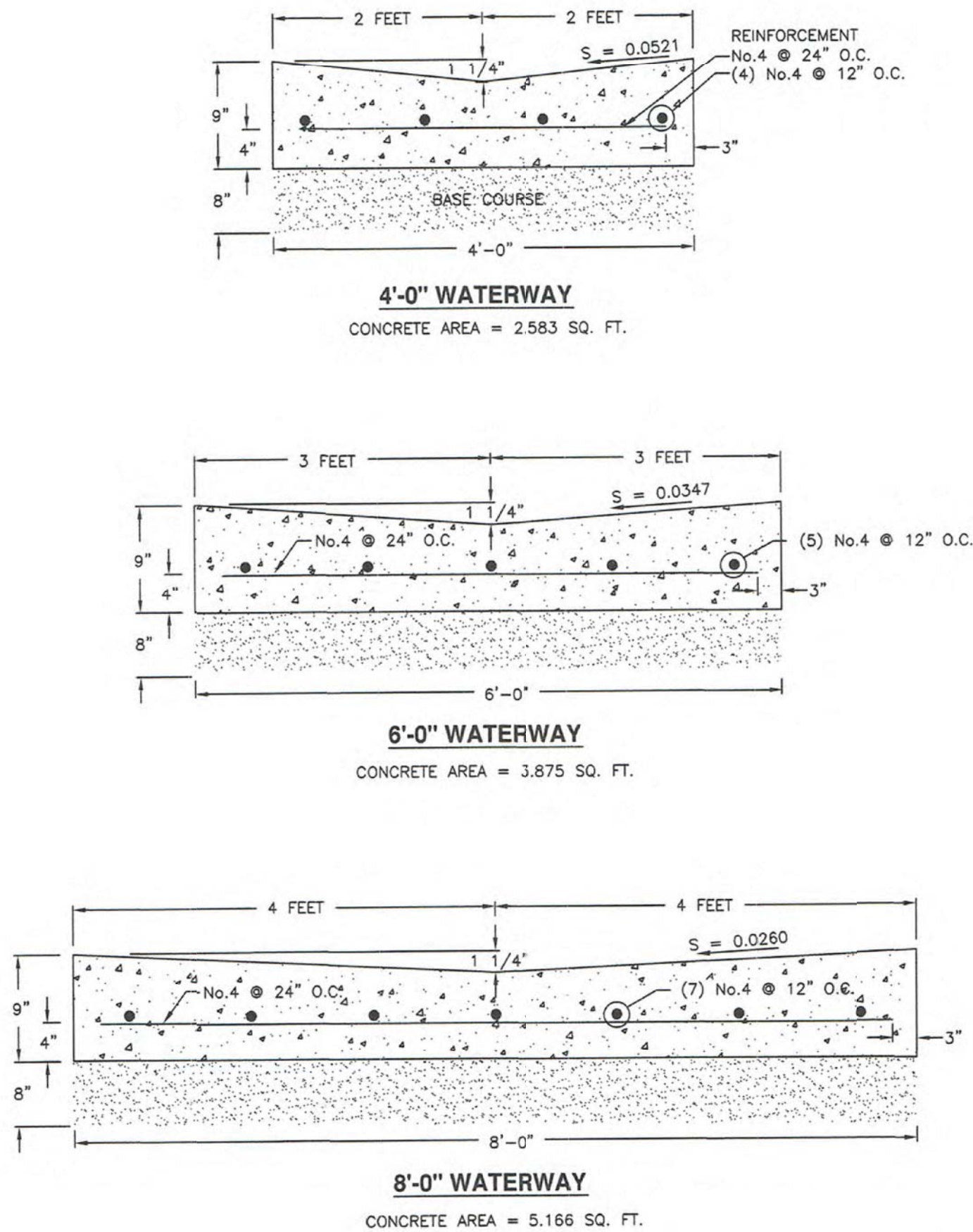
Curb and gutter

Plan
205.1
December 2008

Waterway

1. **GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Unless indicated otherwise, width of waterway as follows.
1) 4 feet for a residential street.
2) 6 feet for a non-residential street.
3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
C. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

211



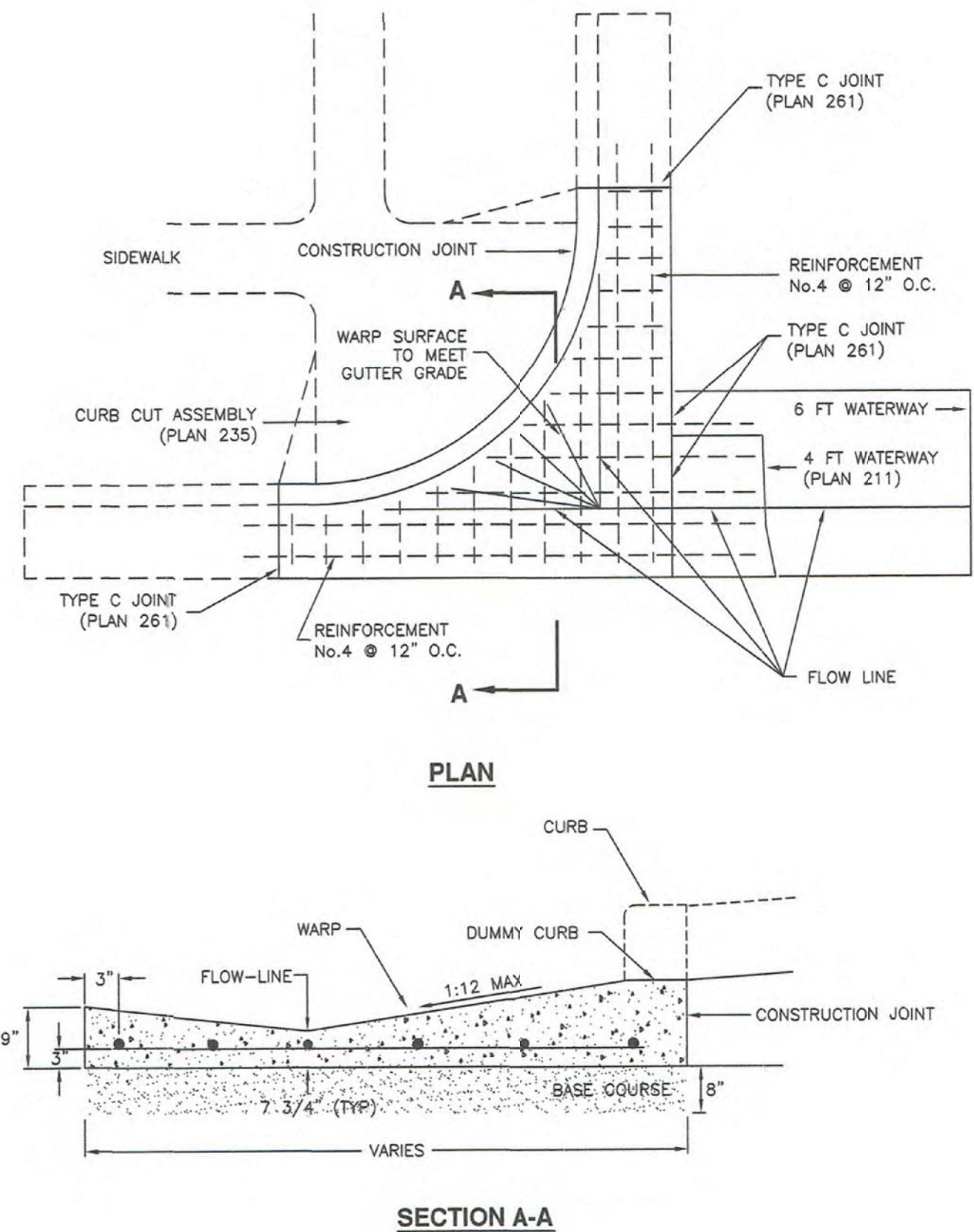
Waterway

Plan
211
July 2011

Waterway transition structure

1. **GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 32 16 13..
2. **PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
C. Protection and repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

213



Waterway transition structure

Plan
213
May 2005

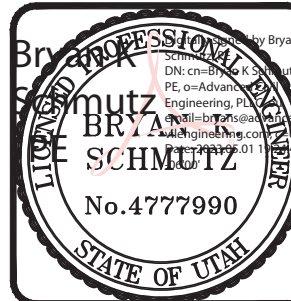
CIVIL DETAILS SHEET 1
WALDEN PARK ROAD PROJECT
PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC 12, T6S, R2W, SL&RM

SHEET NO.
C105
OF
13

DESIGN BY: BKS
DRAWN BY: BKS
REVIEWED BY: BKS
PLOT SCALE: NA
FILE NAME: WALDEN ROAD BASE
PROJECT NO.: 6070

Advanced Civil Engineering, PLLC
Serving the Intermountain West
Phone: (801) 884 6010
Fax: (801) 341 8528
www.advancedcivilengineering.com
(professional limited liability company)

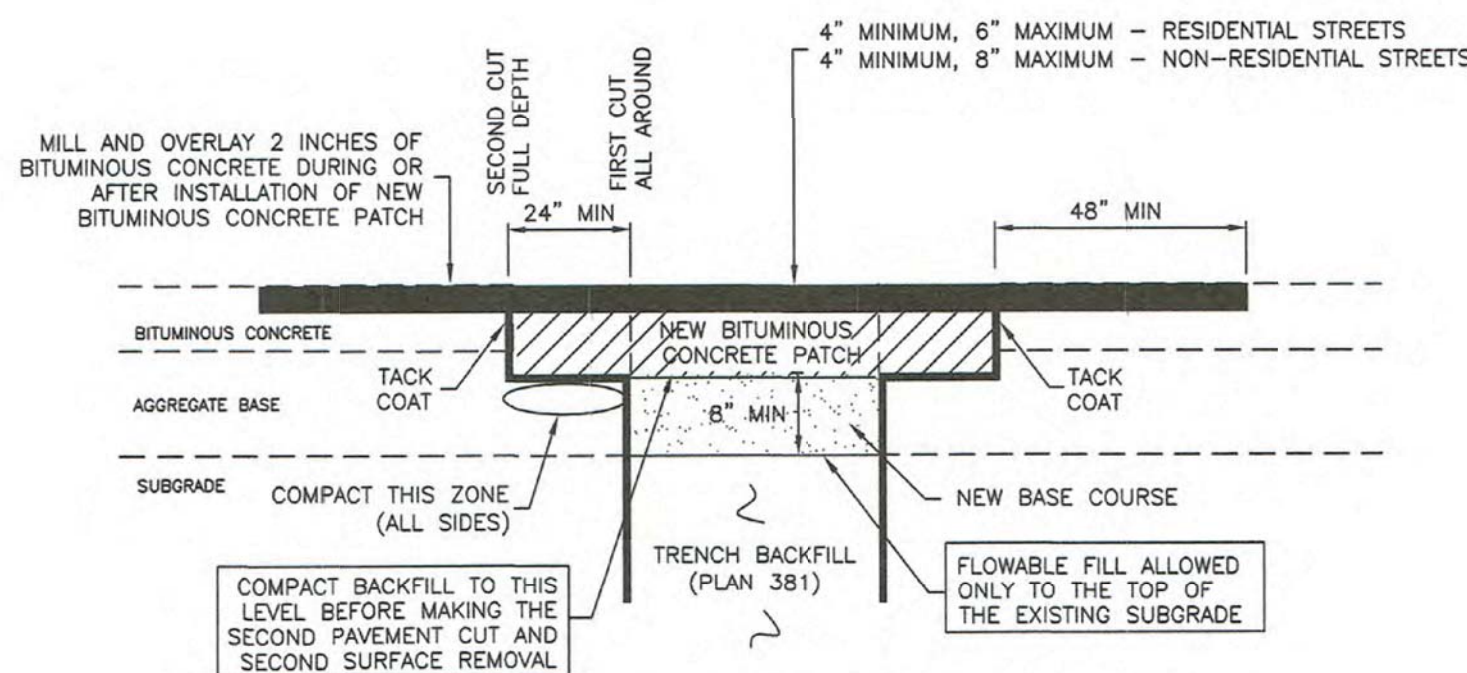
CIVIL PLANNING CONTRACT ADMINISTRATION



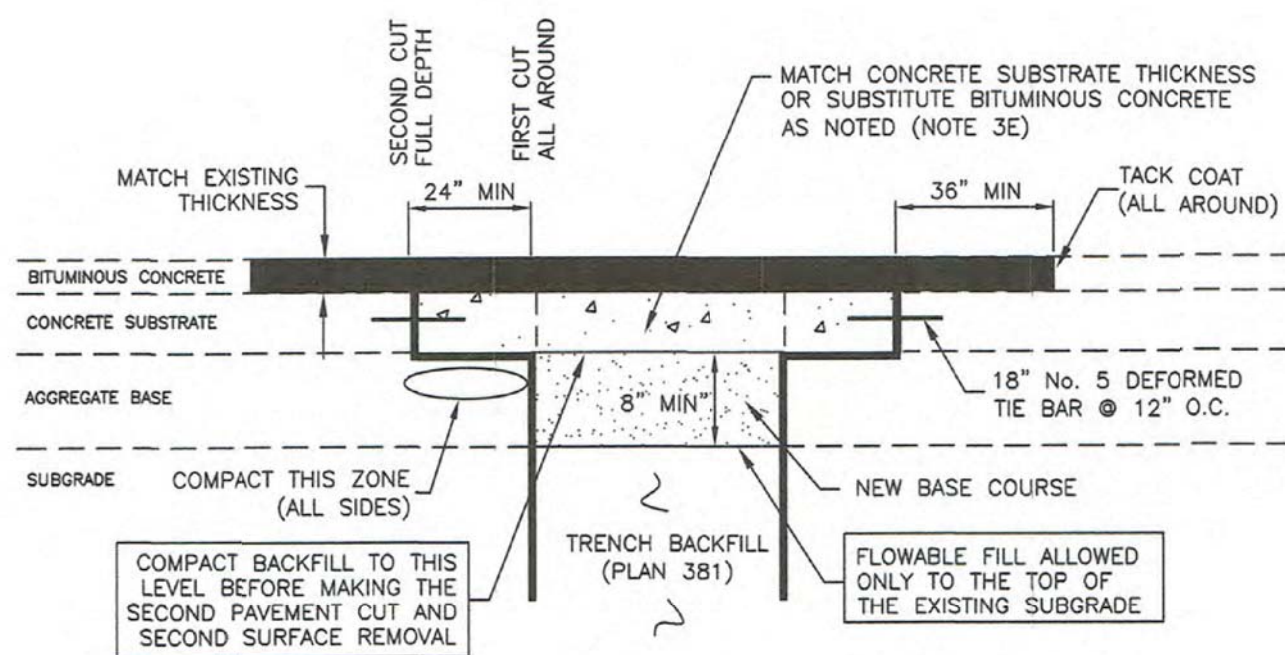
Bituminous pavement T-patch

1. GENERAL
- A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.
- B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
- 1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulson that complies with APWA Section 32 12 03..
- 2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
- 3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
- 4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
- C. Reinforcement: No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Tack Coat: APWA Section 32 12 13.13.
- F. Bituminous Concrete: APWA Section 32 12 05.
- 1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
- 2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
- C. Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
- D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
- E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
- F. Reinforcement: Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
- G. Concrete Substrate: Cure to initial set before placing new bituminous concrete patch.

255



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

Bituminous pavement T-patch

Plan
255

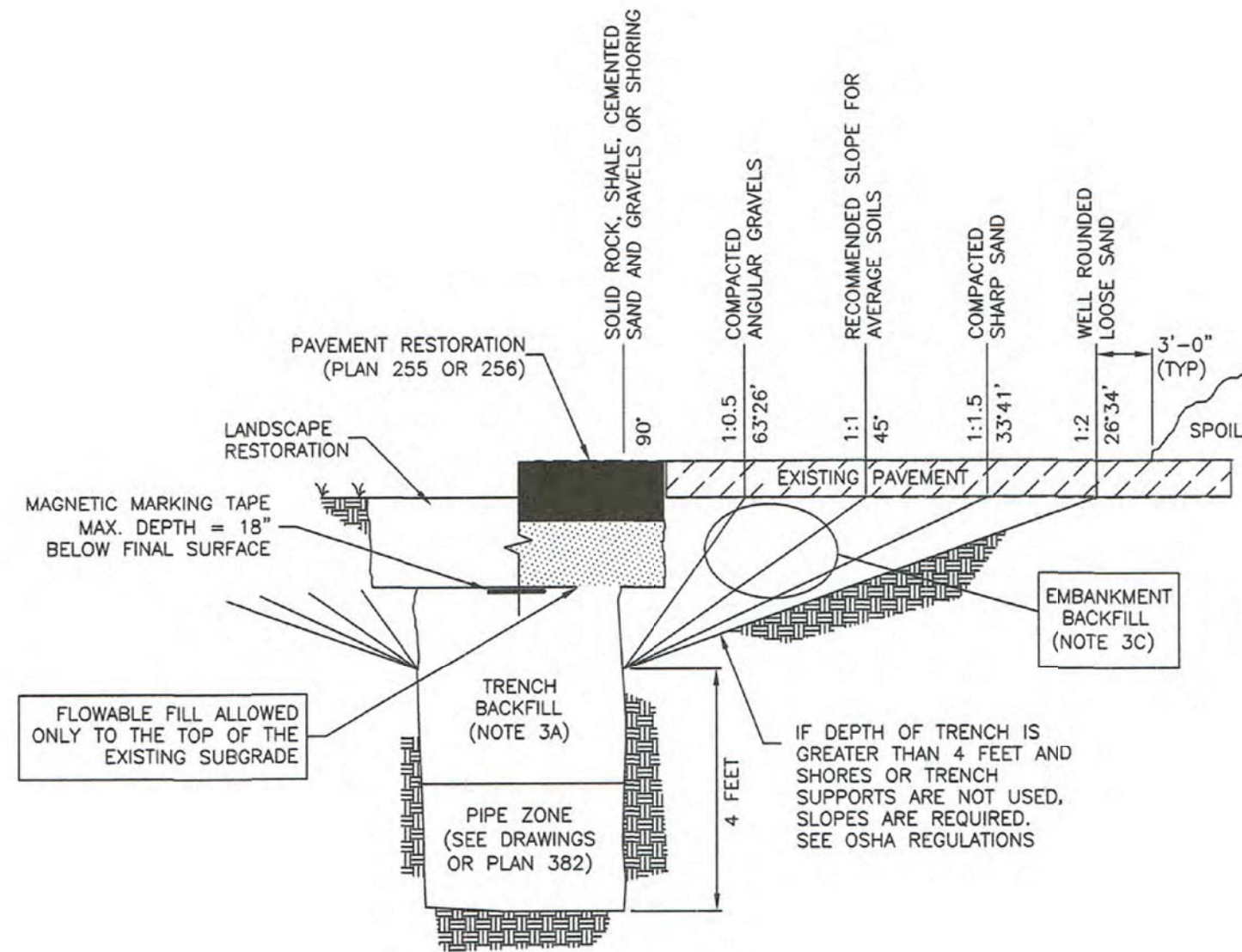
November 2015

Trench backfill

1. GENERAL
- A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.
2. PRODUCTS
- A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
- B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days. It must flow easily requiring no vibration for consolidation.
3. EXECUTION
- A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
- 1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
- 2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
- 3) Water jetting is NOT allowed.
- B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
- C. Embankment Backfill: When trench sides are sloped proceed as follows.
- 1) Maximum lift thickness is 8-inches before compaction.
- 2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
- 3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
- D. Surface Restoration:
- 1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
- 2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

381

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.

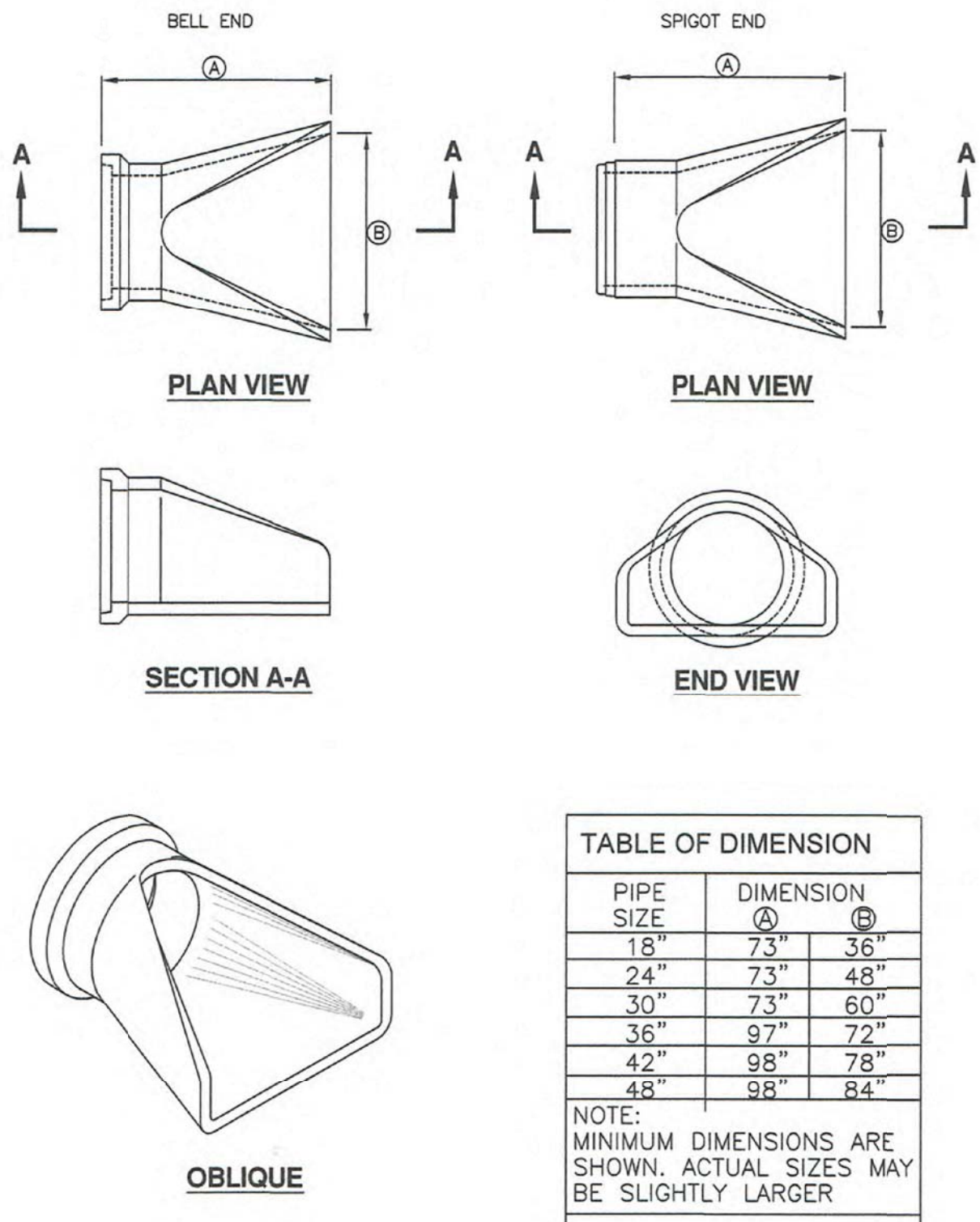


Trench backfill

Plan
381

July 2016

ROUND WITH FLARE



PIPE SIZE	DIMENSION (A)	DIMENSION (B)
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE: MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

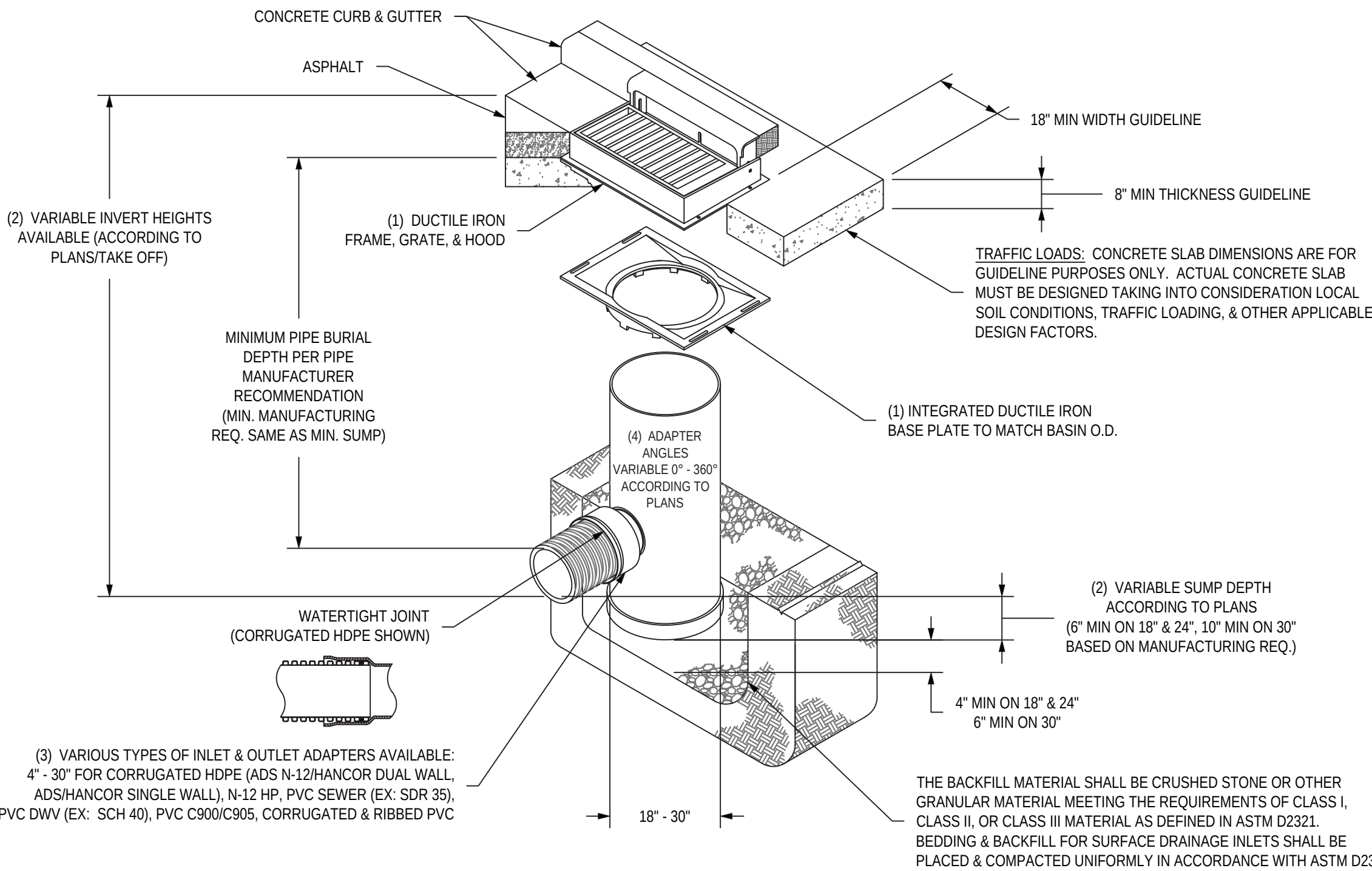


Pipe outfall

Plan
323.1

November 2010

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE



- 1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL), N-12 HP & PVC SEWER (4" - 24").
- 4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: EBC
DATE: 03-22-10
REVISOR: NMH
DATE: 03-10-16
DWG SIZE: A
SCALE: 1:40
SHEET: 1 OF 1

MATERIAL: 3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2480
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET
QUICK SPEC INSTALLATION DETAIL
DWG NO. 7002-110-087
REV C

CIVIL DETAILS SHEET 3
WALDEN PARK ROAD PROJECT

PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC 12, T6S, R2W, SL&M

SHEET NO.
C107
OF
13

DESIGN BY: BKS	ADVANCED CIVIL ENGINEERING, PLLC	PROJECT NO.: 6070
DRAWN BY: BKS	Serving the Intermountain West	
REVIEWED BY:	Phone: (801) 884 6010	
PLOT SCALE: NA	Fax: (801) 341 8528	
FILE NAME: WALDEN ROAD BASE	www.advancedcivilengineering.com	
	(professional limited liability company)	
	CIVIL ENGINEERING PLLC	
	CIVIL PLANNING - CONTRACT ADMINISTRATION	

Pipe zone backfill

1. GENERAL

- A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

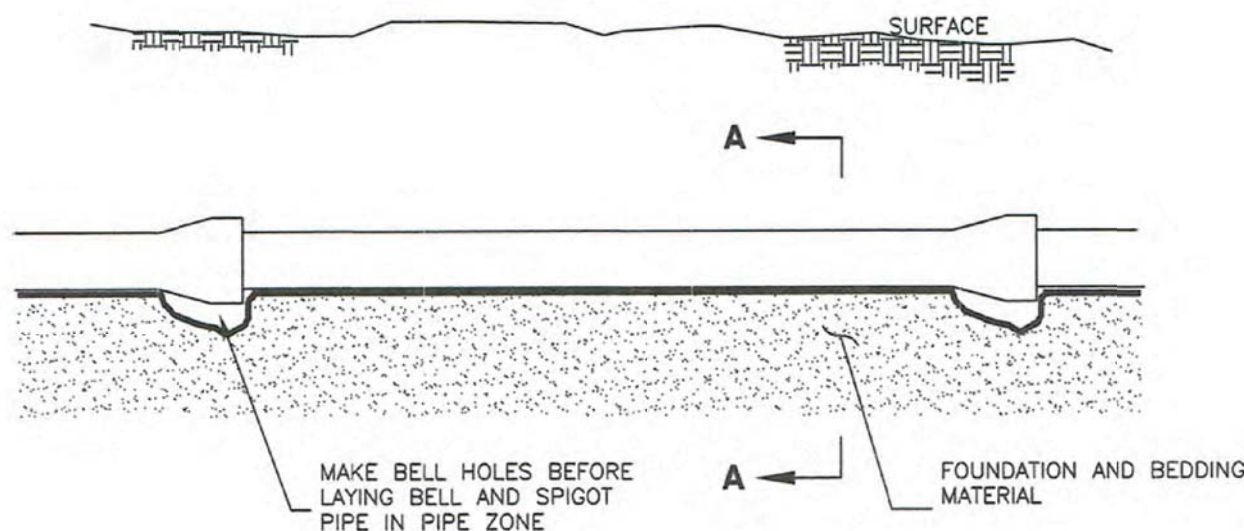
2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: APWA Section 03 30 04.
- D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
- E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

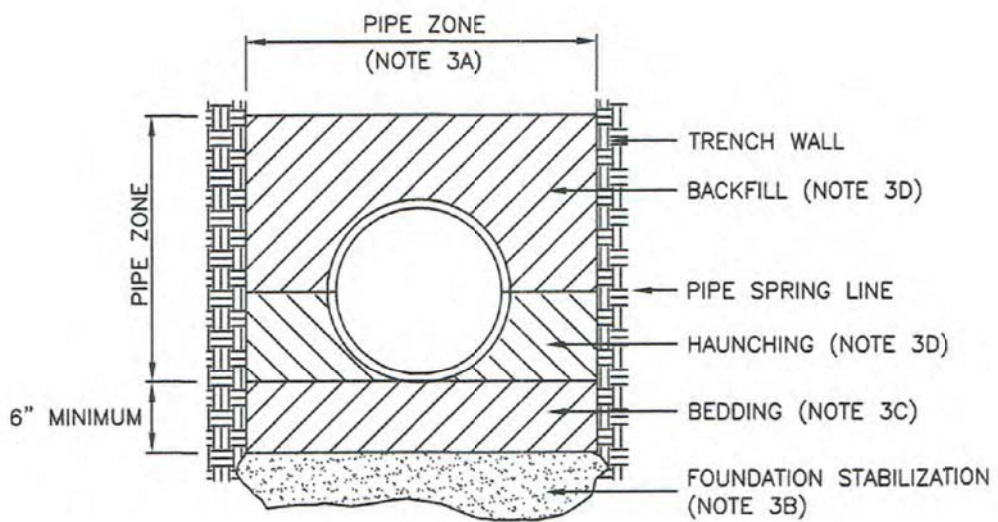
3. EXECUTION

- A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
- B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
- C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
 - 1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - 2) Maximum lift thickness is 8-inches.
 - 3) Bedding immediately under the pipe should not be compacted, but loosely placed.
 - 4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - 5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
- D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - 1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
 - 2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
- E. Flowable Fill (when required and if allowed by pipe manufacturer):
 - 1) Place the controlled low strength material, APWA Section 31 05 15.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.

382



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
*STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING
STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
*STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

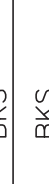
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES."

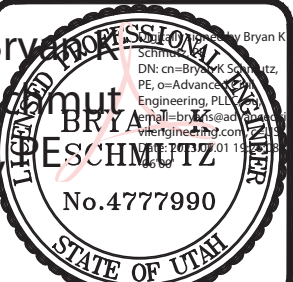


Pipe zone backfill

Plan
382
January 2011

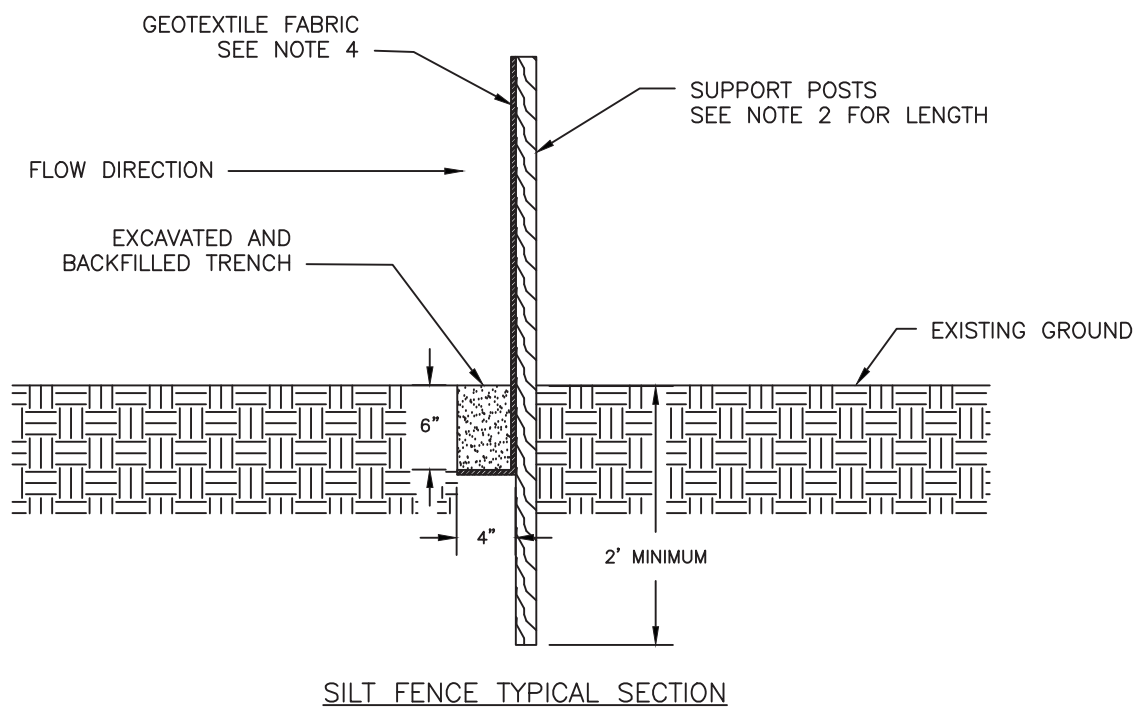
[illegible]

	DESIGN BY:	BKS
	DRAWN BY:	BKS
	REVIEWED BY:	
	PLOT SCALE:	NA
	FLOOR NAME:	ROAD BASE
PROJECT NO.:		6070



CIVIL DETAILS SHEET 4
WALDEN PARK ROAD PROJECT
PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC 12, T6S, R2W, SLB&M

SHEET NO.
C108
OF
13



1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OR WHITE OAK AND FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
3. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
4. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF. ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

2	LONG TERM EROSION CONTROL SEED MIX
C109	NO SCALE



1. KEY-IN FIBER ROLL 2 INCH DEEP AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
2. OVERLAP THE ENDS OF THE FIBER ROLL AT LEAST 18 INCHES.
3. CONSTRUCT ROLLS IN MEDIAN AREAS SO THAT THE TOPS OF THE ROLLS ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
4. MAINTAIN A PROPERLY FUNCTIONING FIBER LOG BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE CITY, OR REMOVE FROM PROJECT.

PAVEMENT

20" RADIUS

2 - INCH ROCK
8 INCH MINIMUM THICKNESS

15 MIN

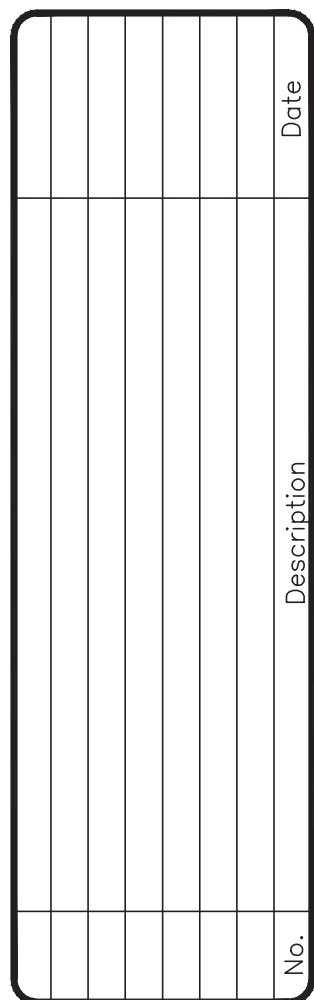
50° 0' MIN

1. PLACE STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. MAINTAIN A PROPERLY FUNCTIONING CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS HAVE BEEN PAVED.
3. DO NOT ALLOW VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

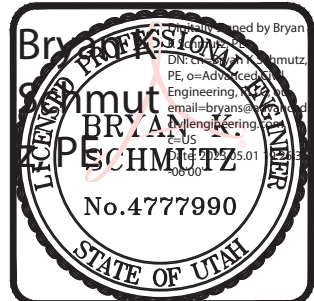


1. PLACE FIBER ROLL AND SAND BAGS AS SHOWN ABOVE GUTTER INLETS AND AVOID PLACING THE BARRIER IN THE TRAVEL LANE.
2. USE GUTTER INLET BARRIERS ONLY WHERE THERE IS THE POTENTIAL OF SEDIMENT FROM NON-STABILIZED AREAS GETTING INTO THE INLET.
3. MAINTAIN A PROPERLY FUNCTIONING GUTTER INLET BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE CITY, OR REMOVE FROM PROJECT.

5 GUTTER INLET PROTECTION DETAIL
C109 NTS



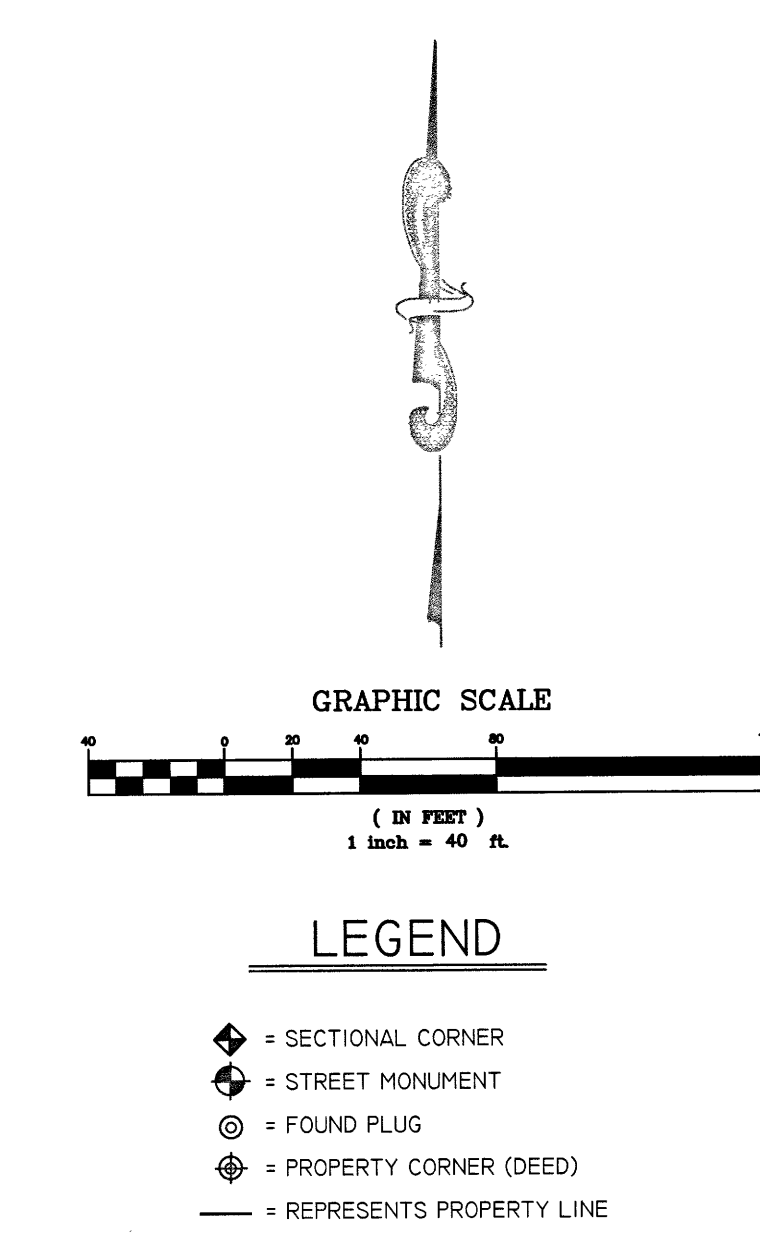
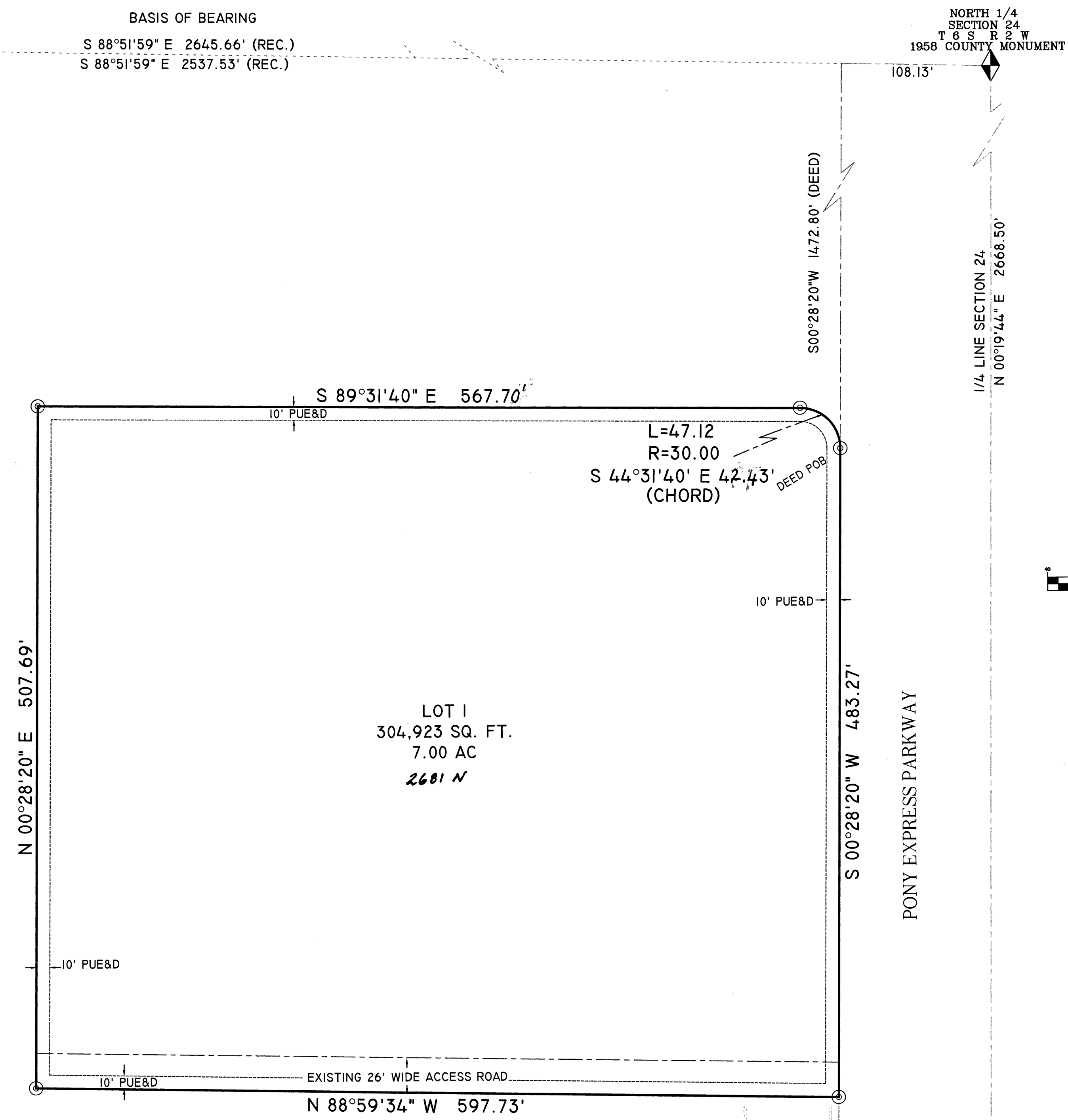
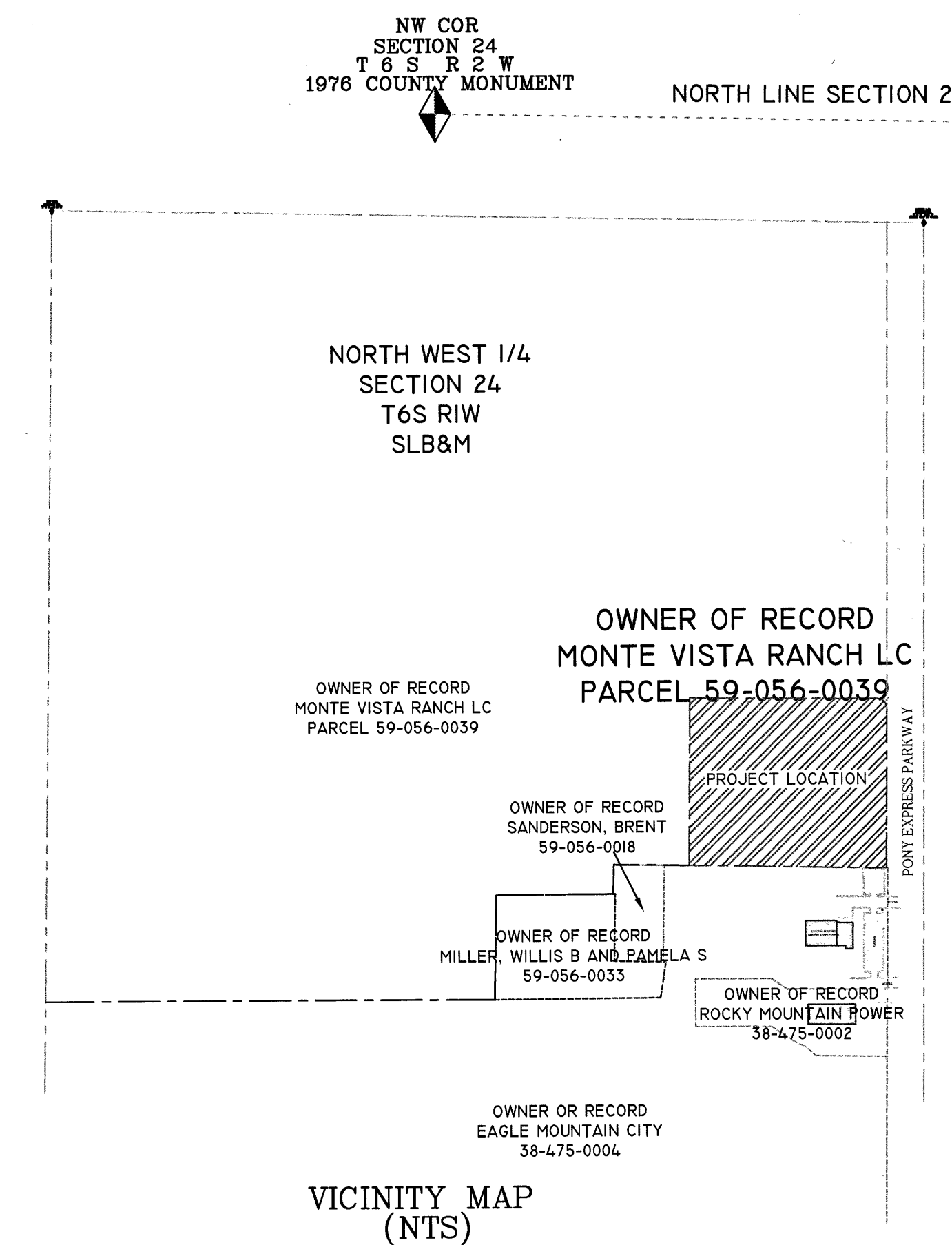
 ADVANCED CIVIL ENGINEERING, PLLC 3000 West 10th Avenue, Suite 100 Anchorage, Alaska 99503 Phone: (907) 884 6010 Fax: (907) 341 8528 www.advancedcivilengineering.com (professional limited liability company)	DESIGN BY: BKS
	DRAWN BY: BKS
	REVIEWED BY:
	PLOT SCALE: NA FILE NAME: WALDEN ROAD BASE
PROJECT NO.: 6070	



CIVIL DETAILS SHEET 4
WALDEN PARK ROAD PROJECT
PREPARED FOR: EAGLE MOUNTAIN CITY, UTAH
PROJECT ADDRESS: WALDEN PARK, EAGLE MOUNTAIN, UTAH
PROJECT LOCATION: SE CORNER SEC 12, T6S, R2W, S1B&M

SHEET NO.
C109
OF
13

AVAILABLE SELF STORAGE
A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH



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

Ed Edwards 3/6/20
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

Margie Tiltford 3/6/2020
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE 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 RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

U.S. Steel DATE: 3-8-20
DOMINION ENERGY

LOT 1
304,923 SQ. FT.
7.00 AC
2681 N

EXISTING 26' WIDE ACCESS ROAD

EAGLE MT. PUBLIC WORKS
SUBDIVISION
LOT 1
2565 NORTH PONY EXPRESS PARKWAY

EXISTING BUILDING
(2565 PONY EXPRESS PARKWAY)

PARKING

ACCESS

PROPERTY DESIGN LLC.
'LAND CONSULTANTS'
P.O. BOX 70168
SALT LAKE CITY UT 84170
(801) 955-6339
(801) 495-2541
(PROPERTYDESIGNLLC@GMAIL.COM)

SURVEYOR'S CERTIFICATE

I RICHARD K JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATED NO. 152956 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 THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD K JOHANSON PLS 152956
DATE: MARCH 4, 2020

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, AND MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

COMMENCING SOUTH 88°51'59" EAST 2537.53 FEET AND SOUTH 00°28'20" WEST 1472.80 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°28'20" WEST 483.27 FEET; THENCE NORTH 88°59'34" WEST 597.73 FEET; THENCE NORTH 00°28'20" EAST 507.69 FEET; THENCE SOUTH 89°31'40" EAST 567.7 (567.71 ACT) FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 44°31'40" EAST 42.43, RADIUS 30 FEET) TO THE POINT OF BEGINNING.
CONTAINS 7.0 AC IN ONE LOT

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER 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-807, 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 Available Self Storage Cedar Valley, LLC, by managing member Dustin Aldridge 3/6/2020

AUTHORIZED SIGNATURE(S) [Signature]

STATE OF UTAH } S.S.
COUNTY OF UTAH } **ACKNOWLEDGEMENT**

ON THE 5 DAY OF March A.D. 2020 PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES February 28, 2021

[Signature]
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN, UTAH COUNTY ACCEPTS THIS PLAT FOR RECORDED. THIS PLAT IS OFFERED FOR FILING AND RECORDING PURSUANT TO SECTION 8-3-1 UTAH CODE ANNOTATED 1953.
ALL SECTIONS FOR BURIAL LOTS SHOWN HEREON ARE HELD FOR DISPOSAL BY EAGLE MOUNTAIN CITY.
APPROVED THIS 18 DAY OF March A.D. 2021

[Signature] MAYOR (SEE SEAL BELOW)
[Signature] CLERK, RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

APPROVED THIS 25 DAY OF March, A.D. 2020, BY THE CITY ENGINEER FOR EAGLE MOUNTAIN CITY.

[Signature]
CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 19 DAY OF March, A.D. 2020, BY THE CITY ATTORNEY FOR EAGLE MOUNTAIN CITY.

[Signature]
CITY ATTORNEY

AVAILABLE SELF STORAGE
A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SURVEYOR SEAL
NOTARY PUBLIC SEAL
CITY-ENGINEER SEAL
CLERK-RECORDER SEAL

17557

Sec. 24, T6S, R2W, Pt. 038



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

Tuesday, May 23, 2023

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

SUBJECT: **Available Self Storage out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



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

Wednesday, May 17, 2023

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

SUBJECT: Skyline Ridge phase 2 plat 4 out of warranty Bond Release

City Recorder:

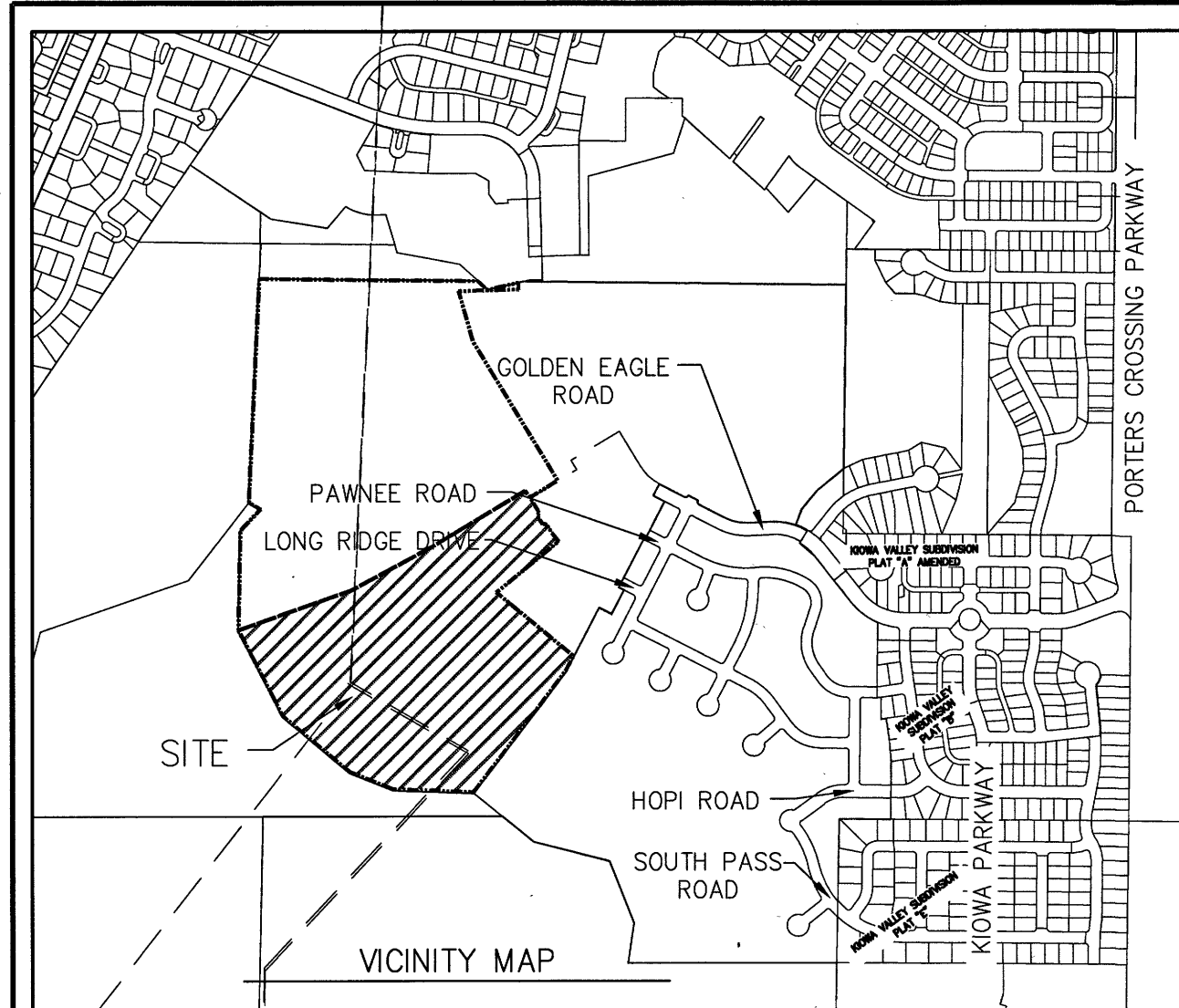
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



NOTES:

- ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.
- LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

PROJECT DEVELOPER

Bach Land and Development, LLC
11650 S. State Street, Suite 300
Draper, UT 84020

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

AREA BREAKDOWN

TOTAL PLAT ACREAGE 27.83 ACRES
TOTAL LOT ACREAGE 6.20 ACRES
TOTAL ACREAGE IN STREETS 0.86 ACRES
TOTAL ACREAGE IN OPEN SPACE 20.67 ACRES
AVERAGE LOT SIZE 13,206 S.F.
NUMBER OF LOTS 20

LARGEST LOT = 0.79 ac (210)
SMALLEST LOT = 8740 sf (201)

SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

DOMINION ENERGY QUESTAR CORPORATION

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS 5 DAY OF October 2021

BY *Beverly Clardy*

TITLE *Pres. Con.*

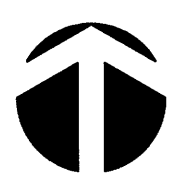
DOMINION ENERGY QUESTAR CORPORATION

ROCKY MTN POWER

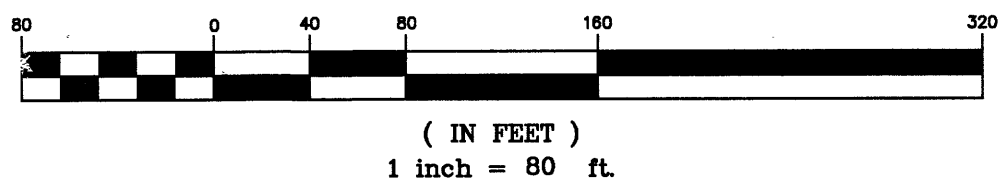
- PURSUANT TO UTAH CODE ANN. 54.327, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17.27-603(4)(c)(i) ROCKY MTN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
(4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER

Date *10/5/21*



GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	34.35'	150.00'	34.28'	S37°37'41"E	130°7'21"
C2	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C3	23.26'	15.00'	21.00'	S76°38'37"E	88°50'47"
C4	91.44'	730.00'	91.38'	S35°48'31"E	71°0'36"
C5	243.57'	5000.00'	243.55'	N57°24'36"E	2°47'28"
C6	11.14'	5000.00'	11.14'	N58°52'10"E	0°07'40"
C7	11.09'	4975.00'	11.09'	N58°52'10"E	0°07'40"
C8	25.59'	4975.00'	25.59'	N58°39'29"E	0°17'41"
C9	75.15'	4975.00'	75.15'	N58°04'41"E	0°51'56"
C10	75.15'	4975.00'	75.15'	N57°12'45"E	0°51'56"
C11	66.46'	4975.00'	66.46'	N56°23'50"E	0°45'55"
C12	20.07'	15.00'	18.61'	N17°41'08"E	76°39'27"
C13	56.12'	50.00'	53.22'	N11°30'47"E	64°18'45"
C14	62.50'	50.00'	58.51'	N79°28'45"E	71°37'11"
C15	62.50'	50.00'	58.51'	S28°54'04"E	71°37'11"
C16	38.05'	50.00'	37.14'	S28°42'36"W	43°36'09"
C17	4.80'	50.00'	4.80'	S53°15'46"W	5°30'11"
C18	71.92'	5025.00'	71.92'	S56°25'28"W	0°49'12"
C19	74.26'	5025.00'	74.26'	S57°15'28"W	0°50'48"
C20	74.26'	5025.00'	74.26'	S58°06'16"W	0°50'48"
C21	24.35'	5025.00'	24.35'	S58°40'00"W	0°16'39"
C22	11.20'	5025.00'	11.20'	S58°52'10"W	0°07'40"

LEGEND

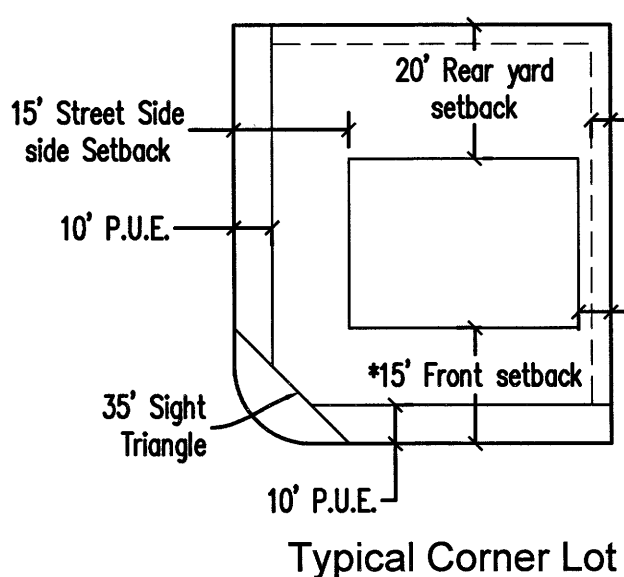
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

PARCEL 'C'

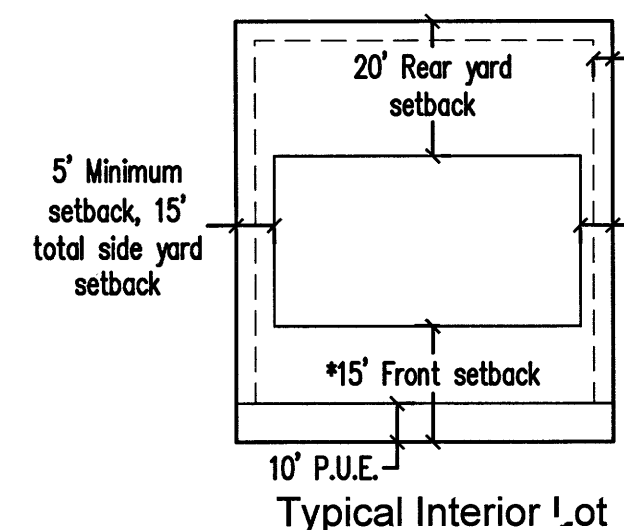
879957 sq. ft.
Open Space Dedicated to City of Eagle Mtn.

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.

Marquis Wilford 10/5/2021
DATE



Typical Corner Lot



Typical Interior Lot

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING N89°58'00"E, 2304.30' ALONG THE SECTION LINE AND NORTH 107.87' FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
FROM THE POINT OF BEGINNING; Thence, N 87° 55' 48" W for a distance of 372.27 feet to a point on a line.
Thence, N 68° 11' 55" W for a distance of 217.19 feet to a point on a line.
Thence, N 49° 57' 01" W for a distance of 403.93 feet to a point on a line.
Thence, N 27° 19' 57" W for a distance of 448.95 feet to a point on a line.
Thence, N 70° 37' 14" E for a distance of 557.48 feet to a point on a line.
Thence, N 61° 35' 24" E for a distance of 432.71 feet to a point on a line.
Thence, N 58° 56' 00" E for a distance of 492.41 feet to the beginning of a non-tangential curve, **THENCE 34.35 FEET ALONG**
Said curve turning to the right through an angle of 13° 07' 20.6", having a radius of 150.00 feet, and whose long chord bears S 37° 37' 41" E for a distance of 34.28 feet.
Thence, S 31° 04' 00" E for a distance of 3.81 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 72.14 feet to the beginning of a curve, **THENCE 23.56 FEET ALONG**
Said curve turning to the right through an angle of 90° 00' 00.0", having a radius of 15.00 feet, and whose long chord bears S 13° 56' 00" W for a distance of 21.21 feet to a point of intersection with a non-tangential line.
Thence, S 31° 14' 23" E for a distance of 50.00 feet to the beginning of a non-tangential curve, **THENCE 23.26 FEET ALONG**
Said curve turning to the right through an angle of 88° 50' 46.7", having a radius of 15.00 feet, and whose long chord bears S 76° 38' 37" E for a distance of 21.00 feet to the beginning of a non-tangential curve, **THENCE 91.44 FEET ALONG**
Said curve turning to the left through an angle of 07° 10' 35.7", having a radius of 730.00 feet, and whose long chord bears S 35° 48' 31" E for a distance of 91.38 feet to a point of intersection with a non-tangential line.
Thence, S 50° 36' 11" W for a distance of 372.33 feet to a point on a line.
Thence, S 50° 18' 07" E for a distance of 462.41 feet to a point on a line.
Thence, S 27° 13' 26" W for a distance of 77.08 feet to a point on a line.
thence S 37° 10' 00" W a distance of 706.63 feet to the POINT OF BEGINNING
CONTAINING 27.83 ACRES OF LAND MORE OR LESS.
PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Oct 14, 2021
Date

[Signature]
Surveyor
(See Seal Below)

Owner's 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.

OWNERS (PRINTED NAME)

Bach Land & Development
Shon Lindisbacher
Owner

AUTHORIZED SIGNATURE(S)

[Signature] 9/5/21

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the 5 day of September, 2021, personally appeared before me the persons signing the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.
My Commission Expires JULY 5, 2023

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 12 day of November, 2021.
APPROVED BY MAYOR *[Signature]*
APPROVED BY CITY ATTORNEY *[Signature]*
APPROVED BY CITY ENGINEER *[Signature]*
(See Seal Below)

Mayor of Eagle Mountain

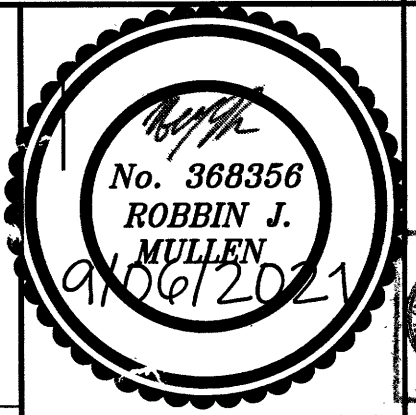
Approved this _____ day of _____, A.D. 20____
Approved: _____ Attest: _____
Mayor of Eagle Mountain City Recorder

SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

COUNTY RECORDER
SEAL

SURVEYORS SEAL



NOTARY PUBLIC
SEAL

NOTARY PUBLIC
NIC ARBOTT
COMM. # 707078
COMMISSION EXPIRES
JULY 5, 2023
STATE OF UTAH

CIVIL ENGINEERS
SEAL

TRACY
11-1-21
STATE OF UTAH

CLERK-RECORDER
SEAL

18126

Sec 29, T5S, R1W, SLB&M



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

Wednesday, May 17, 2023

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

SUBJECT: Skyline Ridge phase 2 plat 5 out of warranty Bond Release

City Recorder:

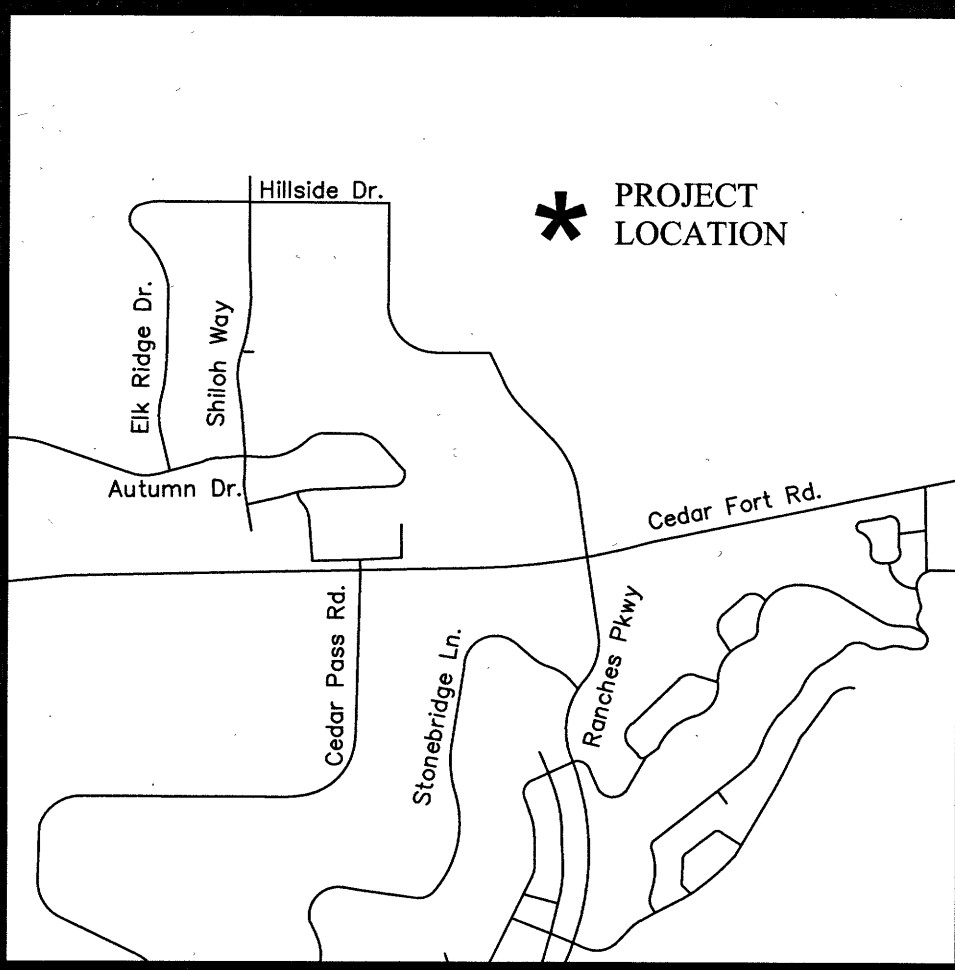
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.

NOTES:

#5 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.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

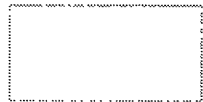
ALL BUILDING WALLS ARE PARALLEL OR PERPENDICULAR TO BUILDING REFERENCE BEARING.



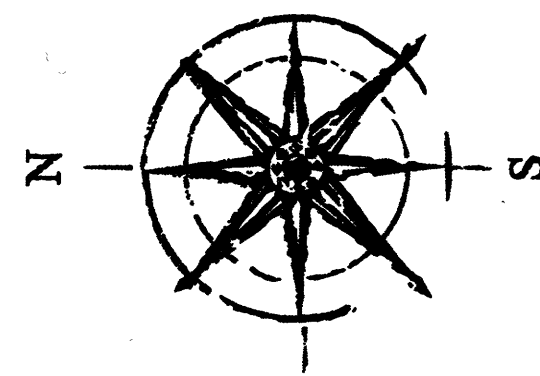
LIMITED COMMON OWNERSHIP AND
PUBLIC UTILITY EASEMENT



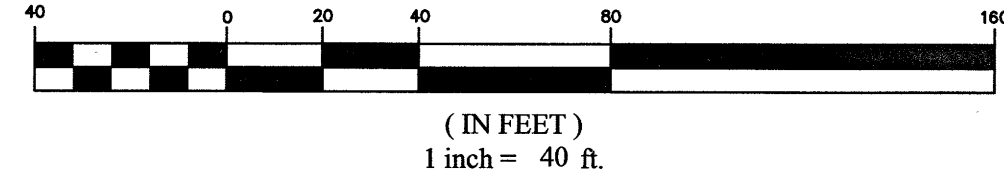
PRIVATE OWNERSHIP



COMMON OWNERSHIP,
PRIVATE ROAD AND
PUBLIC UTILITY EASEMENT



GRAPHIC SCALE



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	50.00	15°56'33"	13.91	S07°39'55"E
C2	54.00	68°16'48"	64.35	N18°30'13"E
C3	50.00	15°41'48"	13.70	S04°25'07"W
C4	5.00	70°19'01"	6.14	S47°25'31"W
C5	5.00	36°09'30"	3.16	S08°06'18"W
C6	25.00	15°56'33"	6.96	S07°39'55"E
C7	100.00	5°32'34"	9.67	N02°27'56"W
C8	23.00	45°54'02"	18.43	S60°08'54"W
C9	75.00	60°15'43"	78.88	S22°30'45"W
C10	23.00	97°12'26"	39.02	S48°17'52"E
C11	100.00	33°40'49"	58.78	S07°08'43"W
C12	5.00	41°32'20"	3.62	N03°12'58"E
C13	43.00	85°01'08"	63.81	S24°57'22"W
C14	5.00	85°17'15"	7.44	N24°49'18"E
C15	90.00	18°07'40"	28.48	S08°45'29"E

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°18'21"E	21.22
L2	S68°30'16"W	5.39
L3	S89°41'39"E	20.00
L4	S06°54'05"E	5.00
L5	S83°05'55"W	5.37
L6	S00°18'21"W	13.38

SITE TABULATIONS

- TOTAL # OF LOTS: 26 LOTS
- TOTAL ACREAGE: 3.24 ACRES
- TOTAL ACREAGE IN LOTS: 0.90 ACRES
- TOTAL LIMITED COMMON AREA: 0.22 ACRES
- TOTAL COMMON AREA: 2.12 ACRES
- AVERAGE LOT SIZE: 1,452 SQ. FT.
- LARGEST LOT SIZE: 1,315 SQ. FT.
- SMALLEST LOT SIZE: 1,242 SQ. FT.
- OVERALL DENSITY: 8.33 UNITS/ACRE

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.

Signature: [Signature]
DIRECT COMMUNICATIONS

10/23/18
DATE

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility 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

Signature: [Signature]
ROCKY MOUNTAIN POWER

10/23/18
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 23 day of October, 2018, Dominion Energy Company

Signature: [Signature]
Title: [Title]

SURVEYOR'S CERTIFICATE

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

Signature: [Signature]
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

10/21/18

BOUNDARY DESCRIPTION

A PORTION OF THE NW1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF PLAT "B" PHASE 1 SPRING RUN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 19, 2016 AS ENTRY NO. 44544-2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N0°14'22"E ALONG THE SECTION LINE 512.46 FEET AND EAST 1,466.63 FEET FROM THE WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M; THENCE ALONG SAID PLAT THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.50 FEET (RADIUS BEARS: S86°03'48"E) A DISTANCE OF 56.46 FEET THROUGH A CENTRAL ANGLE OF 27°31'59" CHORD: N17°42'11"E 55.92 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 818.00 FEET (RADIUS BEARS: N77°00'00"E) A DISTANCE OF 189.93 FEET THROUGH A CENTRAL ANGLE OF 13°18'13" CHORD: N06°20'46"W 189.51 FEET; THENCE N01°21'E 45.27 FEET; THENCE S89°41'39"E 227.50 FEET; THENCE S00°18'21"W 465.37 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 343.16 FEET (RADIUS BEARS: S01°52'14"W) A DISTANCE OF 51.77 FEET THROUGH A CENTRAL ANGLE OF 0°38'51" CHORD: S87°32'49"W 51.72 FEET; THENCE S06°54'05"E 35.00 FEET; THENCE S83°05'55"W 16.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 18.43 FEET THROUGH A CENTRAL ANGLE OF 45°54'02" CHORD: S60°08'54"W 17.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET (RADIUS BEARS: S84°49'47"W) A DISTANCE OF 9.67 FEET THROUGH A CENTRAL ANGLE OF 0°32'34" CHORD: S02°27'56"E 9.67 FEET; THENCE S00°18'21"W 7.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 6.96 FEET THROUGH A CENTRAL ANGLE OF 15°56'33" CHORD: S07°39'55"E 6.93 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET A DISTANCE OF 37.66 FEET THROUGH A CENTRAL ANGLE OF 41°49'14" CHORD: S05°16'26"W 56.39 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET A DISTANCE OF 3.16 FEET THROUGH A CENTRAL ANGLE OF 36°09'30" CHORD: S08°06'18"W 3.10 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET A DISTANCE OF 69.46 FEET THROUGH A CENTRAL ANGLE OF 92°33'29" CHORD: S36°18'17"W 62.15 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET A DISTANCE OF 6.14 FEET THROUGH A CENTRAL ANGLE OF 70°19'01" CHORD: S47°25'31"W 5.76 FEET; TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 13.70 FEET THROUGH A CENTRAL ANGLE OF 15°41'48" CHORD: S04°25'07"W 13.66 FEET; THENCE S74°06'09"W 73.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF A RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N74°06'09"E) 10.36 FEET THROUGH A CENTRAL ANGLE OF 0°43'33" CHORD: S16°14'54"E 10.36 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 961.50 FEET (RADIUS BEARS: N07°20'36"W) A DISTANCE OF 30.38 FEET THROUGH A CENTRAL ANGLE OF 01°48'37" CHORD: S83°33'42"W 30.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.11 ACRES +/-

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 BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S): TWO A, LLC

PRINTED NAME OF OWNER

Signature: [Signature]
JAMES E. ALRED

AUTHORIZED SIGNATURE(S)

Signature: [Signature]

ACKNOWLEDGEMENT

ON THE 22nd DAY OF Oct 2018, I, JAMES E. ALRED, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF TWO A, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Dec 28 3:25 PM FEE \$6.00 BY RA
RECORDED FOR EAGLE MOUNTAIN CITY

ON THE 22nd DAY OF Oct 2018, I, JAMES E. ALRED, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF TWO A, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 6-5-2019

Signature: [Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH

6770 S. 900 E. #302 Midvale UT 84047

Signature: [Signature]
ANDREA NELSON

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 23rd DAY OF October, 2018.

Signature: [Signature]
APPROVED BY MAYOR

Signature: [Signature]
APPROVED BY CITY ATTORNEY

Signature: [Signature]
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

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

PHASE C PLAT 1

SPRING RUN

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=40'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
Signature: [Signature] SPENCER W. LLEWELLYN 10/21/18 STATE OF UTAH	Signature: [Signature] ANDREA NELSON NOTARY PUBLIC - STATE OF UTAH COMMISSION # 68234 EXPIRATION DATE 06-05-2019	Signature: [Signature] CHRISTOPHER TODD TRUSTY 10-15-18	Signature: [Signature] JEFFERY SMITH UTAH COUNTY RECORDER 2018 Dec 28 3:25 PM FEE \$6.00 BY RA RECORDED FOR EAGLE MOUNTAIN CITY

16384



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

Tuesday, May 16, 2023

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

SUBJECT: Spring Run phase "C" plat 1 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

May 16, 2023, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Kimberly Ruesch, Finance Director; Angela Valenzuela, Human Resource Manager; Jed Shum, Planner; Lianne Pengra, Chief Deputy Recorder; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Terrence Dela Pena, Finance/Management Analyst; Natalie Winterton, Grants Coordinator/Management Analyst; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Tyler Maffitt, Communications Manager; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Michele Graves, Library Director; and Embret Fossum, Unified Fire Authority Battalion Chief.

Mayor Westmoreland called the meeting to order at 4:02 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Parks, Recreation, Events, and Cemetery

- Staff is in the process of having building plans reviewed for the Walden Park Observatory and is working on an in-kind donation of concrete for this project.
- The Parks and Streets Departments have coordinated work to get an asphalt overlay installed on the trail system along both sides of Ranches Parkway. The proposed project will take a couple of weeks to complete.
- The contractor has started to set up the Storm Water Pollution Prevention Plan (SWPPP) this week for Smith Ranch Park and construction of the park will begin sometime next week. Updates on this project will be given throughout construction.
- Staff has continued working on a project with interns to map and digitize all trails, sidewalks, and off-street trails in the community. It is anticipated that staff will have an update at a City Council meeting in June.

Streets and Storm Water

- Eagle Mountain Boulevard has been re-striped and re-aligned at the north end of the road widening project to provide a smoother transition where the two-lane and four-lane sections meet. There are still some crosswalks and arrow messages that need to be painted. It is expected to be completed by the end of the week.

Public Utilities

- Well #5 has been pulled from use due to issues with the bearings and column pipe. Staff will need to replace the parts and is currently looking at all options, including the future upgrade to the well.
- The current water total dissolved solids (TDS) level is averaging 340, which is very good.
- Well #3 is operational and currently in a backup mode as our demand has been met by Central Utah Water Conservancy District (CUWCD) water.
- Well # 1 is also active and backing Well #3.
- Staff is currently in the process of reading meters in the City.

Engineering

- Well 8 – Drilling is down to 620 feet of the 800-foot well depth. The driller has encountered a lot of water which is slowing progress but is a positive sign for well production.
- The booster stations should be functional by mid-June.
- The Mid Valley Road design for an extension to Eagle Mountain Boulevard is about 75% complete. The City should be able to get legal descriptions and order appraisals within the next two weeks.
- Additional survey work has been completed for both Old Airport Road and the Ranches Parkway High T Intersection

Community Development

- So far in May, the City issued 33 new residential permits—22 single-family and 11 multifamily—and issued one tenant improvement commercial permit for Eagle Mountain Therapy.
- The City held a media event for the deer crossing system on Wride Memorial Highway recently. The south side is up and running and camera equipment still needs to be installed on the north side.

Facilities, Fleet, and Emergency Management

- Upgrades to the Sewer Building are about 85% complete.
- Sheriff's and Recorder's office remodel – Walls have been framed and the contractor will start sheet rocking this week.

1.B. DISCUSSION – Tract/TripleTrail Letter of Support

Applicant representative Jessica Bennett with Tract explained they build fiber networks and own, develop, and operate data centers. Their vision is to master plan data center campuses on large parcels of land, not adjacent to residential uses, and develop the infrastructure and road networks to drive economic development to certain areas and attract businesses. Their request is to extend the Regional Technological Industry Overlay to two properties adjacent to areas with that zoning. Over a 20-year build-out cycle, they estimate their partners will invest 7 billion dollars in real

property and 62 billion dollars in personal property. They plan to preemptively mitigate water usage, traffic impact, and aesthetical concerns for the TripleTail Project and will have multiple users on the sites. Construction is scheduled to begin in about three years and the project will have a 10-to-15-year build cycle for the 668 total acres.

Councilmember Burnham requested comparison data between other types of users and the proposed water usage of 1/10 of an acre-foot per acre of land.

Councilmember Curtis expressed concern with dark sky light pollution compliance during construction, especially considering the construction timeframe.

2. AGENDA REVIEW

CONSENT AGENDA

10. AGREEMENTS

10.A. Ladder Sign Concession Agreement Amendment – Eagle Mountain Chamber of Commerce

Eagle Mountain Chamber of Commerce President Melissa Clark presented three design options for the Chamber logo.

The majority of the Councilmembers expressed a preference for Chamber sign option one.

Councilmember Curtis stated his preference for the City logo to be displayed on one side of the signs because of concerns with the message only having the Chamber's logo might convey. The Mayor and other Councilmembers were amenable to having the Chamber logo on both sides of the ladder sign headers.

Councilmember Wright suggested, in consideration of the City possibly rebranding and recognizing the importance of representing the City on the signs, to place the Chamber logo on both sides of the signs and consider updating the signs with the new City logo in the future at the City's expense.

11. BID AWARDS

11.A. 2023 Eagle Mountain Spray Applied Seal Coat Project – Morgan Pavement

Staff clarified that Morgan Pavement is a different company than Morgan Asphalt.

Streets and Storm Drain Manager Zac Hilton explained that this item is a two-part contract. This year's approval is specific to roads the City is already maintaining. The renewable contract allows the City to predict and add future expenses to the consolidated fee schedule that will apply to new development. The contract is annually renewable and can be adjusted to match market cost fluctuations.

11.B. Smith Ranch Park Skatepark – Spohn Ranch Inc.

Parks and Recreation Director Brad Hickman explained that due to the intricacies of a skate park, they opted to go with the specialist that designed the park rather than opening the bid to general concrete companies.

12. MINUTES

12.A. May 2, 2023 Minutes – Regular City Council Meeting

Councilmember Wright requested a change on page two to clarify the City is soliciting bids for a handrail for the sidewalk at the Senior Center.

13. PRELIMINARY PLATS & SITE PLANS

13.A. PRELIMINARY PLAT AND SITE PLAN – Mountain America Credit Union

Councilmember Gray expressed concern with the use of native backfill and the lack of subbase indicated in the civil plans on page 8 in the standard asphalt section.

13.B. SITE PLAN – Applebee's

The applicant's presentation of this item occurred following item 1.B.

Applebee's representative Stanton Crosby reviewed his history with Applebee's restaurants. They plan to employ 60 to 75 employees at the Eagle Mountain location. They received the 2020 Franchise Partner of the Year from Applebee's and their award-winning General Manager and her assistant manager are Eagle Mountain residents and will manage this location. As franchisees, this will be their tenth restaurant in Utah. They have a community focus and programs. The restaurant is 1,000 square feet larger than a typical building in anticipation of higher-than-average patronage. At the request of the Planning Commission, they have added design elements to the south elevation that faces Pony Express Parkway and provided two options for Council consideration. Construction is scheduled to begin in July and operation in January. The side elevation facing the parking lot will have a ground-level sign on the corner but he would be in favor of building signage if permitted. The restaurant will have LED strip lighting that can change color for different occasions and a firepit with seating in the waiting area.

The remaining discussion of this item occurred during the agenda review following item 13.A.

The Council opted to approve Alternative 1 with additional windows for the south elevation.

Councilmember Gray raised concerns about using inspected native materials or properly prepared natural subgrade soils as indicated in the concrete paving section of the civil drawings.

City Engineer Chris Trusty stated that he has not approved the drawings and will ensure the proposals meet City standards.

Discussion ensued regarding requirements for public and private business infrastructure construction, liability, and the inability to enforce standards not in Municipal Code or changes to Municipal Code standards retroactively.

Councilmember Gray requested to add commercial road standards to the list of future Municipal Code amendments.

Applicant representative Brian Haskell said they intend to own the entire site for a long time and will build it to high standards to reduce future maintenance and repair costs.

Senior Planner David Stroud stated that the applicant would like to change the tan areas on the elevations to gray.

Discussion ensued regarding the requested LED strip lighting and concerns with dark sky compliance and whether to create standards to govern their usage by businesses and residents to reduce impacts.

The Council agreed to allow the requests by the applicant and staff to remove some of the trees from the corner of Ranches Parkway and Pony Express Parkway due to impeded visibility and interference with the sensor for the traffic light and replace the trees with shrubs and native landscaping with native seed.

Staff explained that areas with native seed grass have struggled in some locations in the City due to damaged irrigation lines and have thrived in areas with proper watering.

13.C. SITE PLAN – Gateway Park AT&T Cell Tower

Deputy City Administrator/Community Development Director Steve Mumford confirmed that a 12-foot paved access road is planned for the site.

Discussion ensued regarding whether this approval would impact future residential uses on surrounding properties and the City's preference for commercial and industrial uses in this area.

Mr. Stroud explained that allowing a taller tower will increase the viability of the colocation of equipment by other companies.

City Attorney Marcus Draper stated that applicants are entitled to 60-foot towers in City standards with the discretion for the City to approve up to 120-foot towers.

Councilmember Wright requested an amendment to Municipal Code to allow or require backup generators rather than granting exceptions to cell tower approvals.

14. RESOLUTIONS

14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property.

Fleet and Facilities/Operations Director Jeff Weber explained the International 7400 vehicle is a six-wheel plow truck with a dump and spreader body that has already been replaced with another Bobtail.

Discussion considered whether to reimburse employees for personal vehicle usage or to retain seldom used vehicles as the City is able to purchase them at below market price and resale them on the retail market and recuperate the cost.

SCHEDULED ITEMS

16. PORTER'S CROSSING TOWN CENTER

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Future Land Use Map of the General Plan, Rezoning Certain Lands Known as Porter's Crossing Town Center, and Approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan.

16.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Porter's Crossing Town Center Master Development Agreement.

Items 16.A. and 16.B. were presented and discussed concurrently.

Presented by Deputy City Administrator/Community Development Director Steve Mumford. The proposed ordinance amends the Porter's Crossing Town Center Master Development Plan and the City's Future Land Use Map of the General Plan and rezones the undeveloped portions of the project. The development is located north of Pony Express Parkway and along Porter's Crossing on Utah County Parcels 58:034:0658, 58:034:0661, 58:034:0756, and 58:034:0757.

Significant changes to the plan since the last Council:

- Moved the apartments back to Pod 9, committing to all commercial uses in Pod 2.
- Designated additional open space, trails, and amenities in the utility corridor.
- Designated an area for a dog park.
- Made slight modifications to the road layout and building layout.
- Placed more parking stalls within Pod 9, near the residential units.

The Proposed Amended Master Plan includes the following:

- Pods 1 and 2 – Commercial development, including retail, office, and a possible hotel.
- Pod 9a and 9b) – 192 apartments and 25 townhomes.
- Pod 10 – 33 townhomes.
- Pods 15a and 15b – open space, public road, amenities, trails (including a regional trail), parking, and storm detention/retention.

- A 24-foot-wide road from St. Andrews Drive to the northern portion of the property, providing access to the Rocky Mountain Power substation and a second access to the project in addition to Porter's Crossing.

The Planning Commission reviewed this plan several times and provided feedback to the applicant. On September 13, 2022, the Planning Commission held a public hearing for the previous version of the proposal. There were no comments in the public hearing other than those by the applicant. The Commission ultimately recommended approval, with a vote of 5 to 0, of the three applications to the City Council as presented in the Zoning Summary 3rd Amendment with the condition that the uses in the utility corridor (Pod 15) shall be restricted to nursery or RV storage.

Councilmember Gray stated that he is in favor of disposing of the property in the southwest corner of the development in trade to fund the applicant connecting the road to the northwest.

Councilmember Wright expressed appreciation to Khosrow Semnani for the time the applicant has spent working with him on the project. He verified with staff and Mr. Semnani that the project uses 53-foot rights-of-way. He inquired about and expressed concern about what happens with the agreement at the time of expiration if the project has not been completed as he is against reverting to the entitlements in the current agreement.

City Attorney Marcus Draper stated the new agreement stipulates that it would revert to the current agreement at expiration and he shares Councilmember Wright's concerns with the clause.

Mr. Semnani stated that he is amenable at expiration for only the zoning entitlements to remain in force.

Mr. Mumford explained that some of the funds from the fee-in-lieu paid by the developer for the recreation center that will no longer be built will be used for improvements to Smith Ranch Park located near this development to benefit this neighborhood.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:15 p.m.

7:00 P.M. POLICY SESSION

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

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Angela Valenzuela, Human Resource Manager; Jed Shum, Planner; Lianne Pengra, Chief Deputy Recorder; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Terrence Dela Pena, Finance/Management Analyst and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Tyler Maffitt, Communications Manager; Kimberly Ruesch, Finance Director; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:09 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Pony Express Days will take place May 31 – June 3. Tickets are now available on Eagle Mountain City social media.
- Sandbag resources are being provided through Eagle Mountain City until flooding risks subside in the community. Interested residents can retrieve as many as 30 sandbags per household at City Hall or the Community Development building. Sand is available at White Hills Park, the Rodeo Grounds, North Ranch Park, and Silverlake Park.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m.

Jerry Lee requested that the City designate a location for semi-truck drivers to be able to legally park their vehicles when they return home.

Kalleen Pratt stated the cement in her neighborhood was installed improperly impacting the lateral sewer lines and alleged that Bach Homes is in violation of several standards. She requested the City's assistance in holding the developer accountable.

Jeff Ruth verified with the City Council that they approve of the Be the One Banners proposed for installation at a baseball field in the City for suicide prevention efforts.

Preston Egbert, Noah Nelson, Sean Peterson from the Utah Skate Park Advocacy Group, Isaac Miles, Elliot Miles, and Nicole Miles spoke about the benefits of skateboarding and in favor of the skate park planned for Smith Ranch Park.

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

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray

Councilmember Gray said he appreciates the residents' participation and comments. He urged the community to keep an eye out and prepare for flooding. He is grateful the City can provide a variety of recreational opportunities for various communities such as the skate park and rodeo grounds and requested for the individuals using the parks to watch for and report graffiti or other issues.

Councilmember Burnham

Councilmember Burnham thanked the meeting participants. She is impressed by the youths' comments and sharing their beliefs and their parents encouraging them to speak up and speak out. She apologized for not being responsive to email communications while she was caring for her ill mother. She expressed sadness for the contention during the previous meeting and encouraged the Councilmembers, including herself, to remember the importance of how you treat people and to strive to do better.

Councilmember Love

Councilmember Love echoed the appreciation to the residents for attending and commenting during the meeting. She is excited to be a part of the great things happening in the City.

Councilmember Wright

Councilmember Wright welcomed the meeting participants and concurred with the appreciation expressed to the residents and youth. He explained that the skate park is a part of the consent agenda and will be approved with it rather than with a separate vote.

Councilmember Curtis

Councilmember Curtis thanked Councilmember Burnham for her thoughtful words and apologized for his part and temper. He committed to being better. He appreciates the hard work on the skate park and requested for the skaters to be kind to rollerbladers also using the venues.

9. INTRODUCTIONS

9.A. 2023 Pony Express Rodeo Royalty

Councilmember Curtis turned time over to the 2023 Pony Express Rodeo Royalty to introduce themselves: Queen Addisen McMullin, 2nd Attendant Aubrie Christensen, Princess 1st Attendant Brooklyn Brown, and Princess 2nd Attendant Nikki Hetzel. 1st Attendant Lydia Knapp and Princess Hadlee Warnick were unable to attend the meeting.

Ms. McMullin announced that the Pony Express Days Rodeo will be held June 8th to 10th and the derby will be held June 3rd and invited the public to attend.

Councilmember Gray explained that the rodeo partners with the Mascot Miracles Foundation which works with terminally ill children. He brought thyroid cancer awareness bracelets in support of former rodeo royalty Kaycee Goodwin's battle.

Ms. McMullin presented Ms. Goodwin with a "Pony Express Rodeo. No Queens Fight Alone" bracelet.

CONSENT AGENDA

10. AGREEMENTS

- 10.A. Ladder Sign Concession Agreement Amendment – Eagle Mountain Chamber of Commerce

11. BID AWARDS

- 11.A. 2023 Eagle Mountain Spray Applied Seal Coat Project – Morgan Pavement
- 11.B. Smith Ranch Park Skatepark – Spohn Ranch Inc.
- 11.C. Smith Ranch Park Restroom – CXT Inc.

12. MINUTES

- 12.A. May 2, 2023 Minutes – Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

- 13.A. PRELIMINARY PLAT AND SITE PLAN – Mountain America Credit Union
- 13.B. SITE PLAN – Applebee's
- 13.C. SITE PLAN – Gateway Park AT&T Cell Tower

14. RESOLUTIONS

- 14.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property.

MOTION: *Councilmember Wright moved to approve the consent agenda with the following changes:*

- *Item 10.A. – the Eagle Mountain Chamber of Commerce logo option 1 shall be allowed to be utilized on both sides of the ladder sign headers with an option to add the new City logo to one side of the signs after the rebranding exercise at the City's expense, should the City choose to do so;*

- *The third bullet point under the Facilities, Fleet, and Emergency Management heading on page two of the minutes, item 12.A., shall be amended to “The City is soliciting bids to place a handrail along the sidewalk at the Senior Center; and*
- *Item 13.B. is approved with design alternate one with additional windows. Councilmember Gray seconded the motion.*

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

The motion passed with a unanimous vote.

SCHEDULED ITEMS

15. POLE CANYON / FIREFLY

- 15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon Master Development Plan, Now Known as Firefly.

This item was removed from the agenda at the request of the applicant and was not presented or discussed during the meeting.

- 15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Pole Canyon Amended and Restated Master Development Agreement, Now Known as Firefly.

This item was removed from the agenda at the request of the applicant and was not presented or discussed during the meeting.

16. PORTER'S CROSSING TOWN CENTER

- 16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Future Land Use Map of the General Plan, Rezoning Certain Lands Known as Porter's Crossing Town Center, and Approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan.

Items 16.A. and 16.B. were presented and discussed concurrently.

Deputy City Administrator/Community Development Director Steve Mumford reviewed the item as presented during work session. He recommended that should the Council elect to approve the plan, the exhibit be modified so that it is clear that the portions of 15.A. and 15.B. within the power corridor will be dedicated to the City and zoned parks and open space, except for the private parking areas. Signage will be installed to distinguish between public park parking and private parking. At expiration, should the project not be completed, the land would retain zoning but development would need to comply with current Municipal Code requirements rather than reverting to the terms of the original agreement.

Applicant Khosrow Semnani said he is amenable to working with staff to determine which areas will be dedicated to the City once more detailed drawings are available.

Councilmember Love said she prefers parking rather than the previously proposed RV storage in the power corridor and relocating the parking closer to the homes. However, she is concerned that the uses are not in harmony with what the City contemplated for the area and with the proposed multifamily units and density. She feels 150 assisted living units would be less impactful than 150 apartments. She suggested reducing the density by removing a building and limiting the apartment buildings to three stories. Standards do not allow the open space under the utility corridors to count towards the requirement and she would like the amenities to be located elsewhere.

Mr. Semnani clarified that the apartments in the current agreement were designated for senior living rather than assisted living. The new agreement reduces the total number of residential units overall and has been adapted to market changes of decreased sales of single-family homes. They have worked to put together an agreement with compromises on both sides to provide more commercial area for the City and are agreeable to the construction timeline.

Councilmember Gray reiterated that he would like the project to connect to the road to the north in exchange for the City-owned parcel in the southwest corner.

Mayor Westmoreland opened the public hearing at 8:18 p.m. As there were no comments, he closed the hearing.

Councilmember Wright stated that although he would deny a new project with this request, he recognizes that Mr. Semnani had entitlements for his property including a five-story senior living facility with 150 or more units adjacent to single-family and 180 ARUs in Pod 2 in five-story buildings. Although he shares Councilmember Love's concerns and recognizes that it is likely to cause resident frustration, in order to have the commercial uses adjacent to Pony Express Parkway and in light of what could be built on the property, he is in favor of this item as he feels it is a better outcome and provides more economic value than what is already approved. The applicant is entitled to 363 units but has agreed to build no more than 250 units spread over the original area and five acres of additional property. Councilmember Gray concurred.

Councilmember Curtis noted that the exhibit is labeled, "this is conceptual only." He expressed concern about vesting a set number of units resulting in decreased standards should those units not fit in the area contemplated in the concept plan and the impacts, including traffic, of locating a high number of multifamily units in the proposed location.

Mr. Semnani clarified that the agreement also requires adherence to Municipal Code standards in addition to unit counts and the plan accounts for the buildable envelope. He is willing to remove the conceptual label from the documents. This plan represents their best efforts to compromise with the City. He said he has been in contact with the utility companies and was told that they will allow the parks and parking lots to be located within the power corridor.

City Attorney Marcus Draper said his interpretation is that the agreement does not guarantee density. Development standards, including for parking and amenities, still need to be followed should the applicant be unable to obtain easement permissions from Rocky Mountain Power and Kerns River Gas.

Councilmember Burnham recognized that the plan is the result of a negotiation rather than an ideal development and represents a 31% decrease in units and more commercial space with tax revenue benefits.

Discussion ensued regarding the following:

- The density calculation and vesting in the agreement;
- Commercial interest in the site;
- The need for this type of product due to housing affordability barriers; and
- Concerns with building unit counts and impacts.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, approving an amendment to the Future Land Use Map of the General Plan, rezoning certain lands known as Porter's Crossing Town Center, and approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan amending item 5.B. to dedicate Pod 15.B. to the City. Councilmember Burnham seconded the motion.*

AMENDED MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, approving an amendment to the Future Land Use Map of the General Plan, rezoning certain lands known as Porter's Crossing Town Center, and approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan. Councilmember Burnham seconded the motion.*

Discussion clarified that the commercial layout is allowed to be conceptual and considered whether to include zoning the open space areas in the powerline corridor to OS-I or OS-N rather than multifamily in the rezone in addition to the master development agreement stipulating those areas be used as open space.

AMENDED MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, approving an amendment to the Future Land Use Map of the General Plan, rezoning certain lands known as Porter's Crossing Town Center, and approving the Fourth Amendment to the Porter's Crossing Town Center Master Development Plan removing, "this is conceptual only," from*

the general layout for the residential portion of the development and rezoning Pod 15.A. as OS-I, excluding the parking, and Pod 15.B. as OS-N. Councilmember Burnham seconded the motion.

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

The motion passed with a vote of 3:2.

16.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to the Porter's Crossing Town Center Master Development Agreement.

MOTION: *Councilmember Gray moved to approve a resolution of Eagle Mountain City, Utah, approving the Third Amendment to the Porter's Crossing Town Center Master Development Agreement amending item 5.B. which dedicates Pod 15.B. to the City and amending the zoning map in the exhibit in accordance with the approved rezone. Councilmember Burnham seconded the motion.*

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

The motion passed with a vote of 3:2.

MOTION: *Councilmember Gray moved to recess the meeting at 9:21 p.m. Councilmember Curtis seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was recessed from 9:21 p.m. to 9:39 p.m.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the General Plan Future Land Use Map and Rezoning Certain Land Known as Eagle Mountain Benches.

Planning Manager Robert Hobbs presented and reviewed the history of the item for a request for a General Plan Future Land Use Amendment from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 and an associated rezone from RA2 and AG Residential, as per the City Council minutes from July 17, 2018, to RD1; pertaining to 47.517 acres of land across Utah County Parcel Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046, and 59:006:0042 east of the Rocky Mountain Power powerlines in anticipation of potential, future single-family residential development. The applicants propose to change the requirement that lots east of the powerline corridor within the area shown for rezoning on the maps that follow be allowed to be one acre in size – rather than 2.5 acres, to allow a portion of the lot to reside within the Rocky Mountain Power easement with a 12-foot height cap for underlying improvements, and reduction or elimination of the 150-foot open space buffer requirement imposed in 2018 along the south of their land. He reviewed the surrounding zoning and buffering requirements. The development will likely be required to connect to the sewer line as septic tanks would conflict with the potential well site.

Discussion reviewed the possible reasons for the 150-foot buffer being required in 2018, current zone transition requirements, and the applicant's road installation responsibilities.

Mr. Mumford stated that an option would be for the development to connect to a road to the west in Eagle Quest to route to Pony Express Parkway now that the development has been designed; however, the timing of the infrastructure installation has yet to be determined.

Discussion ensued regarding buffering and infrastructure requirements.

Mr. Mumford cited the requirements for new or existing homes to connect to the sewer line if their septic system is polluting the surrounding area or could potentially pollute culinary wells or if their septic system is within water protection zones, is not functioning, or is emitting odors.

Applicant representative Dan Landon speaking on behalf of the property owners, Jeff and Karen Scott, said the Scott's 10.7-acre property is being included in the plan to assist with making adjustments to comply with the utility corridor requirements. The Scotts surveyed the owners of the surrounding properties, some recently and some in 2018, and the majority of the residents were in favor of the road and the rezone.

Mayor Westmoreland opened the public hearing at 10:07 p.m.

Kristie Barns, Randy Peck, and Tylon Rankin spoke in favor of approval of the item.

The following residents submitted emails in support of the item: Calvin Kesler, Dean Kesler, Laura Kesler, Doug Sutton, Heidi Morton, Julie Helquist, Natee Orton, Randy Peck, Steve Hood, Tammy Morrill, Warren Benincosa, David Curneal, and Pamela Dallan.

Mayor Westmoreland closed the public hearing at 10:15 p.m.

Mr. Hobbs explained that the parcel was zoned Residential under the previous tier system in 2018 with the following conditions:

1. The area east of the powerline corridor shall have a minimum lot size of 2.5 acres, with the lots to be served by septic systems.
2. The area west of the powerline corridor shall have a minimum lot size of one acre, without a stipulation in this motion as to whether septic systems would be permitted west of the corridor.
3. The main powerline corridor shall be preserved as open space for a possible future regional trail.
4. A 150-foot-wide buffer shall be required along the south side of the property.
5. The applicant shall install raptor nesting boxes on the property, in consultation with Hawk Watch and the Eagle Mountain Kestrel Project.
6. Each lot shall have a minimum of a 1/2 acre building envelope.
7. A note shall be recorded against the plat stating that there are agricultural uses in the area.

Councilmember Burnham stated that she feels requiring the dedication of the entire width of the land under the power corridor to be excessive especially where other lots have been allowed within the power corridor. She noted that the concept plan is conceptual and a developer will devise a different layout. Where the City now has buffering standards and the adjacent property is undeveloped, the 150-foot-wide buffer could be removed.

Councilmember Wright recognized the need for a variety of unit types in the City and one-acre lots are desirable to many people. However, where there are few areas in the City designated for lots above 2 ½-acres, he is concerned with allowing this area to be developed as one-acre lots even though larger lots would be less affordable. Councilmember Gray concurred and said he had fought to retain areas in the City for larger lots when he was a Planning Commissioner.

Councilmember Burnham noted that the applicant has had the property for sale for eight years with the current approval and no one has purchased the land demonstrating that there is not a large market for those parcel sizes in this area. She would rather see the land developed as one-acre parcels now than wait and potentially have even smaller lots developed in the future. Additionally, the power corridor will require several of the lots to be over one acre to accommodate sufficient buildable envelopes for homes and outbuildings.

Discussion ensued regarding building envelopes, which of the previous conditions of approval should be removed, and the sizes of the adjacent lots and buffering considerations.

Councilmember Love suggested allowing a mix of one-acre and larger lots.

Mr. Hobbs suggested requiring a minimum average lot size.

Councilmembers Burnham and Gray stated they were amenable to placing an average lot size over the full property including the area approved with one-acre lots.

The applicants agreed to consider a lot size average for both parcels, recognizing rezoning the other portion of their property in conjunction with the land included in this request would require the item to be amended and reviewed by the Planning Commission and City Council in future meetings.

Discussion clarified the process and noticing requirements to rezone the entire property with a lot size average.

The applicants explained financial difficulties with funding the infrastructure with fewer larger lots even with rural road standards. Connecting a shorter road to Eagle Quest would reduce costs and make the project more feasible.

The applicants and Council considered design options for the project and the resulting lot number, zoning, and lot size average.

Councilmember Curtis expressed concern about setting a number of lots without seeing a design layout, building envelope disclosures to buyers, and buffering. He desires 2 ½-acre lots on this site; nevertheless, he is willing to consider other solutions.

MOTION: *Councilmember Gray moved to remand an ordinance of Eagle Mountain City, Utah, approving an amendment to the General Plan Future Land Use Map and Rezoning Certain Land Known as Eagle Mountain Benches to the Planning Commission for consideration of an average lot size including the entire Scott property. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous vote.

Councilmember Curtis stated that he is unsure of the impact of the action due to Municipal Code lacking a building envelope requirement and in retrospect, he would have voted no on the motion.

Councilmember Love suggested directing the Planning Commission to propose a building envelope requirement for the lots. The Council concurred.

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.70.030, Accessory Dwelling Unit Standards.

Senior Planner David Stroud presented the item. The proposed ordinance includes a resident-proposed amendment to EMMC Section 17.70.030, Accessory Dwelling Unit Standards, to remove the maximum allowed area of 50% of the primary home's square footage for detached accessory dwelling units (ADUs). The amended code retains the detached ADU permitted size of between 400 and 1,200 square feet. A cursory look at homes in the City found that although many have a footprint greater than 2,400 square feet, several do not. The current 50% limit will not apply to those greater than 2,400 square feet. It can generally be accepted that smaller homes will be located on smaller lots. Removing the 50% limitation could affect detached ADU size but very few detached ADUs are built overall in the City and smaller lots will be hindered by lot size and available area in the rear yard to build a detached ADU. Detached accessory structure standards will also limit the potential size of a detached ADU or accessory structure.

Mayor Westmoreland opened the public hearing at 11:15 p.m.

Rob Carlson spoke in favor of the amendment as he is negatively impacted by the current standards based on his two-story home's square footage rather than his lot size.

Mayor Westmoreland closed the public hearing at 11:18 p.m.

Mr. Stroud confirmed that the amendment would still limit all properties to an ADU square footage maximum of 1,200 and that only one ADU is allowed per lot.

MOTION: *Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Section 17.70.030, Accessory Dwelling Unit Standards. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous vote.

17.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.05.200 Tables Relating to Application Expirations.

Mr. Stroud presented the proposed ordinance to add a table to Section 17.05.200 to identify when zoning applications expire due to inactivity. Current Municipal Code standards do not have an

expiration of applications after a time period of inactivity. The current direction is to keep applications open and progress to approval at the time of any resubmittal. This may keep the application open for several years with some likely forgotten by the applicant and/or staff. Expiration of applications is a common policy implemented by many municipalities.

Discussion clarified the criteria of an active versus an inactive application.

Mayor Westmoreland opened the public hearing at 11:27 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Section 17.05.200 Tables Relating to Application Expirations. Councilmember Gray seconded the motion.*

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

The motion passed with a unanimous vote.

17.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.55.080 Landscaping in Parking Areas and 17.100.050 Site Plan Development Standards.

Mr. Stroud presented the item. The proposed ordinance includes an amendment to EMMC Section 17.55.080 Landscaping in Parking Areas to clarify on-site landscaping is required adjacent to parking and drive lanes, and an amendment to 17.100.050 Site Plan Development Standards to define where measurements are taken between driveways and rights-of-way.

Mayor Westmoreland opened the public hearing at 11:29 p.m. As there were no comments, he closed the hearing.

Mr. Stroud confirmed that landscaping includes all plants in addition to grasses.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Sections 17.55.080 Landscaping in Parking Areas and 17.100.050 Site Plan Development Standards. Councilmember Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham

☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

18. ORDINANCES

18.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 12.30 Public Assemblies.

Councilmember Love reminded the Council that she had requested a couple of changes to the verbiage from the City Council to the Mayor or his/her designee for consistency in the designated approval authority.

Councilmember Wright requested that the record reflect his statement that the Communications Manager Tyler Maffitt had done a better job at drafting the standards than he could have.

MOTION: *Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 12.30 Public Assemblies with the following changes:*

1. *12.30.040(Q) – “As such, back-to-back events shall be approved in special circumstances where the applicant can demonstrate to the Mayor or his/her designee that such assemblies will not be injurious to the health, safety, and general welfare of residents of the area; and*
2. *12.30.130(A) – “Where an applicant has a history of complaints of noncompliance with large public assemblies license conditions, the Mayor or his/her designee may, but is not required to, hire an independent monitor, at the expense of the applicant, to ensure that license requirements are met during the public assembly.”*

Councilmember Wright seconded the motion.

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

The motion passed with a unanimous vote.

19. LEGISLATIVE ITEMS

19.A. UPDATE – 2023 State Legislation Impacting the City

Staff presented, explained, and discussed with the City Council necessary amendments to Municipal Code to come into compliance with recent State Legislative actions changes or clarifications including SB 174, HB 364, HB 406, SB 199, HB 265, HB 512, SB 118, and SB 171.

19.B. MOTION – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan presented the Legislative Priorities List.

MOTION: *Councilmember Curtis moved to approve the Legislative Priorities List. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

20. CITY COUNCIL/MAYOR’S BUSINESS

21. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham announced the election of Youth Council Mayor Ericson Ansah-Antwi.

Councilmember Curtis

None.

Councilmember Gray

None.

Councilmember Love

None.

Councilmember Wright

Councilmember Wright stated that he will be unable to attend Pony Express Days due to a family conflict.

22. COMMUNICATION ITEMS

22.A. Financial Report

22.B. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Love moved to adjourn at 12:12 a.m. Councilmember Curtis seconded the motion.*

Those Voting Yes

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

Those Voting No

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

Those Abstaining

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

Those Absent

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

The motion passed with a unanimous vote.

The meeting was adjourned at 12:13 a.m.

Approved by the City Council on June 6, 2023.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	PRELIMINARY PLAT - Eagle Mountain Data Center Campus
ITEM TYPE:	Preliminary Plat
APPLICANT:	Colby Anderson, CIR Engineering

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Eagle Mountain Data Center is requesting preliminary plat approval to create 11 lots and a City-owned lot to locate a pump station. The plat contains 490 acres and contains lots that range from 5 acres to 98 acres. The City lot is 0.06 acres. The data center property is currently in the RTI overlay zone and would normally be plat approval granted by staff as the preliminary plat would be contained in the agreement. However, the agreement is not yet approved by City Council so the standard process of preliminary plat approval from the City Council via the Planning Commission is required.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

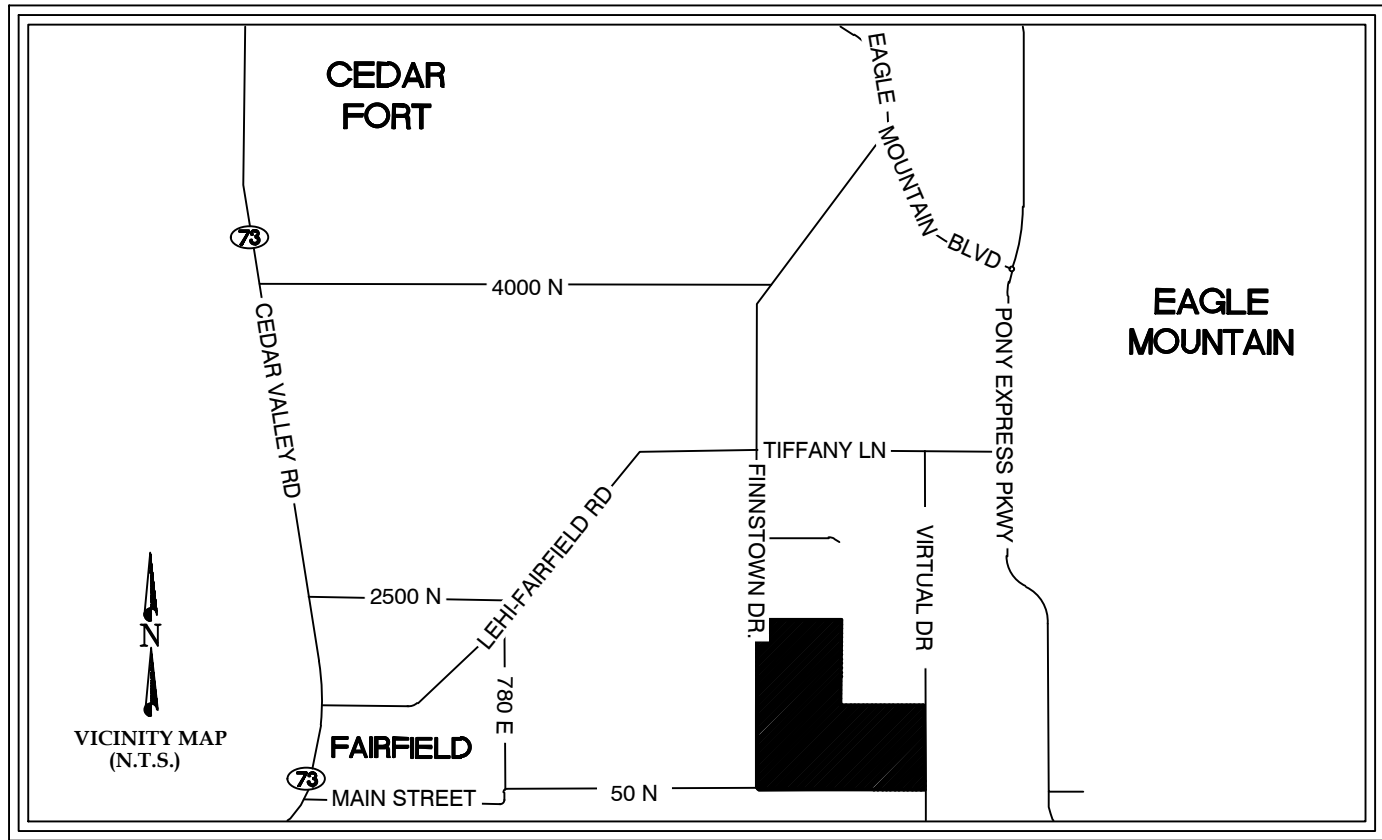
Preliminary Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria of preliminary plat approval requests are contained in EMMC §16.20. Plats are to be approved if all required elements and proper design are provided in the drawings.

RECOMMENDATION:

The Planning Commission recommends 5-0 to the City Council approval of the proposed Eagle Mountain Data Center preliminary plat.

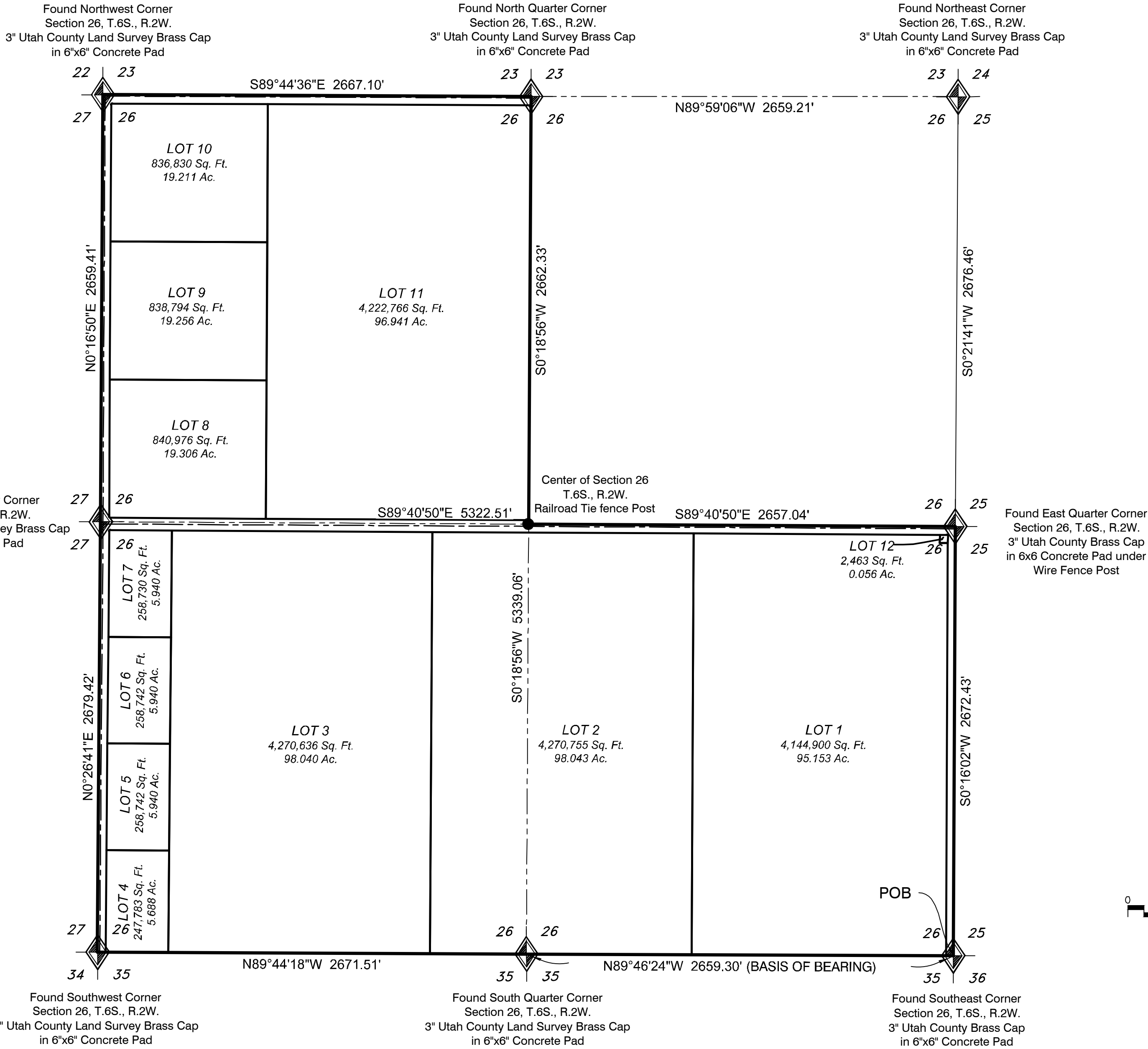
ATTACHMENTS:

[Preliminary Plat](#)
[Infrastructure Plans](#)



EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
MAY 2023



PLAT NOTES

- Subject to Pole Line Easement recorded January 4, 1963, as Entry No. 154, in Book 926, at Page 200.
- Subject to A 30 foot right of way easement as disclosed in that certain Trustee's Deed, dated October 26, 1989 and recorded November 17, 1989 as Entry No. 34927 in Book 2644 at Page 6.
- Subject to Easement Agreement dated March 3, 2020 and recorded March 27, 2020 as Entry No. 39721:2020.
- Subject to Easement Agreement dated March 3, 2020 and recorded March 27, 2020 as Entry No. 39722:2020.
- Subject to Improvements Agreement recorded May 13, 2022 as Entry No. 58980:2022.

Rocky Mountain Power

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 10-9a-603 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
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

Approved this ____ day of _____, A.D. 20____.

By: _____

Title: _____

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 and 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 ____ day of _____, 20 ____

By: _____

Title: _____

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped "CIR"

TABULATIONS

Total Acreage: 490.140 AC.
Total Acreage in Lots: 469.514 AC.
Total Acreage in Roads: 20.626 AC.
Average Lot Size: 39.126 AC.
Largest Lot Size: 98.043 AC.
Smallest Lot Size: 0.056 AC.
Total # of Lots: 12

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

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this ____ day of _____, A.D. 2023.

Eagle Mountain City Engineer

CITY ATTORNEY APPROVAL

I, _____, hereby certify that I have reviewed this entire document and approve it as to form, on this ____ day of _____, A.D. 2023.

Eagle Mountain City Attorney

ACCEPTANCE BY LEGISLATIVE BODY

The city council of the Eagle Mountain, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ____ day of _____, A.D. 20 ____

City Manager

City Recorder (See Seal Above)

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20 ____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

An entire tract being all of those two parcels of land described as "New Parcel 1" & "New Parcel 2" in that Quit Claim Deed recorded May 12, 2022 as Entry No. 58779:2022 in the Office of the Utah County Recorder. Said entire tract is located in the Southeast, Southwest, and Northwest Quarters of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning the Southeast Corner of said Section 26 to the South Quarter Corner of said Section 26; thence N. 89°46'24" W. 2,659.30 feet along the Section line to the South Quarter Corner of said Section 26; thence N. 89°44'18" W. 2,671.51 feet along the Section line to the Southwest Corner of said Section 26; thence N. 00°26'41" E. 2,679.42 feet along the Section line to the West Quarter Corner of said Section 26; thence N. 00°16'50" E. 2,659.41 feet along the Section line to the Northwest Corner of said Section 26; thence S. 89°44'36" E. 2,667.10 feet along the Section line to the North Quarter Corner of said Section 26; thence S. 00°18'56" W. 2,662.33 feet along the Section line to a Railroad Tie marking the Center of said Section 26; thence S. 89°40'50" E. 2,657.04 feet along the Section line to the East Quarter Corner of said Section 26; thence S. 00°16'02" W. 2,672.43 feet along the Section line to said Southeast Corner of Section 26 and the **Point of Beginning**.

The above-described entire tract contains 21,350,523 sq. ft. or 490.140 acres, more or less. Twelve (12) Lots.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. the undersigned owners also hereby conveys to Eagle Mountain City and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

QTS Eagle Mountain I, LLC

Eagle Mountain Data Center Campus, LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

By: _____

By: _____

NOTARY ACKNOWLEDGMENT

_____)
:ss
_____)

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of QTS Eagle Mountain I, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

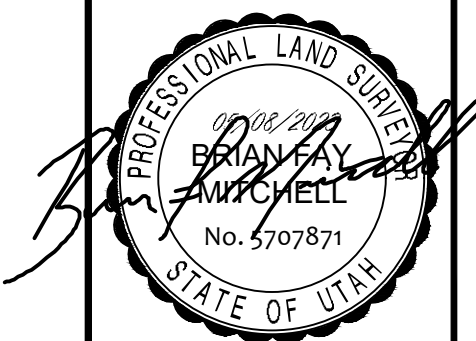
LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

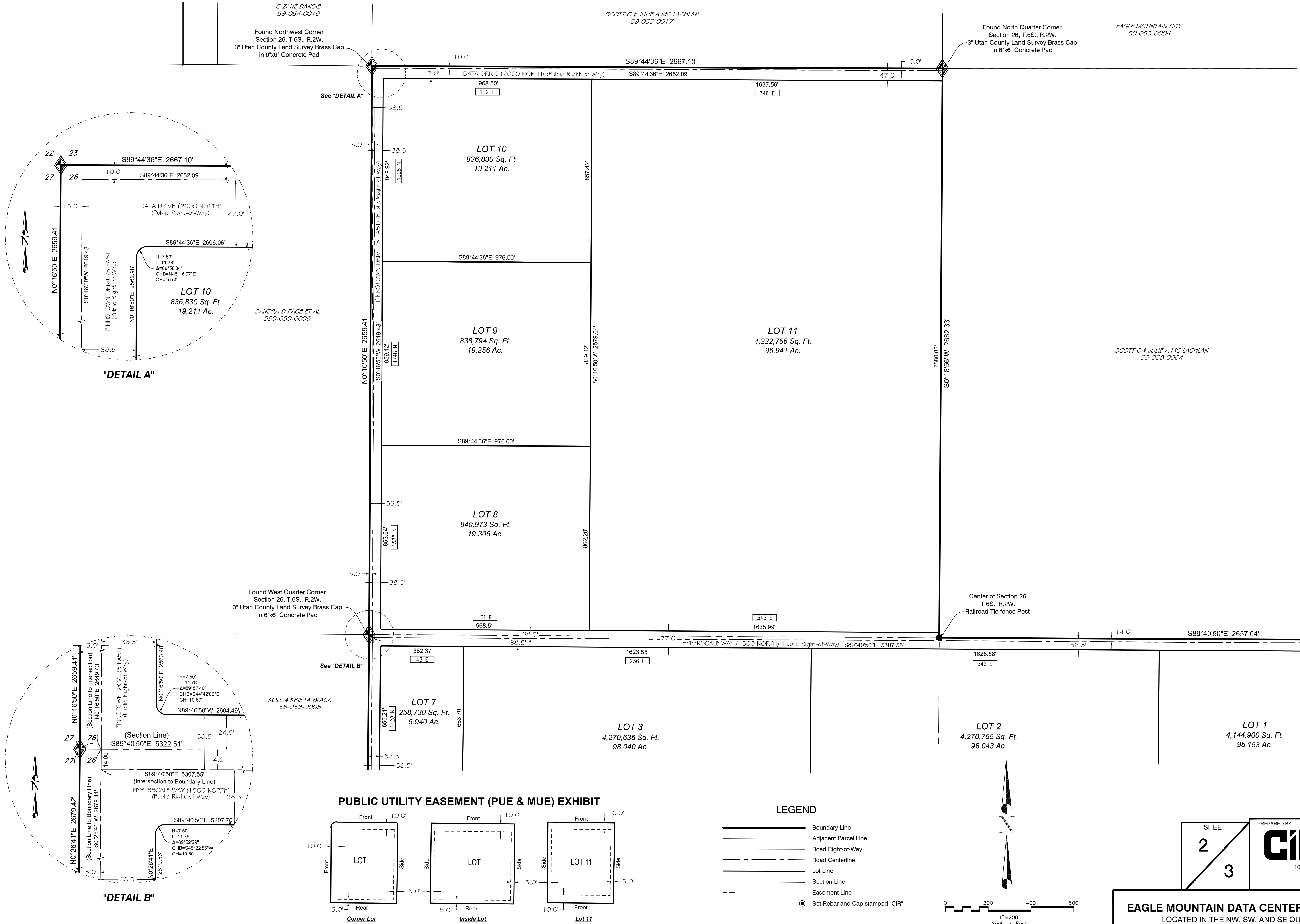
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL



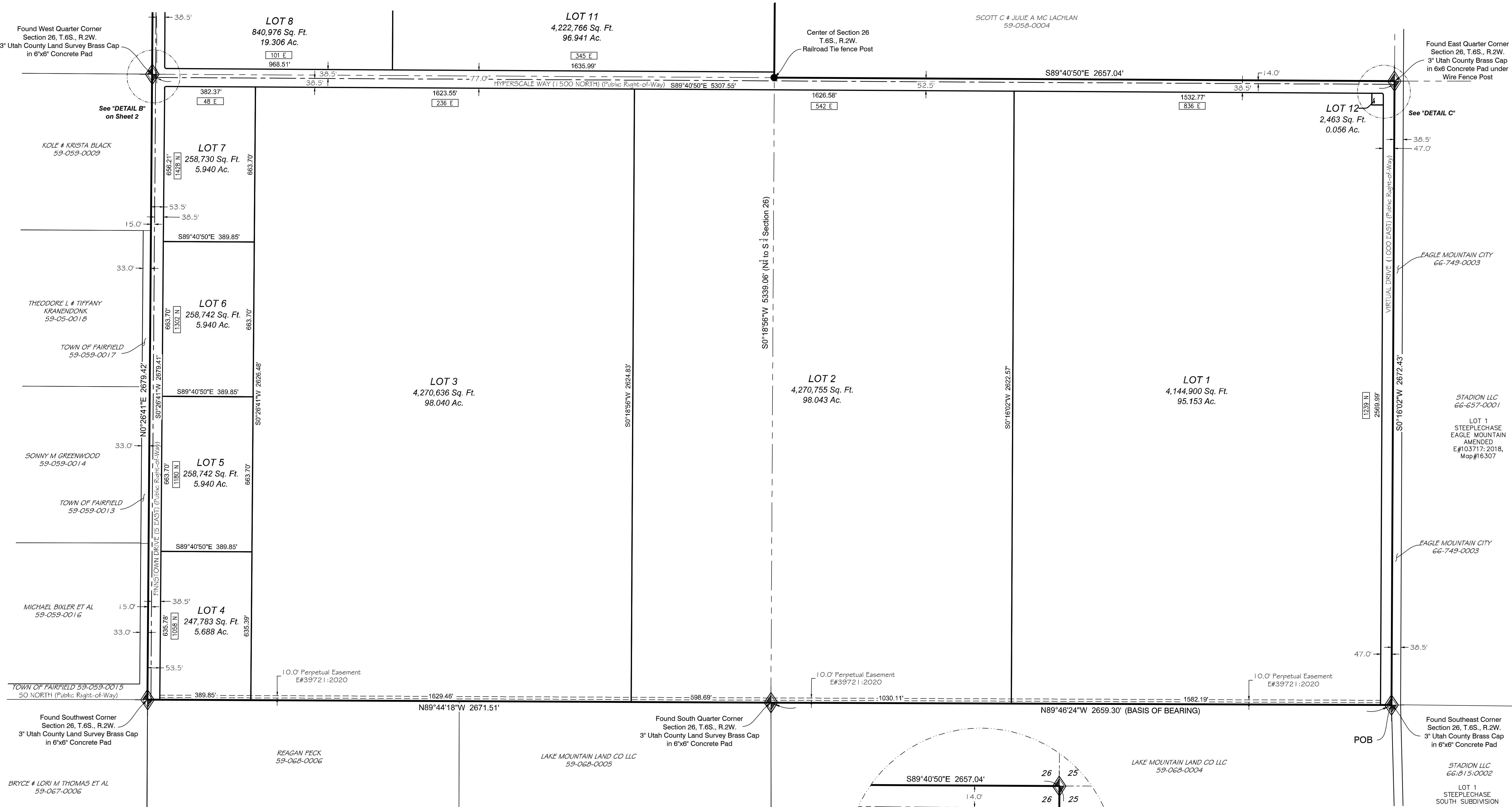
UTAH COUNTY RECORDER



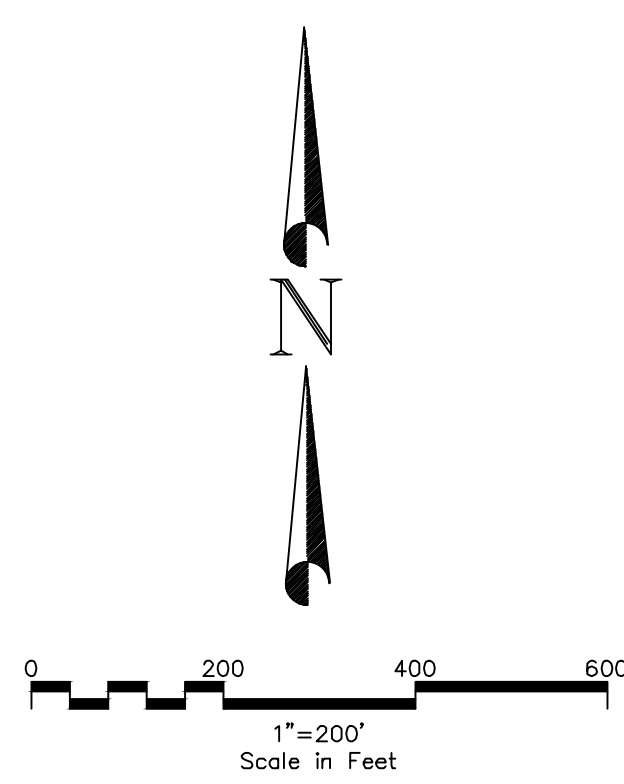
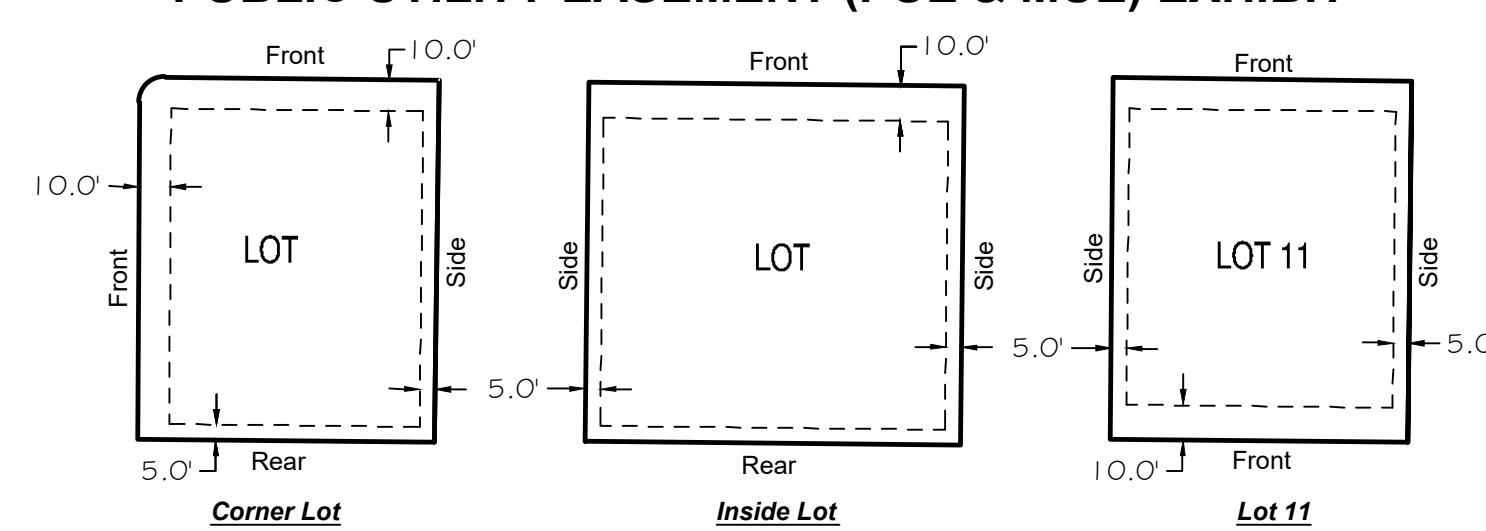
EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION
LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET
2
3

PREPARED BY:
CIR | **CIVIL ENGINEERING
+ SURVEYING**
10718 South Beckstead Lane, Suite 102,
South Jordan, Utah 84095
Phone: 435-503-7641

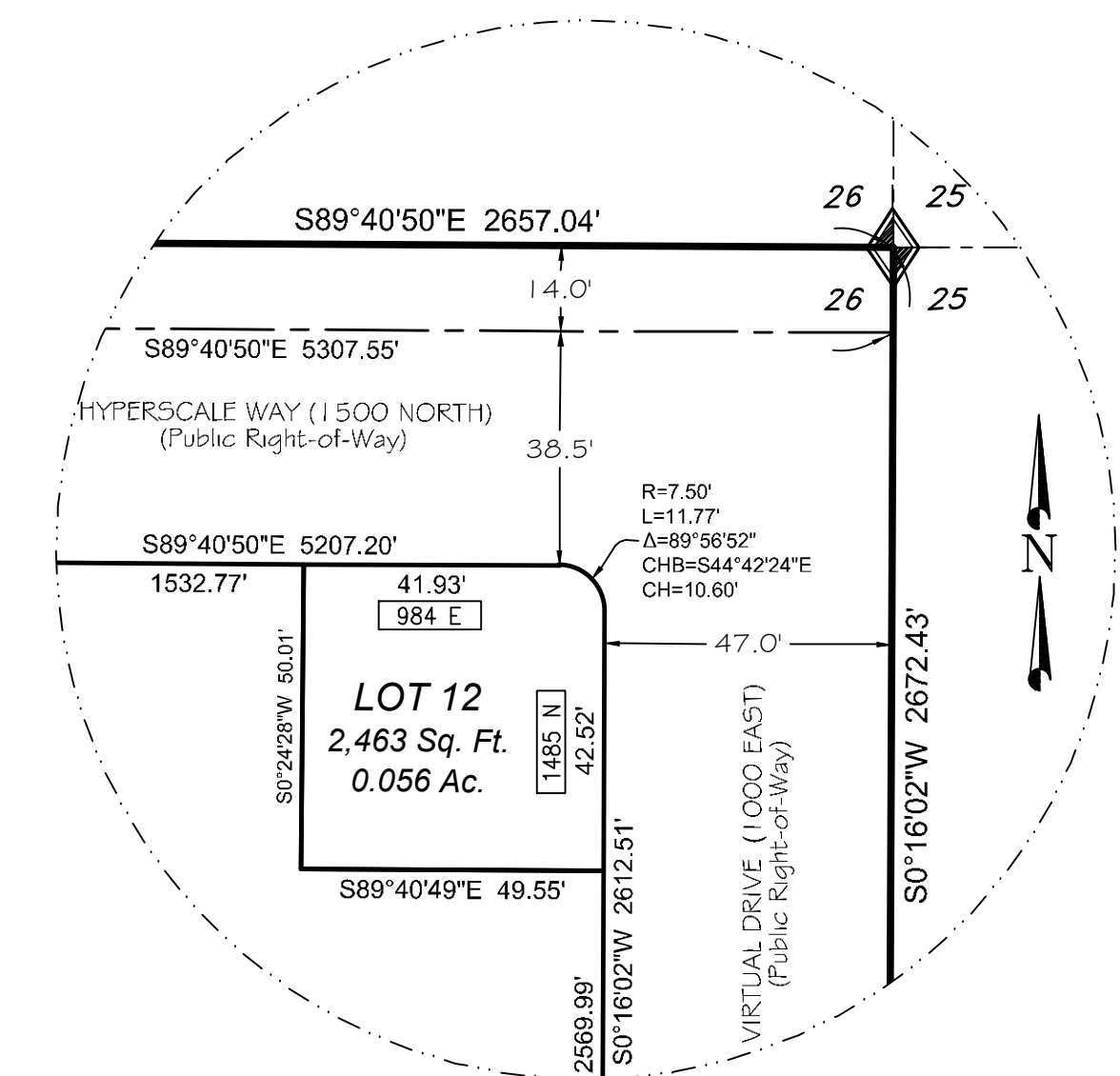


PUBLIC UTILITY EASEMENT (PUE & MUE) EXHIBIT



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped "CIR"

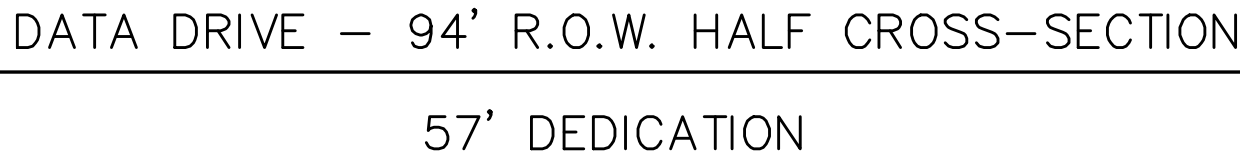


SHEET
3
3

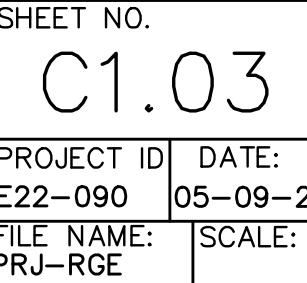
PREPARED BY:
CIR | **CIVIL ENGINEERING
+ SURVEYING**
10718 South Beckstead Lane, Suite 102,
South Jordan, Utah 84095
Phone: 435-503-7641

EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION
LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PROJECT ID:	DATE:
22-090	05-09-2
FILE NAME:	SCALE:
RJ-RGE	



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



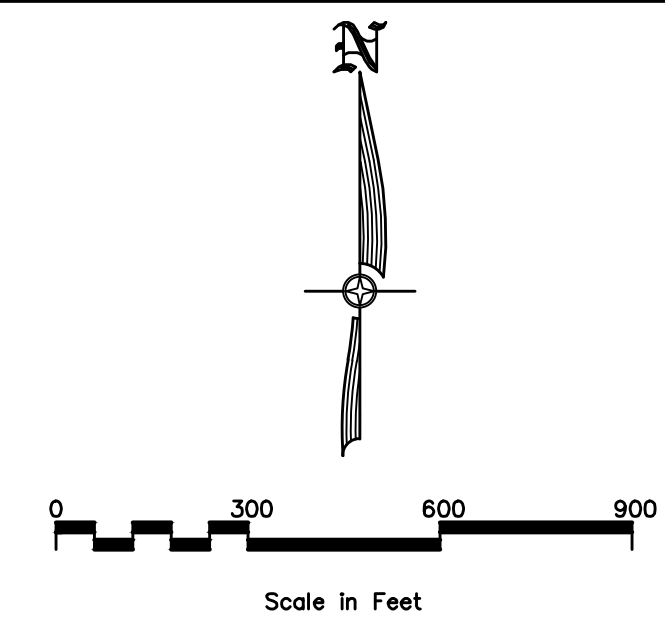
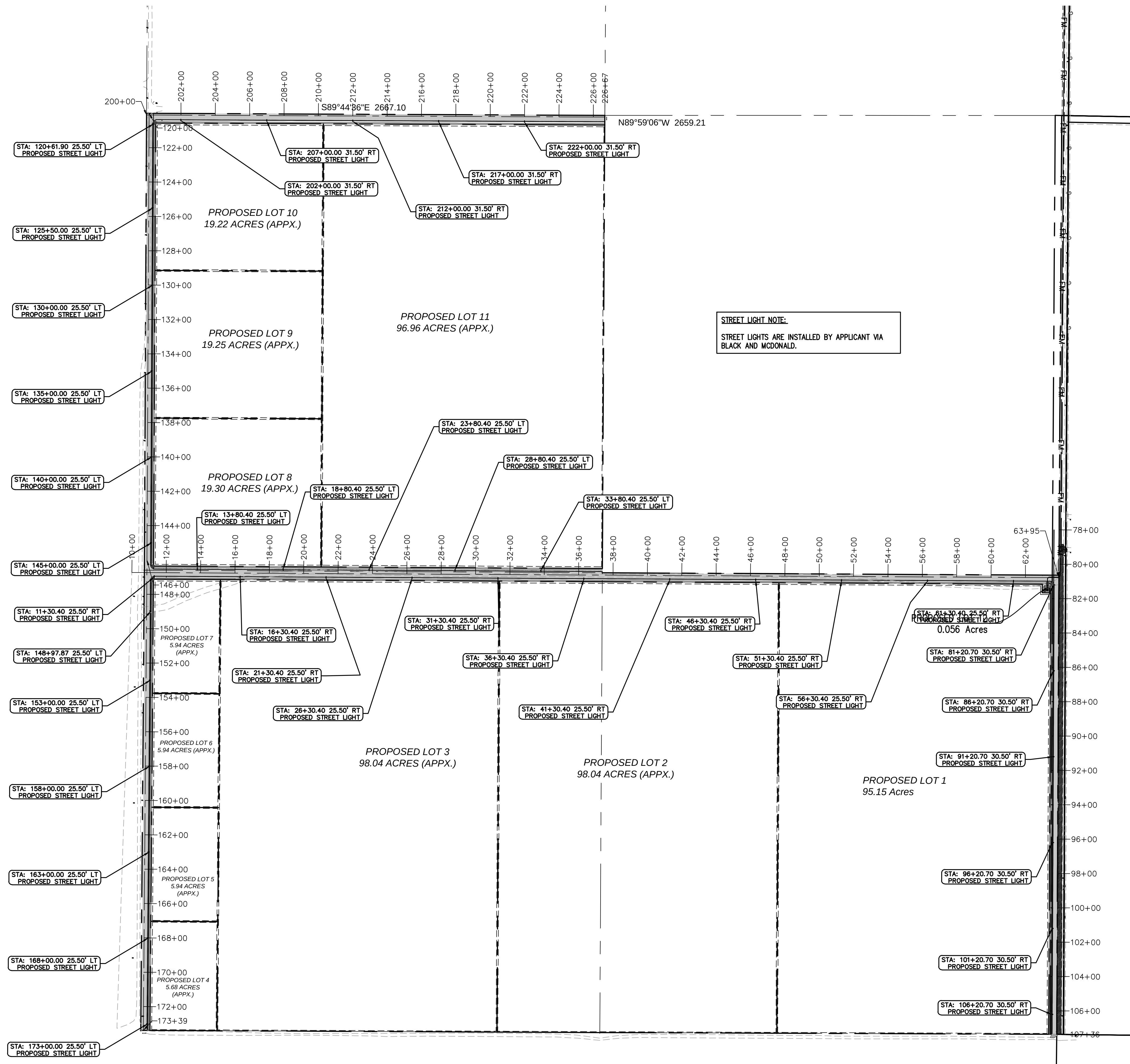
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
ROAD SECTIONS

**CIVIL ENGINEERING
+SURVEYING**

CIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

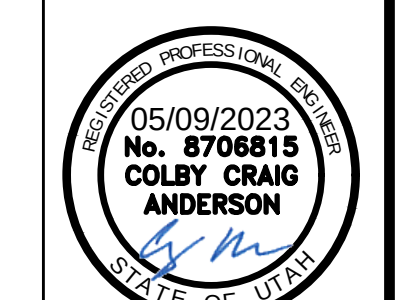
NO.	REVISIONS	BY	DATE

[illegible]

CIR | **CIVIL ENGINEERING
+ SURVEYING**

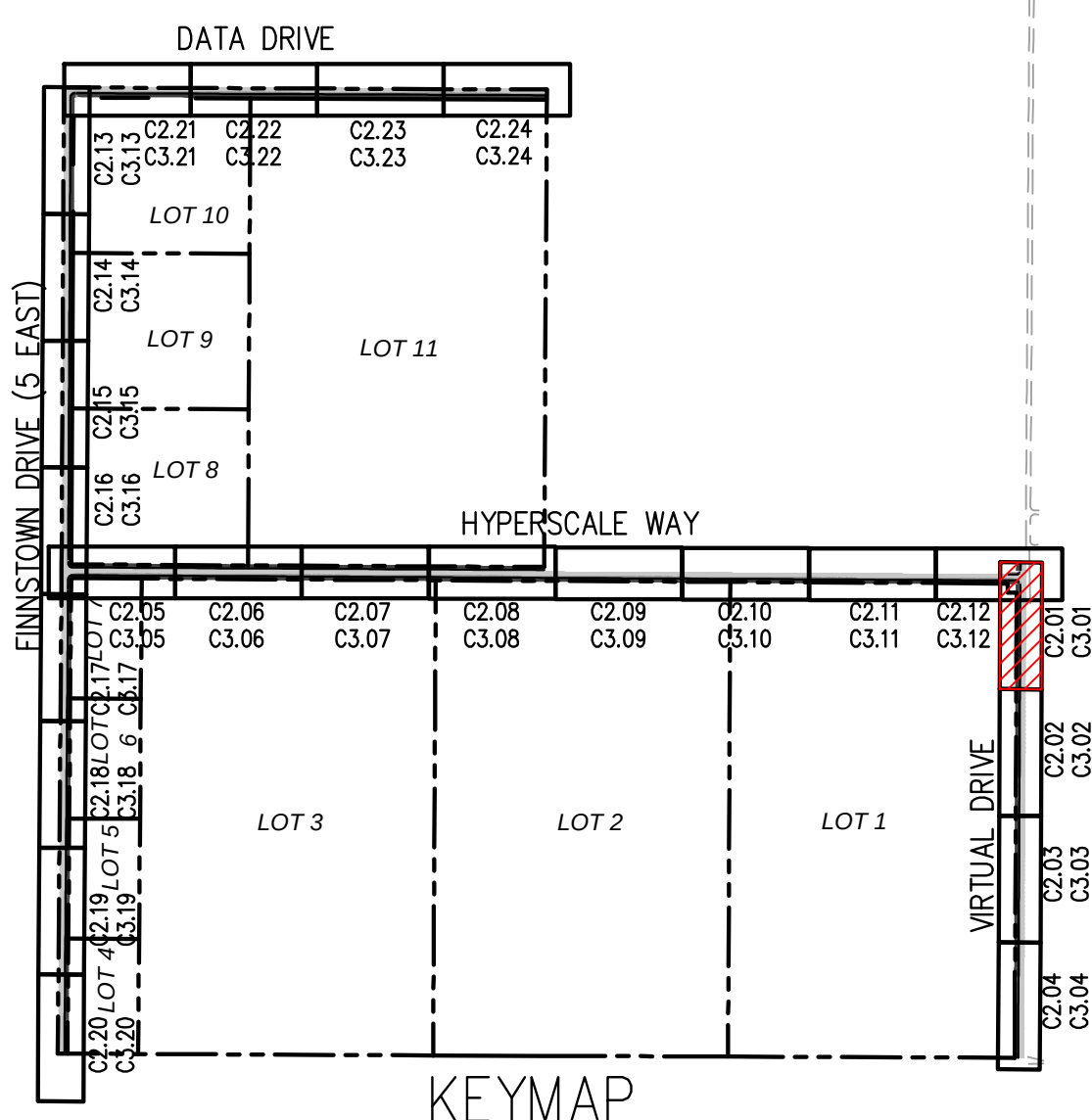
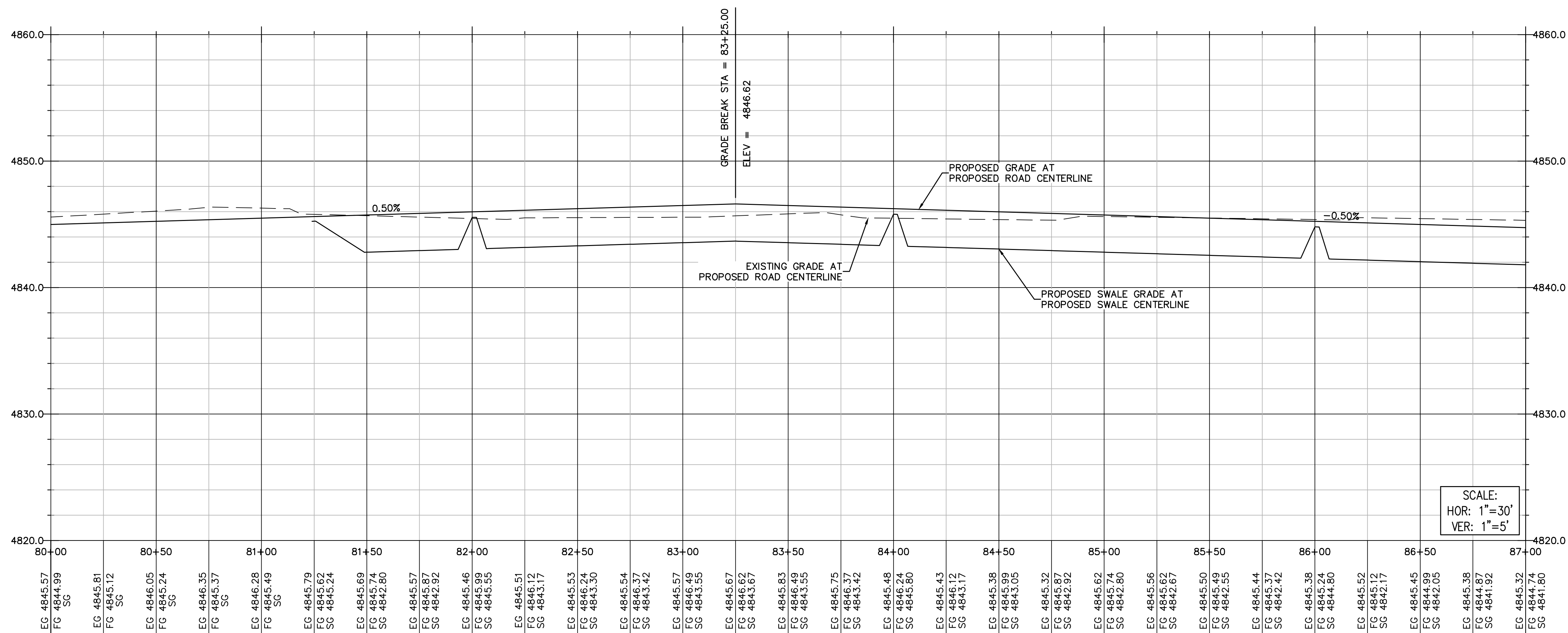
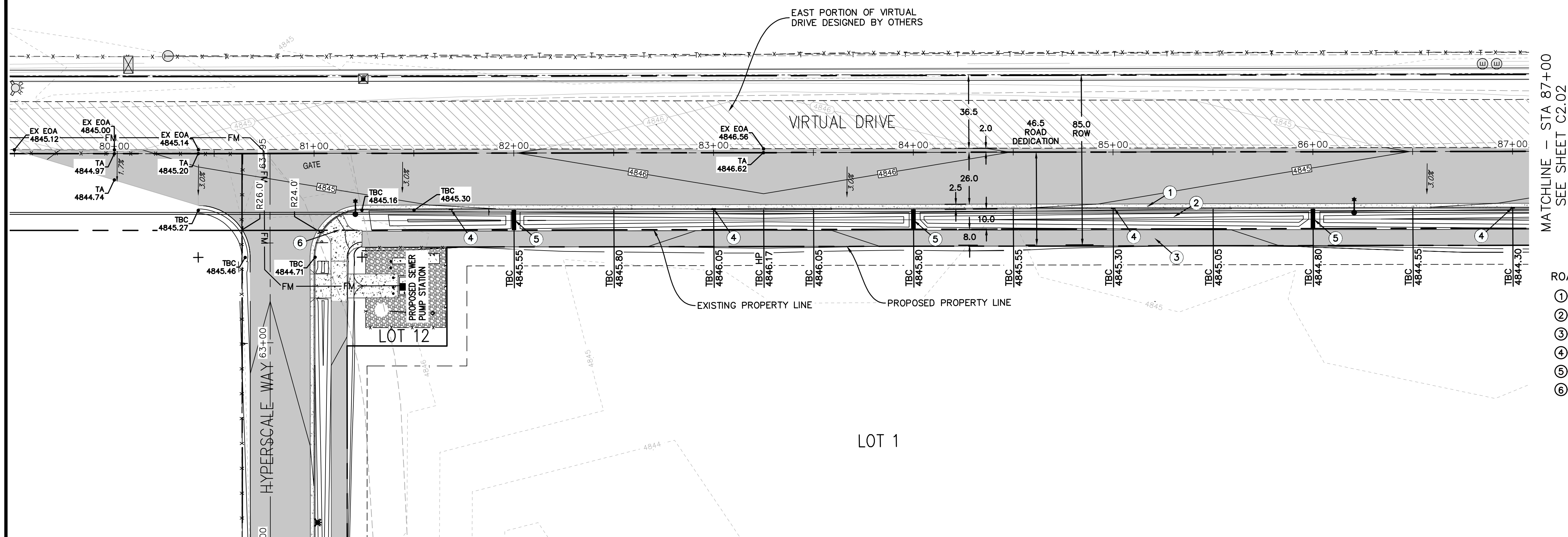
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
MASTER STREET LIGHT PLAN



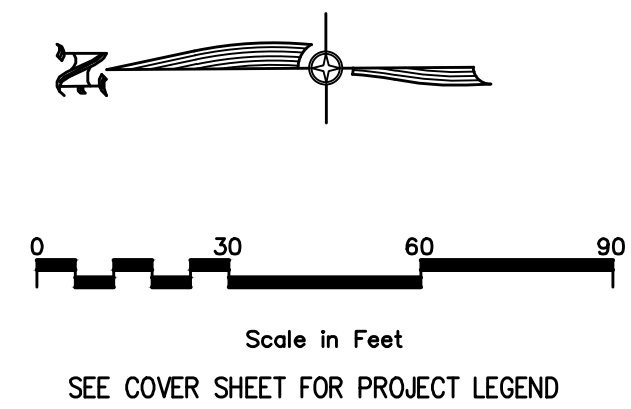
SHEET NO.	
C1.04	
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME:	SCALE:
PRJ-RGE	

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

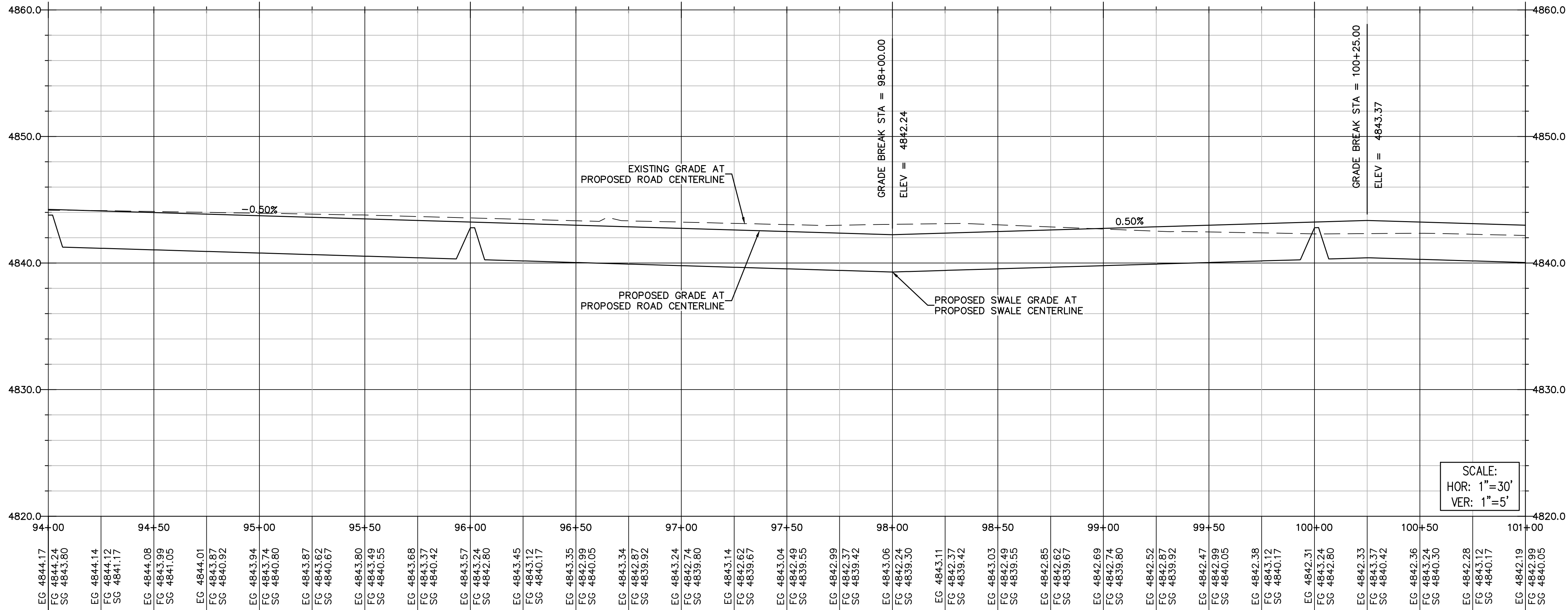


ROADWAY KEYNOTES:

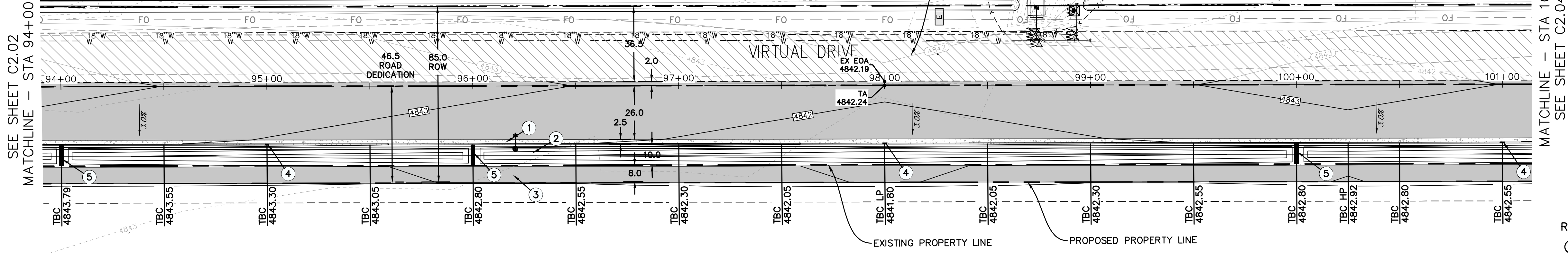
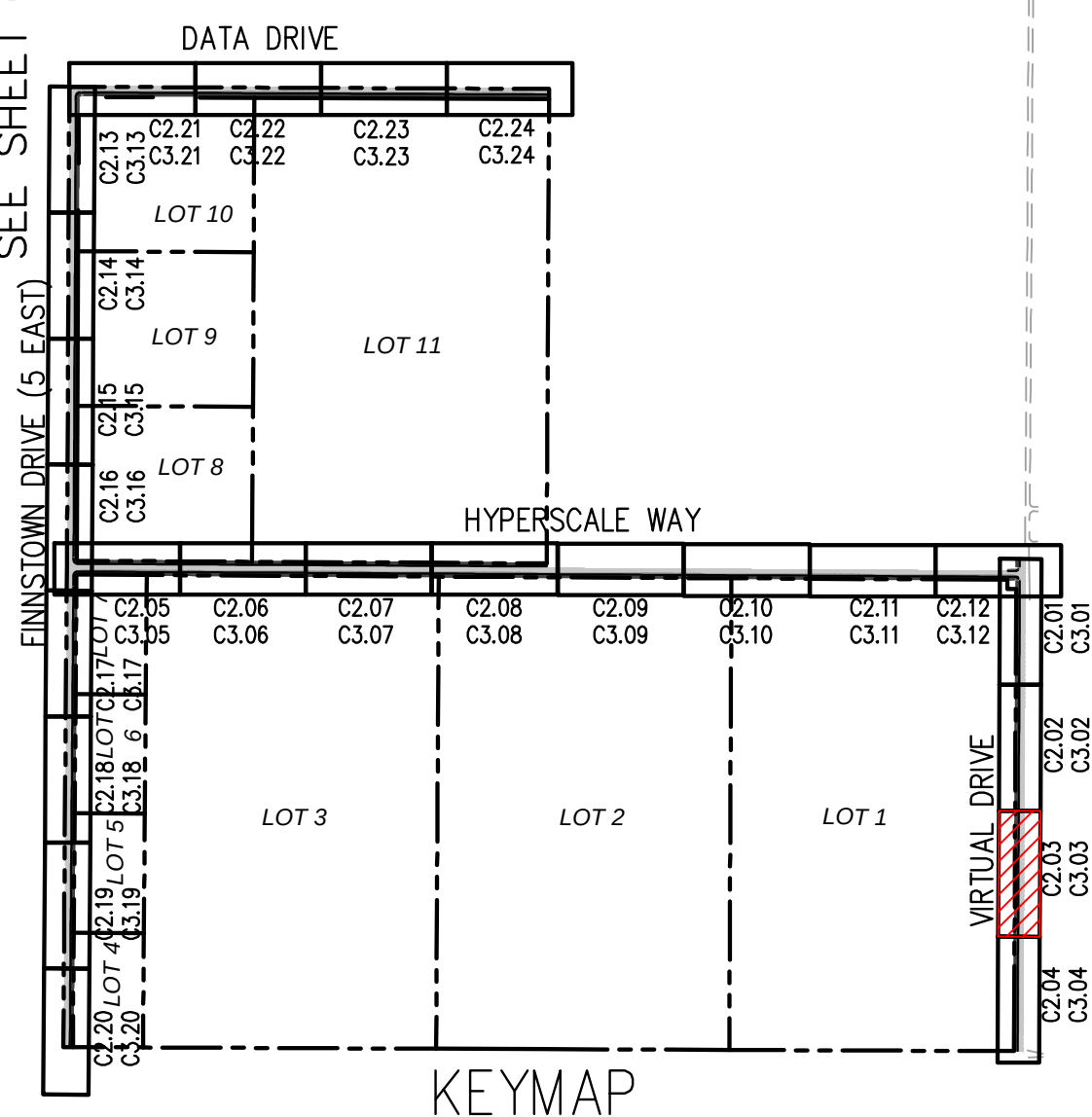
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0
- ⑥ INSTALL ADA RAMP. SEE DETAIL /C4.0



SEE SHEET C2.02
MATCHLINE - STA 94+00

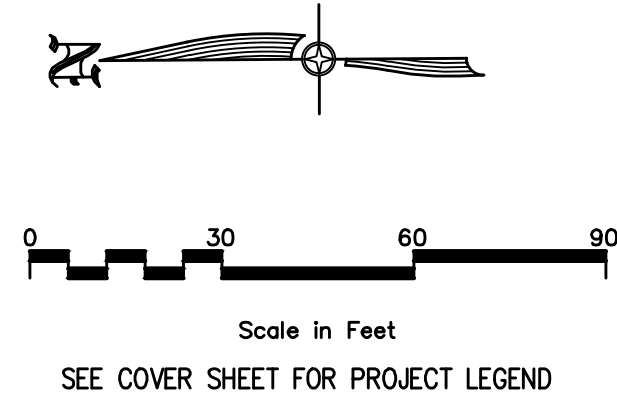


MATCHLINE - STA 101+00
SEE SHEET C2.04



ROADWAY KEYNOTES:

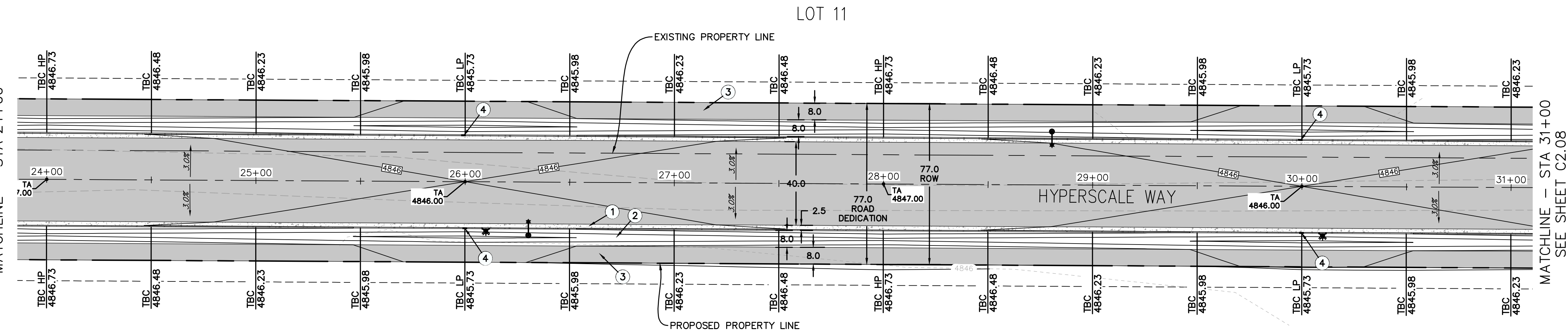
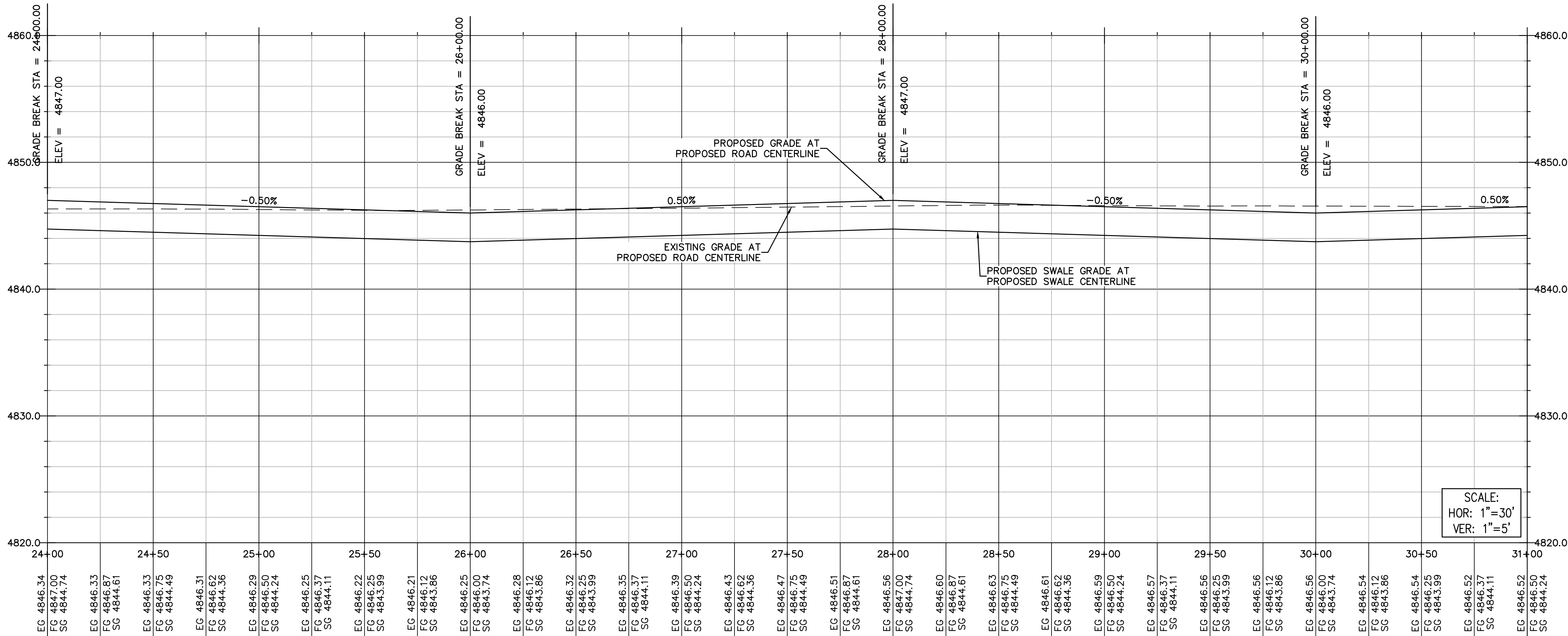
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0



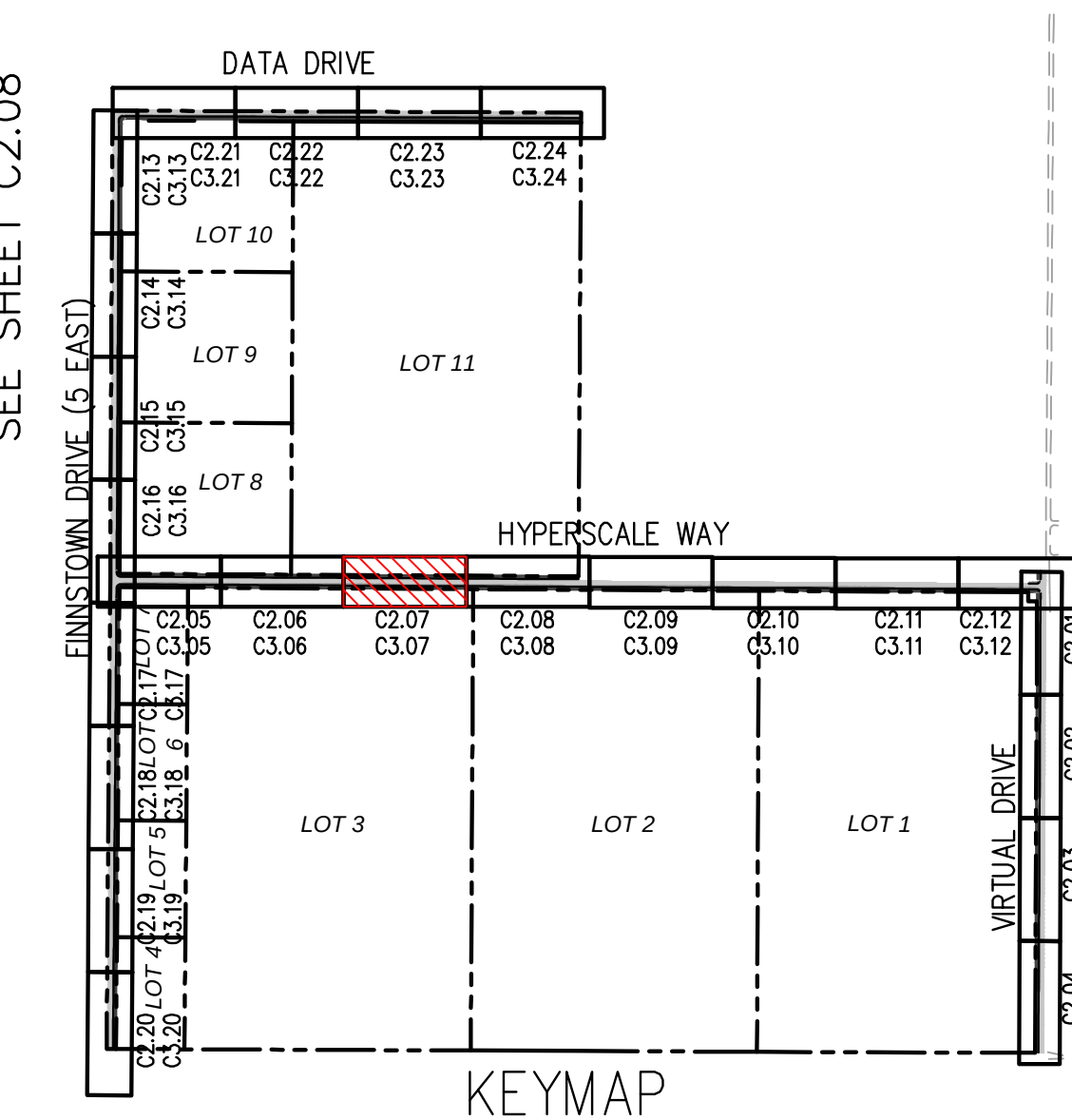
Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND

SEE SHEET C2.06
MATCHLINE - STA 24+00

SEE SHEET C2.06
MATCHLINE - STA 24+00

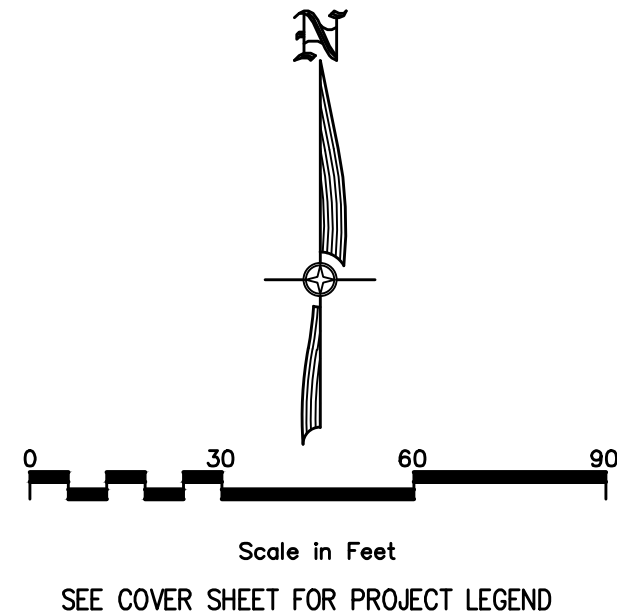


MATCHLINE - STA 31+00
SEE SHEET C2.08

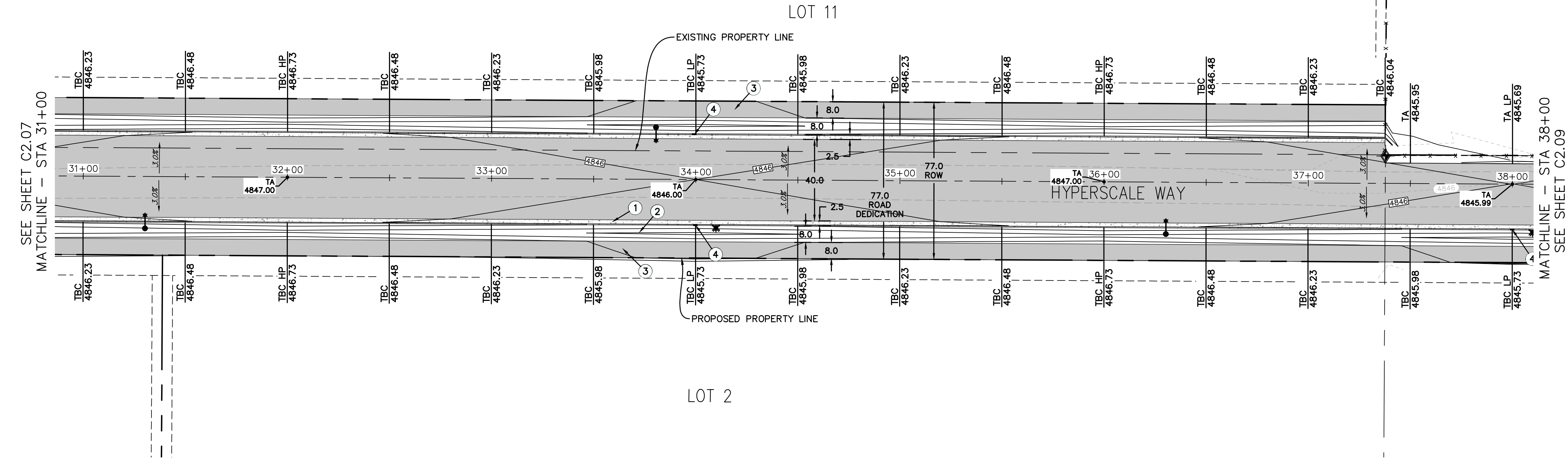
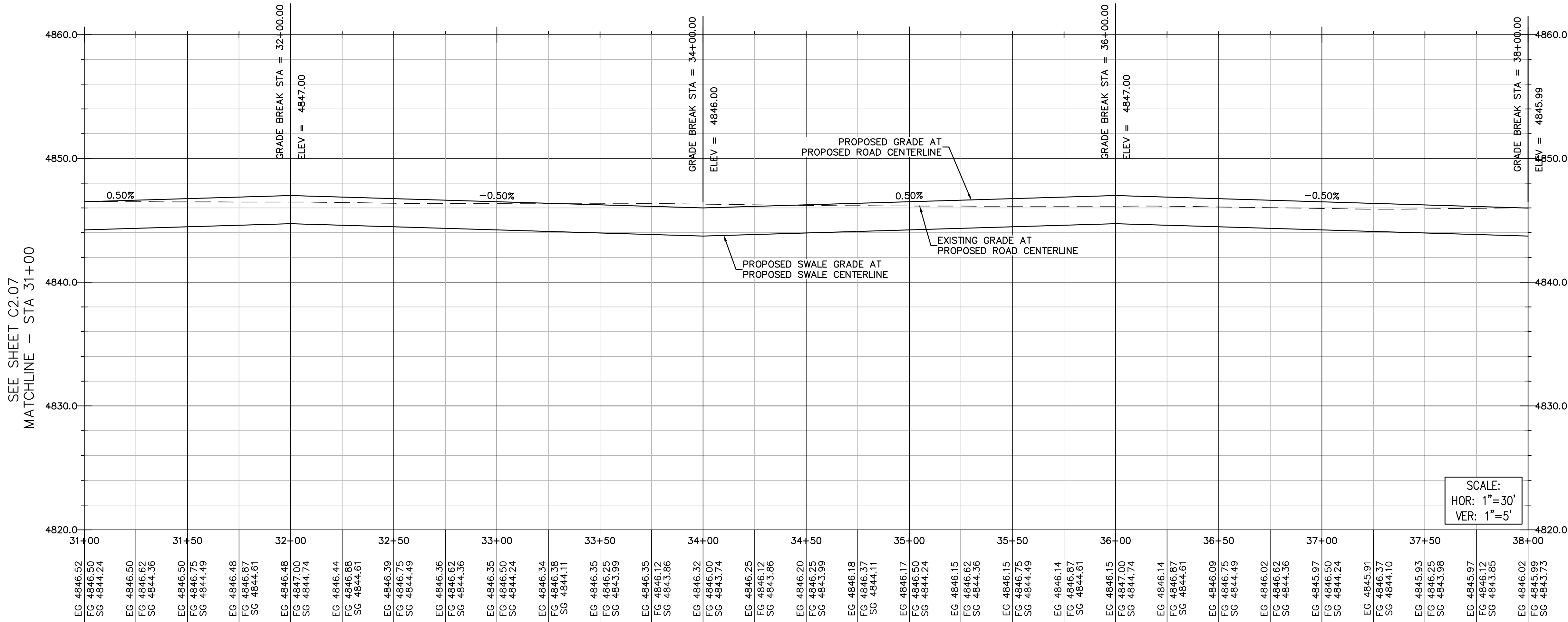


ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE SWALE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

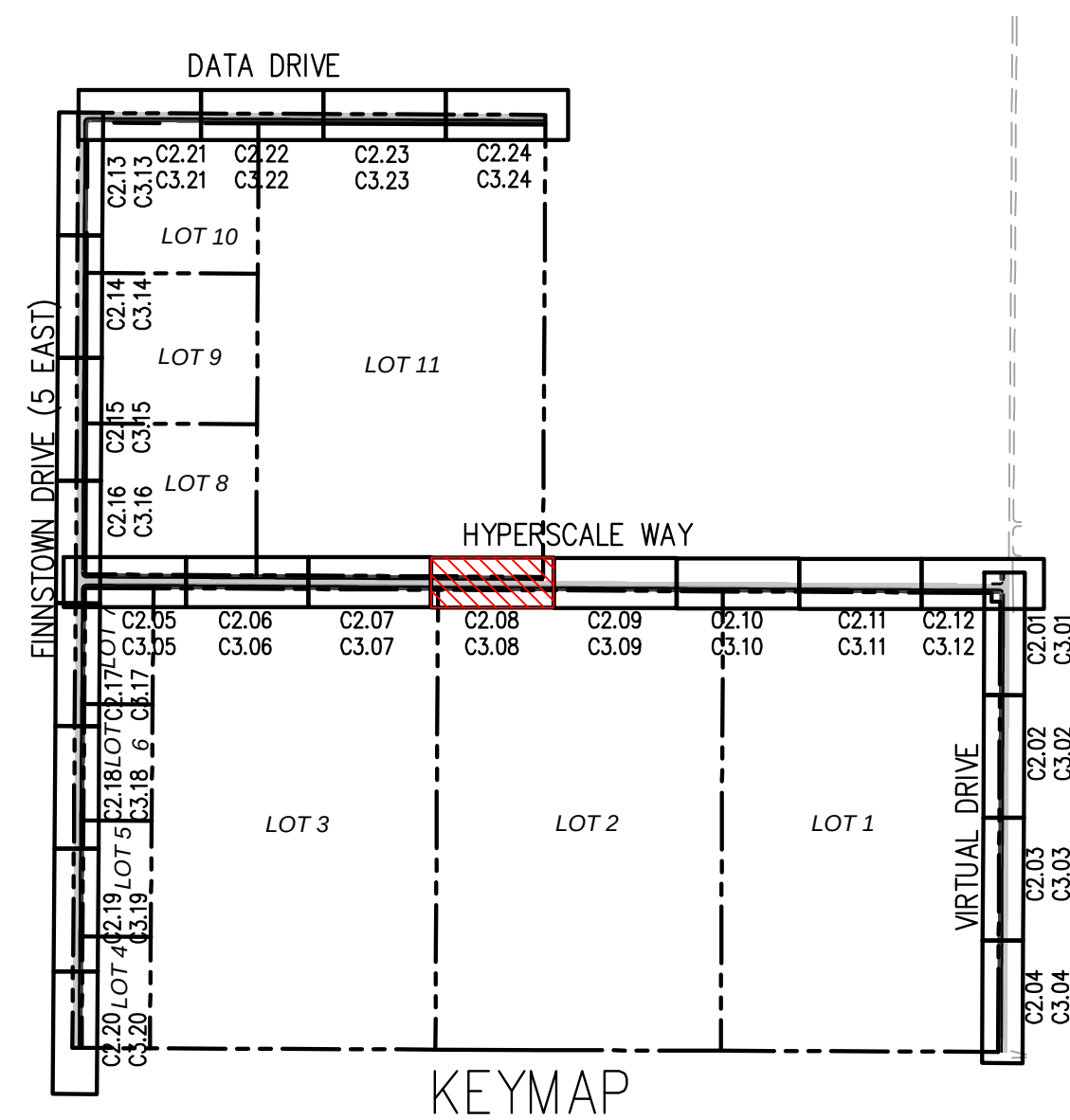


SEE SHEET C2.07
MATCHLINE - STA 31+00



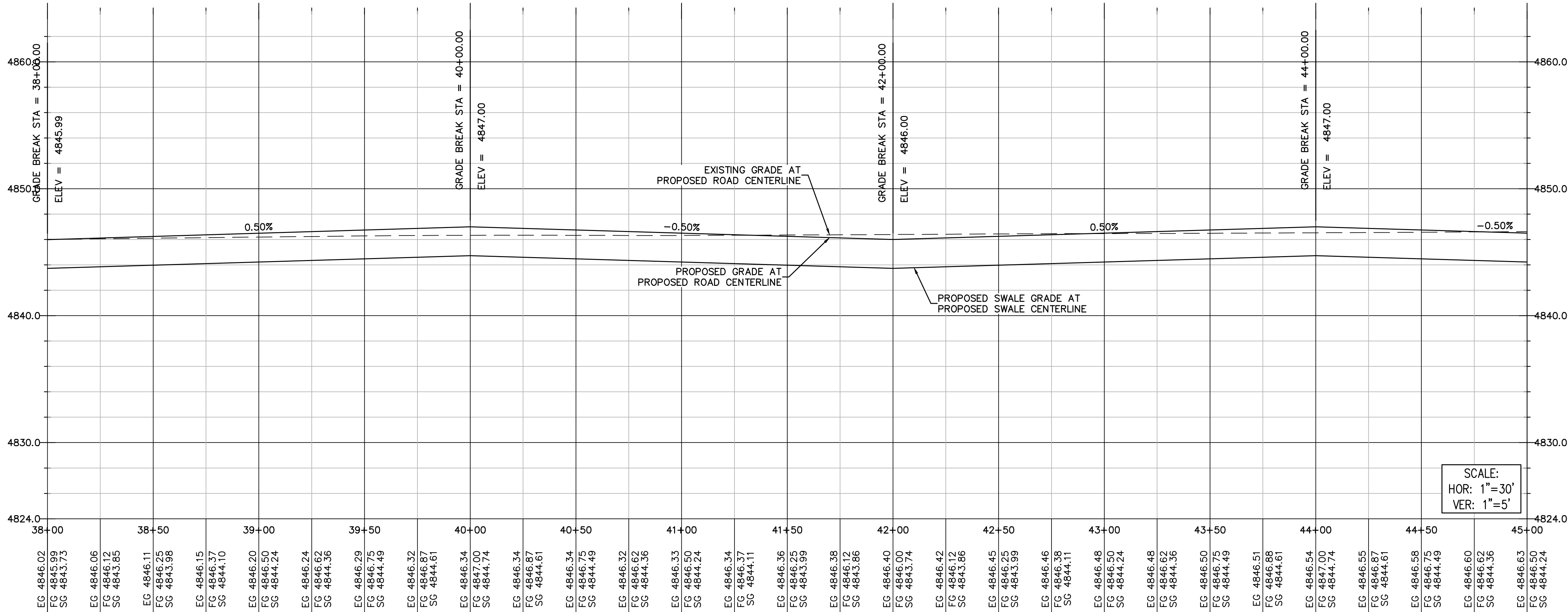
MATCHLINE - STA 38+00
SEE SHEET C2.09

- ROADWAY KEYNOTES:
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
 - ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
 - ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
 - ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

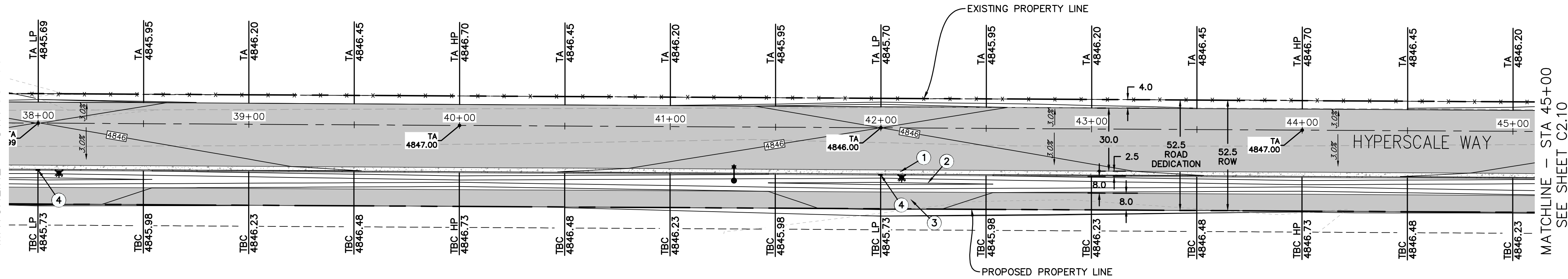


ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

SEE SHEET C2.08
MATCHLINE - STA 38+00

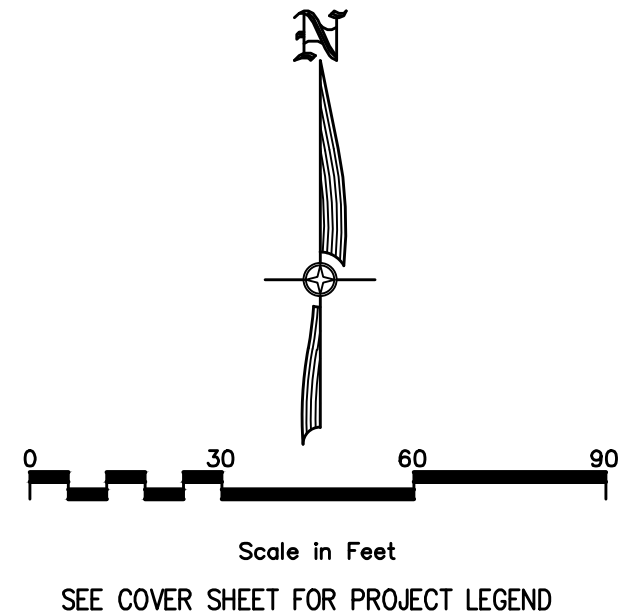


SEE SHEET C2.08
MATCHLINE - STA 38+00



SCOTT C & JULIE A
MC LACHLAN

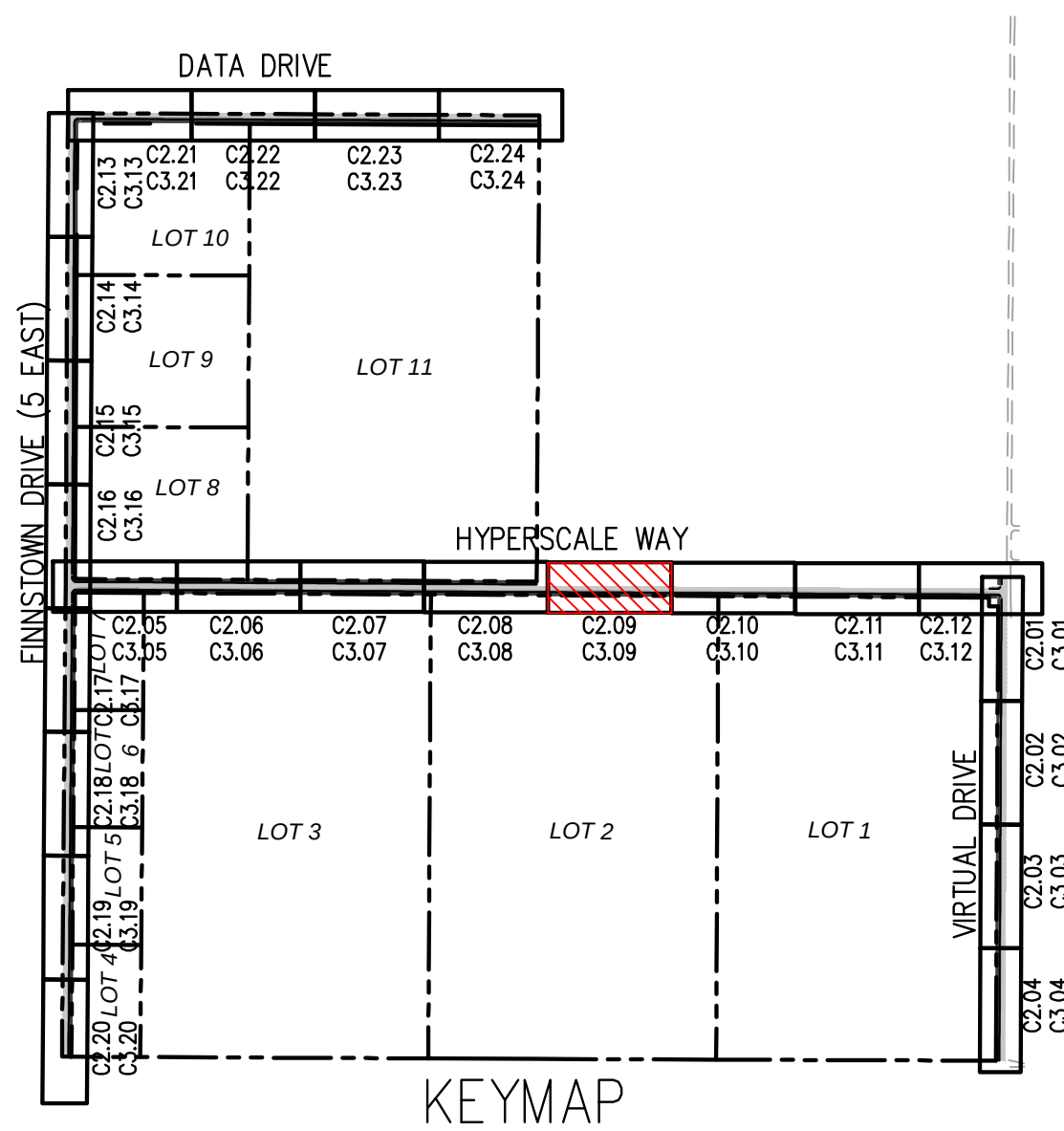
LOT 2

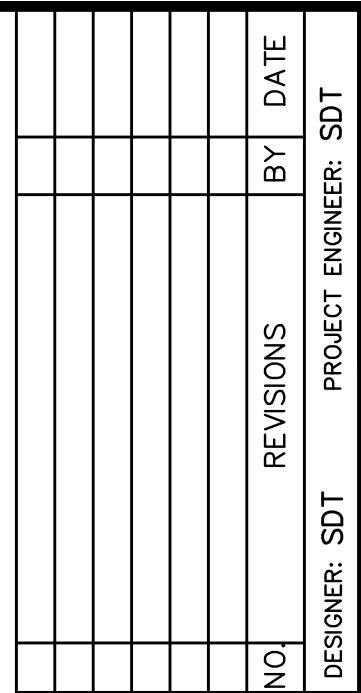
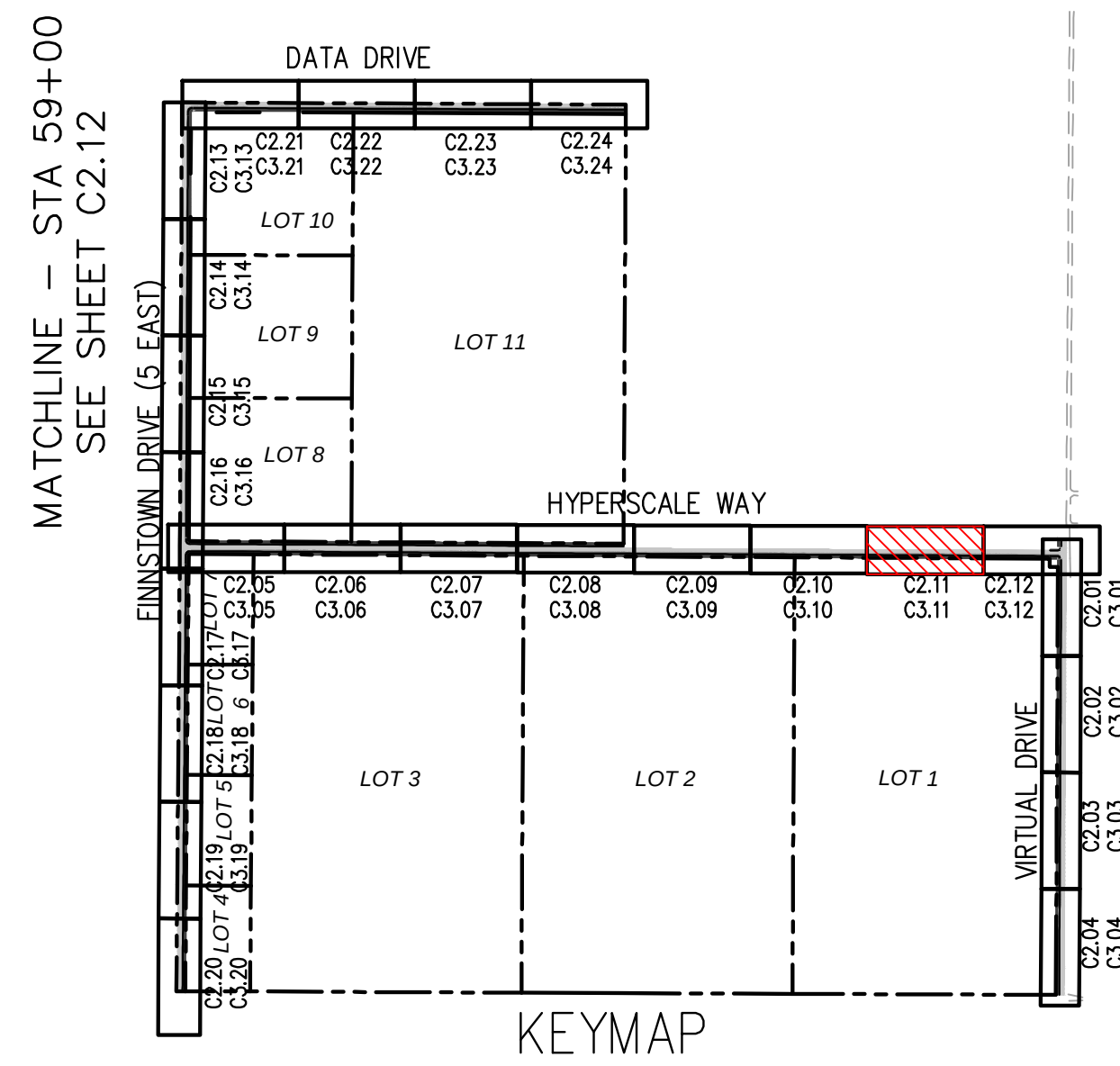
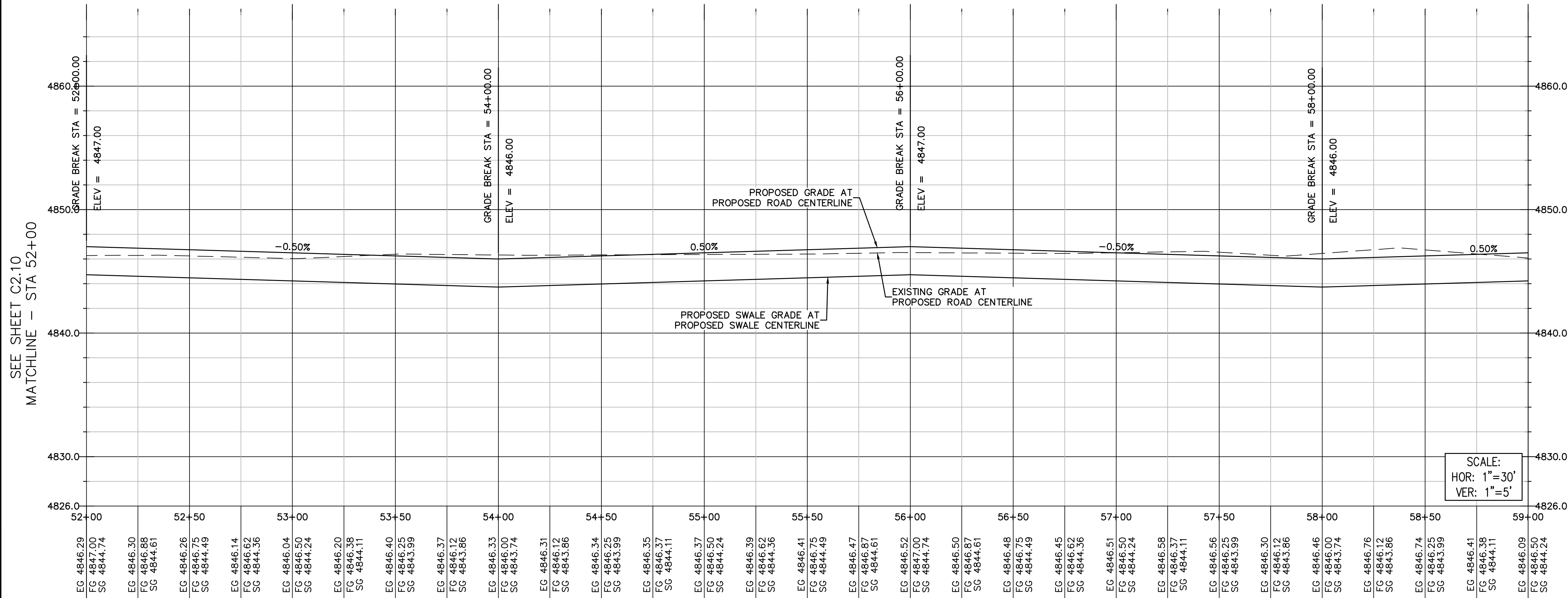


ROADWAY KEYNOTES:

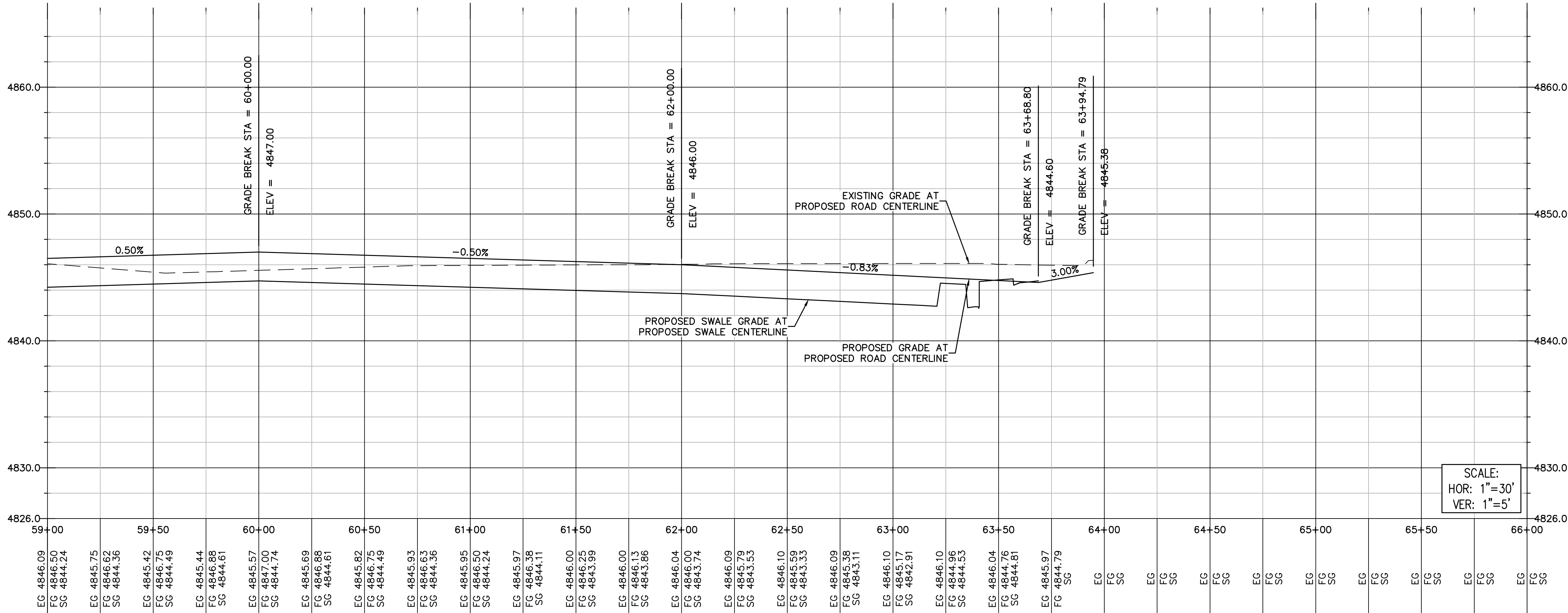
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

MATCHLINE - STA 45+00
SEE SHEET C2.10

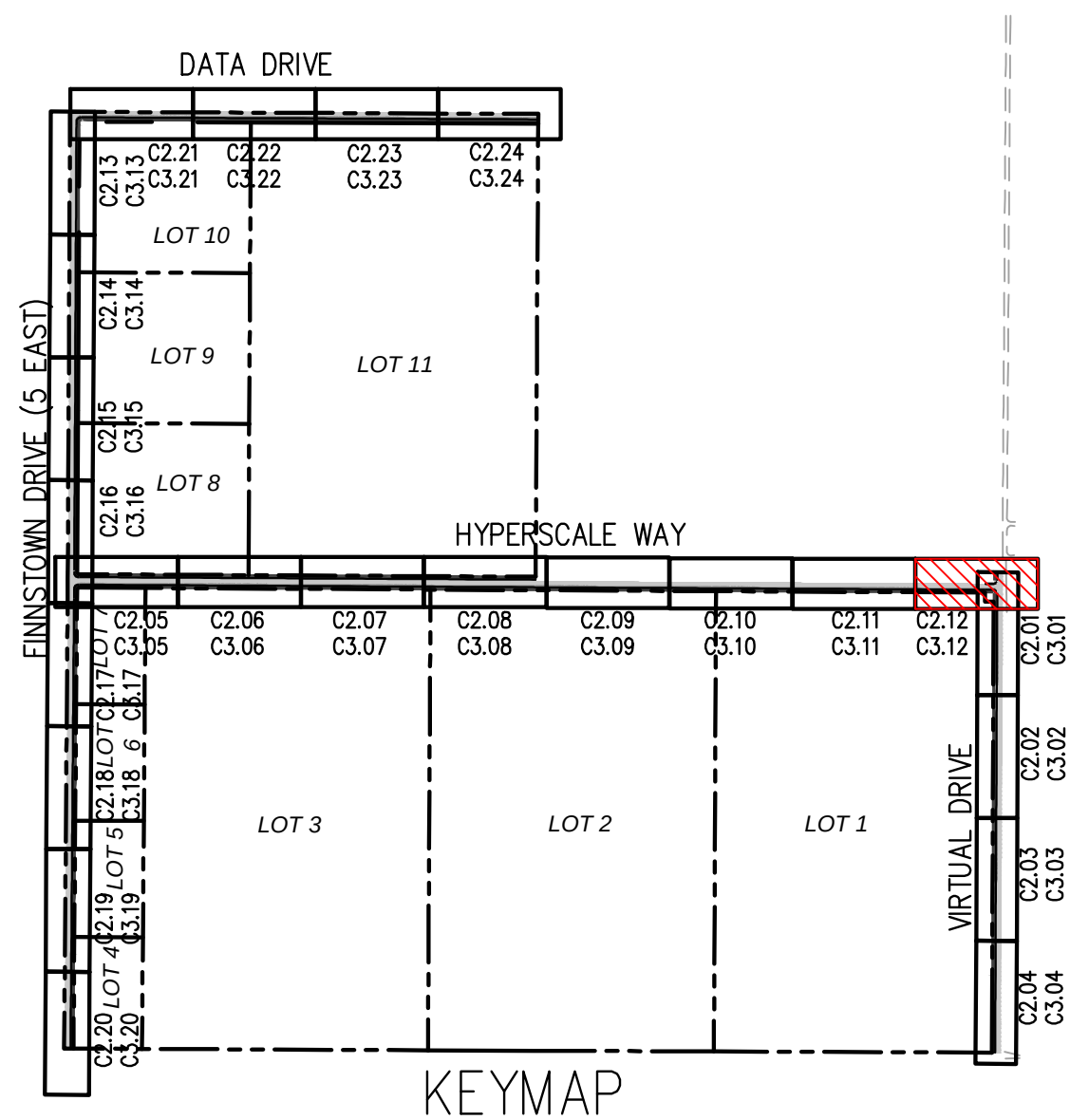
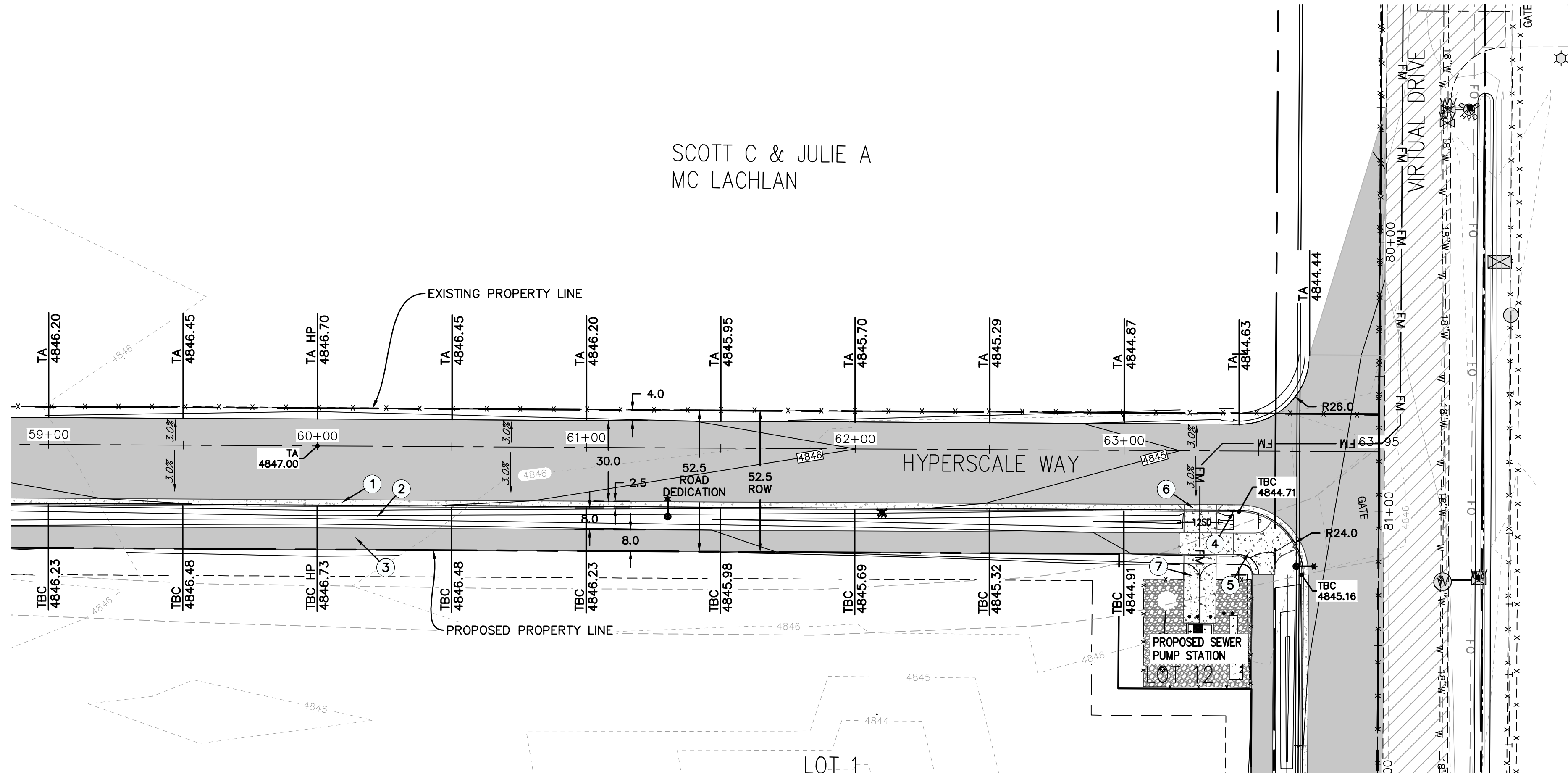




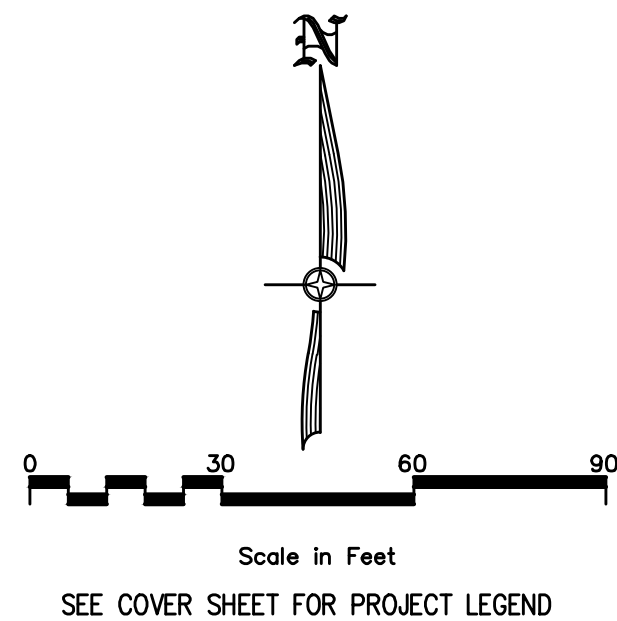
SEE SHEET C2.11
MATCHLINE - STA 59+00

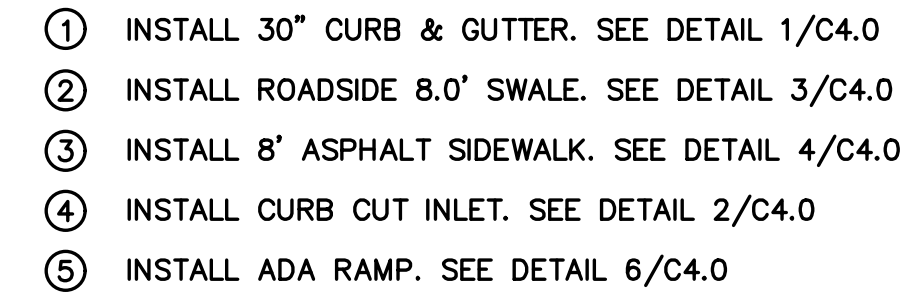


SEE SHEET C2.11
MATCHLINE - STA 59+00



- ROADWAY KEYNOTES:
1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
 2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
 3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
 4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
 5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0
 6. INSTALL CONCRETE DRIVE APPROACH AS PER APWA PLAN NO. 221.1
 7. INSTALL CONCRETE DRIVEWAY.

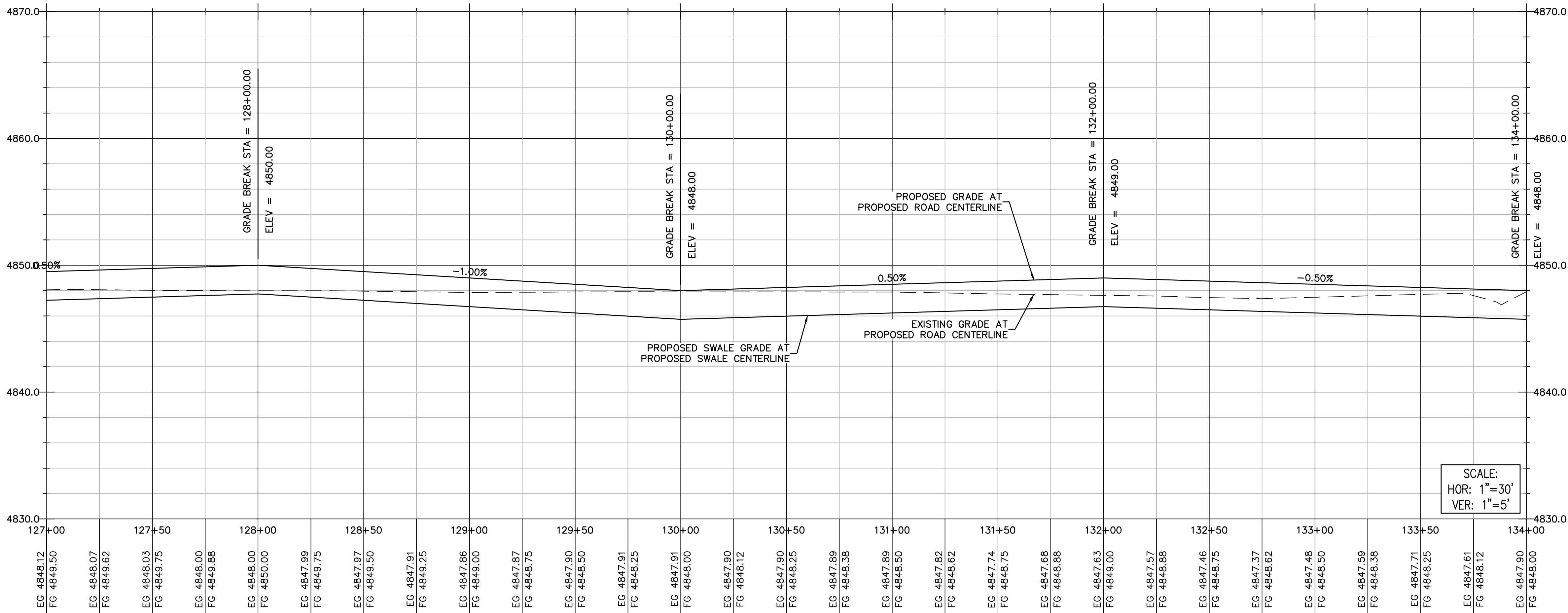




SHEET NO.	
C2.13	
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME:	SCALE:
PRJ-RGE	1" = 30'

SEE SHEET C2.13
MATCHLINE - STA 127+00

SEE SHEET C2.13
MATCHLINE - STA 127+00



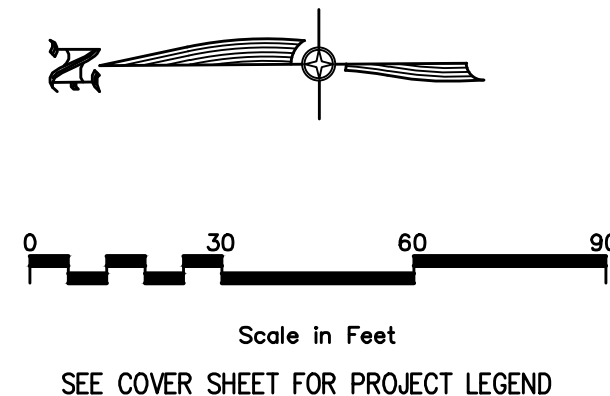
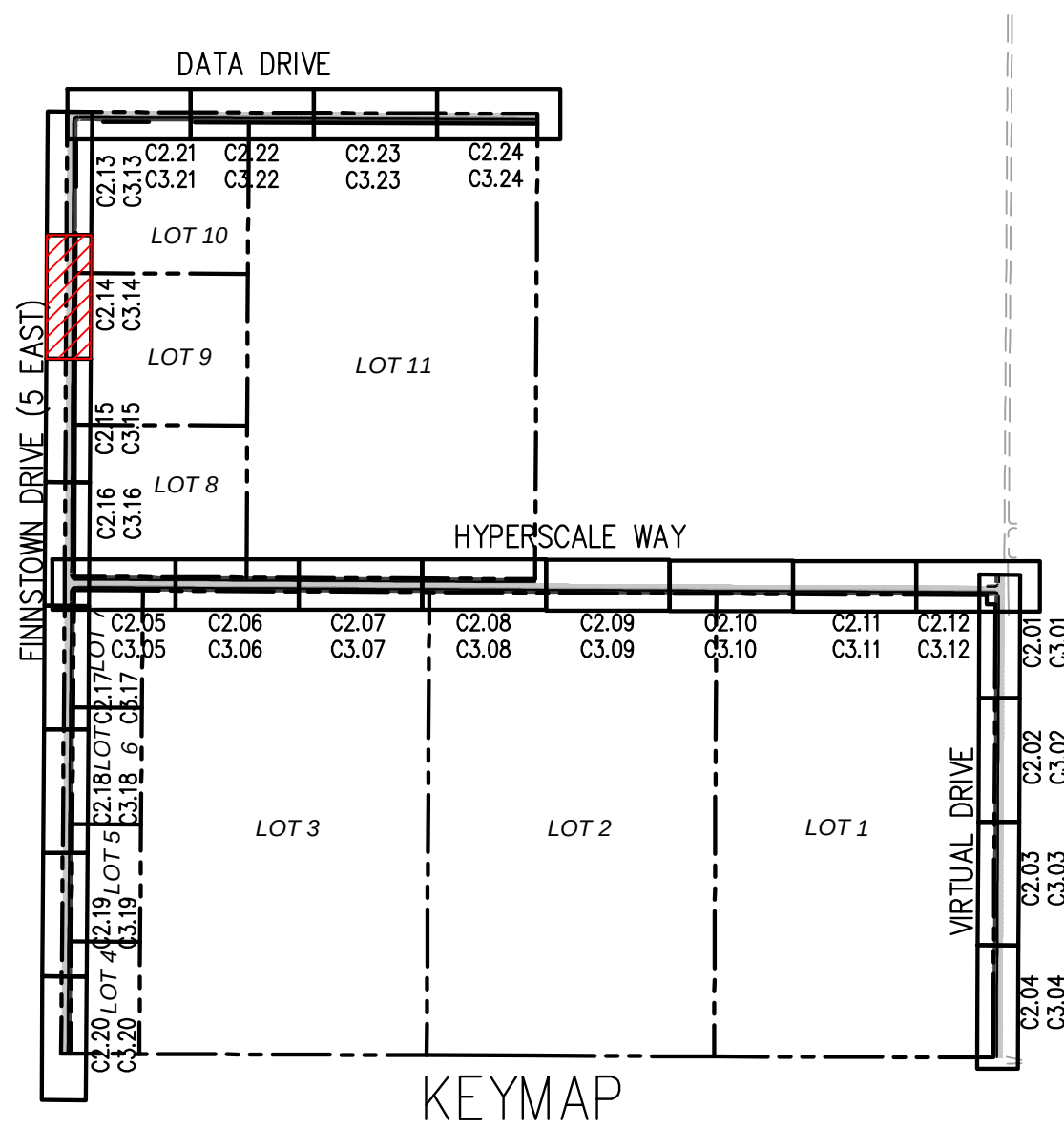
SCALE:
HOR: 1"=30'
VER: 1"=5'

MATCHLINE - STA 134+00
SEE SHEET C2.15

MATCHLINE - STA 134+00
SEE SHEET C2.15

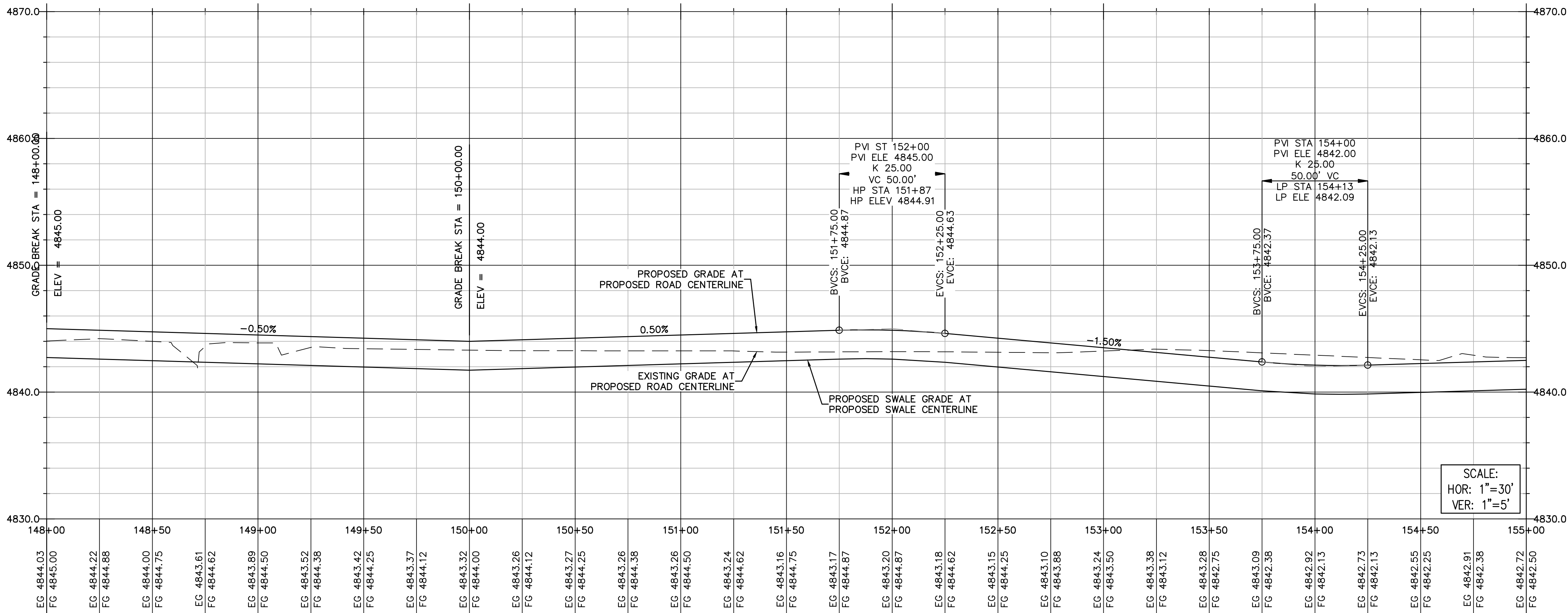
ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL ADA RAMP. SEE DETAIL 6/C4.0

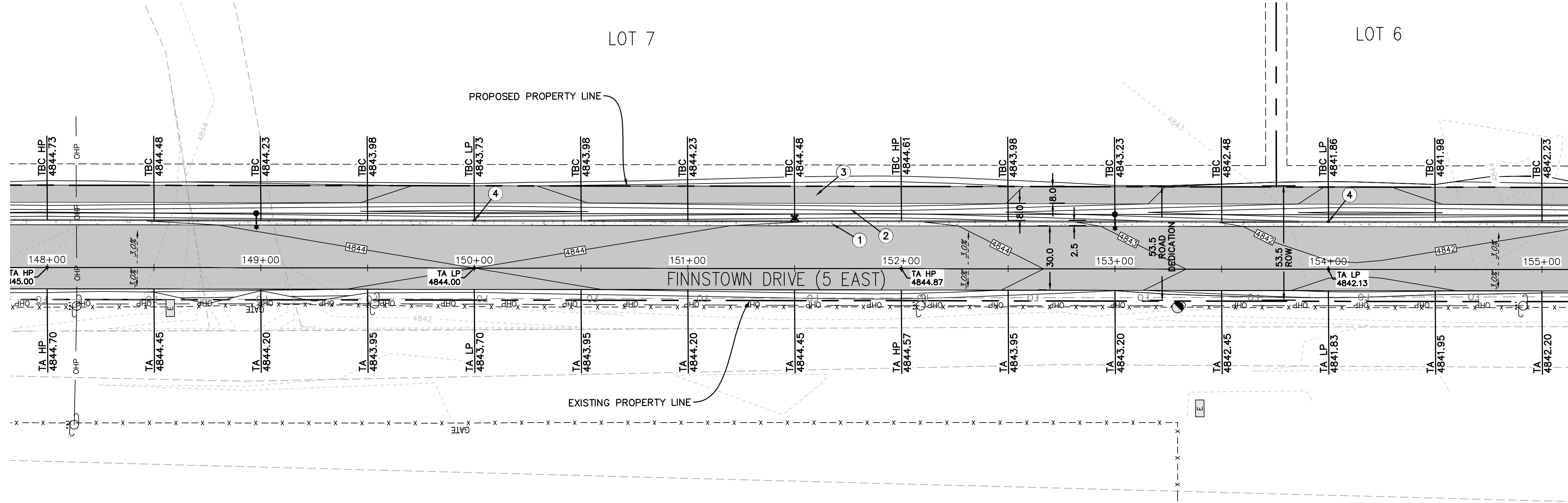
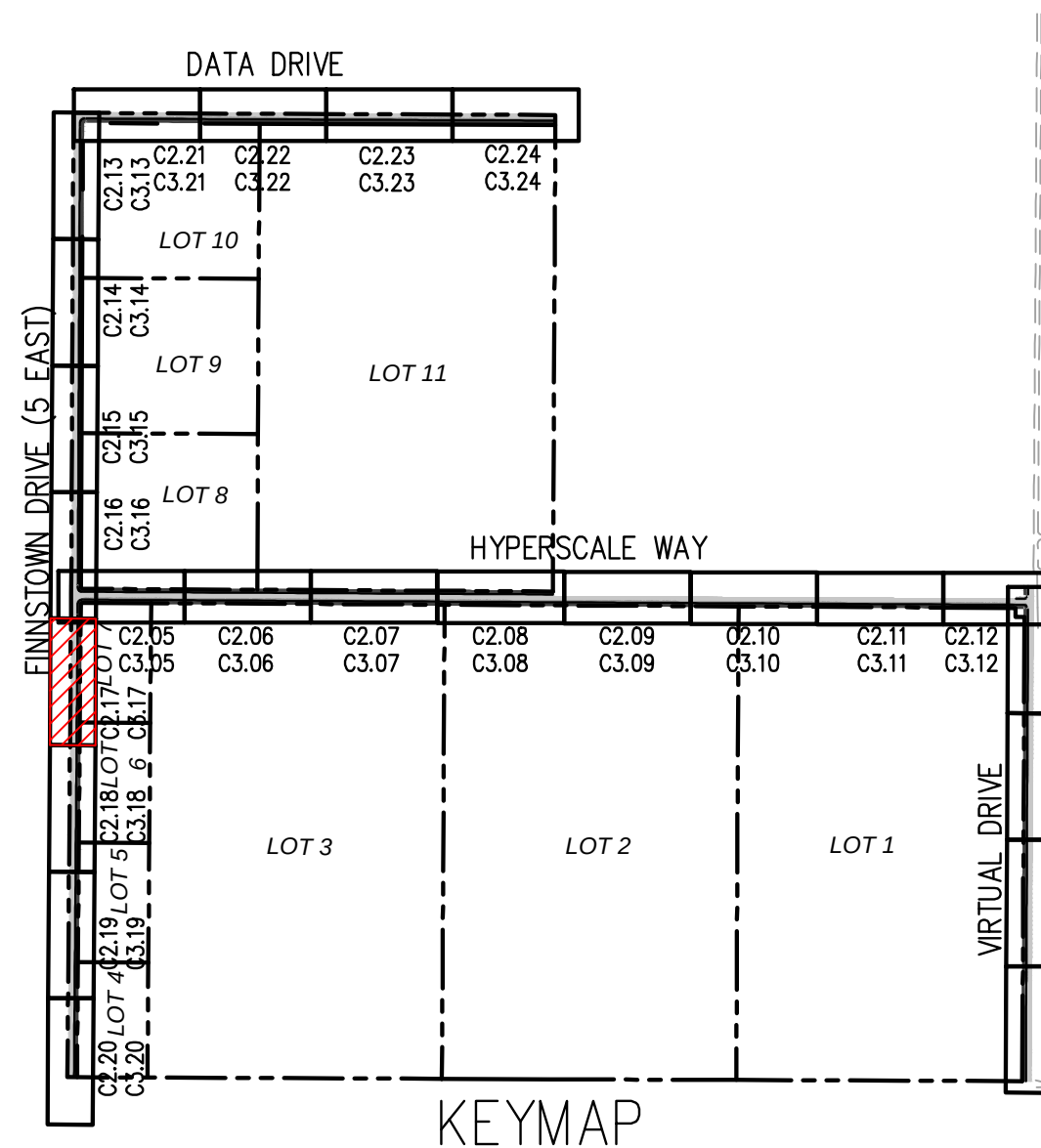


SEE SHEET C2.16
MATCHLINE - STA 148+00

SEE SHEET C2.16
MATCHLINE - STA 148+00



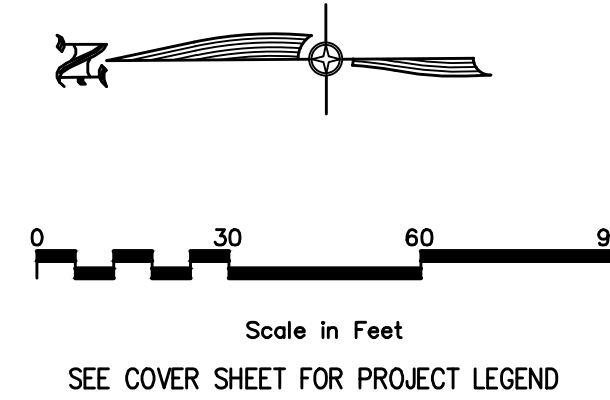
MATCHLINE - STA 155+00
SEE SHEET C2.18

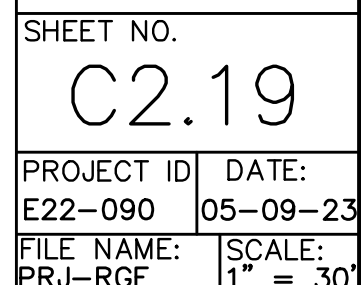
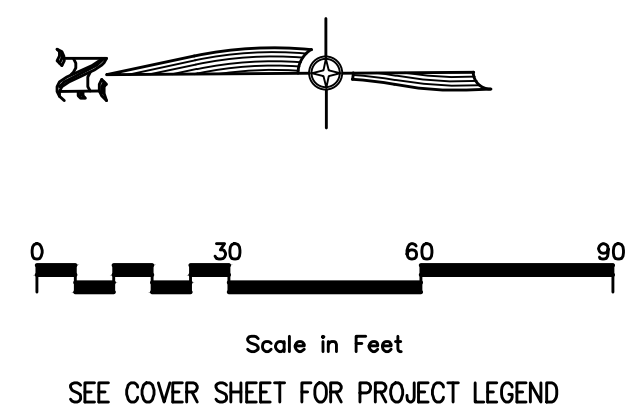


MATCHLINE - STA 155+00
SEE SHEET C2.18

ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



SHEET NO. C2.20	
PROJECT ID E22-090	DATE: 05-09-2020
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

SCALE:
1" = 30'

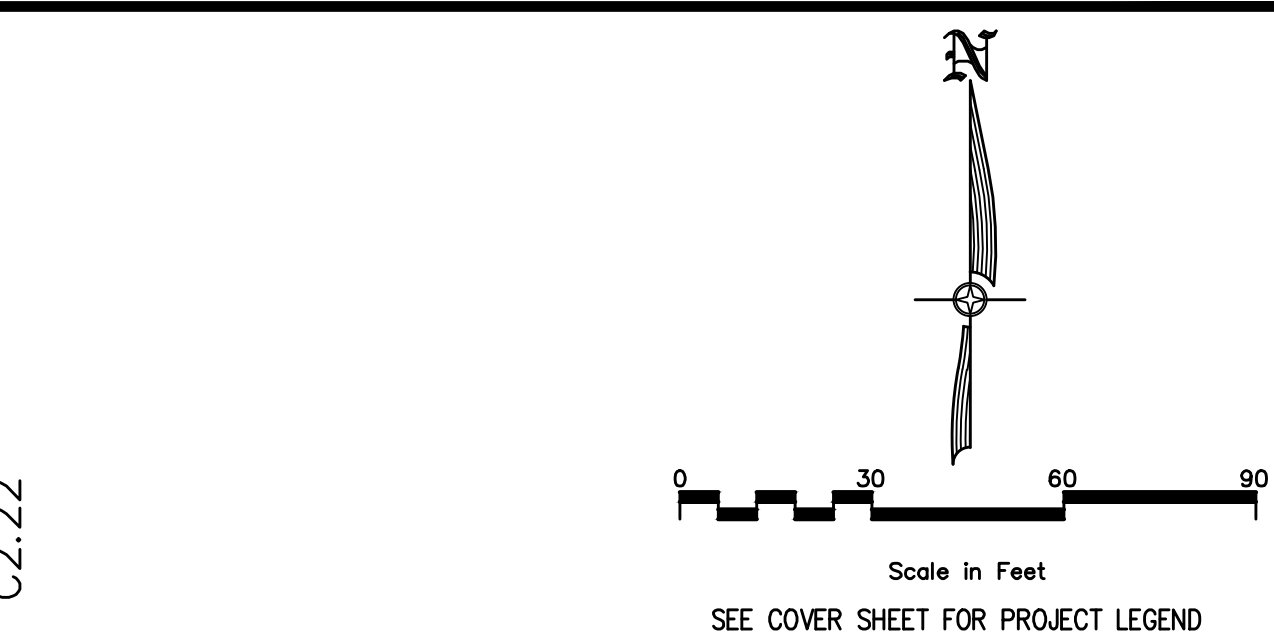
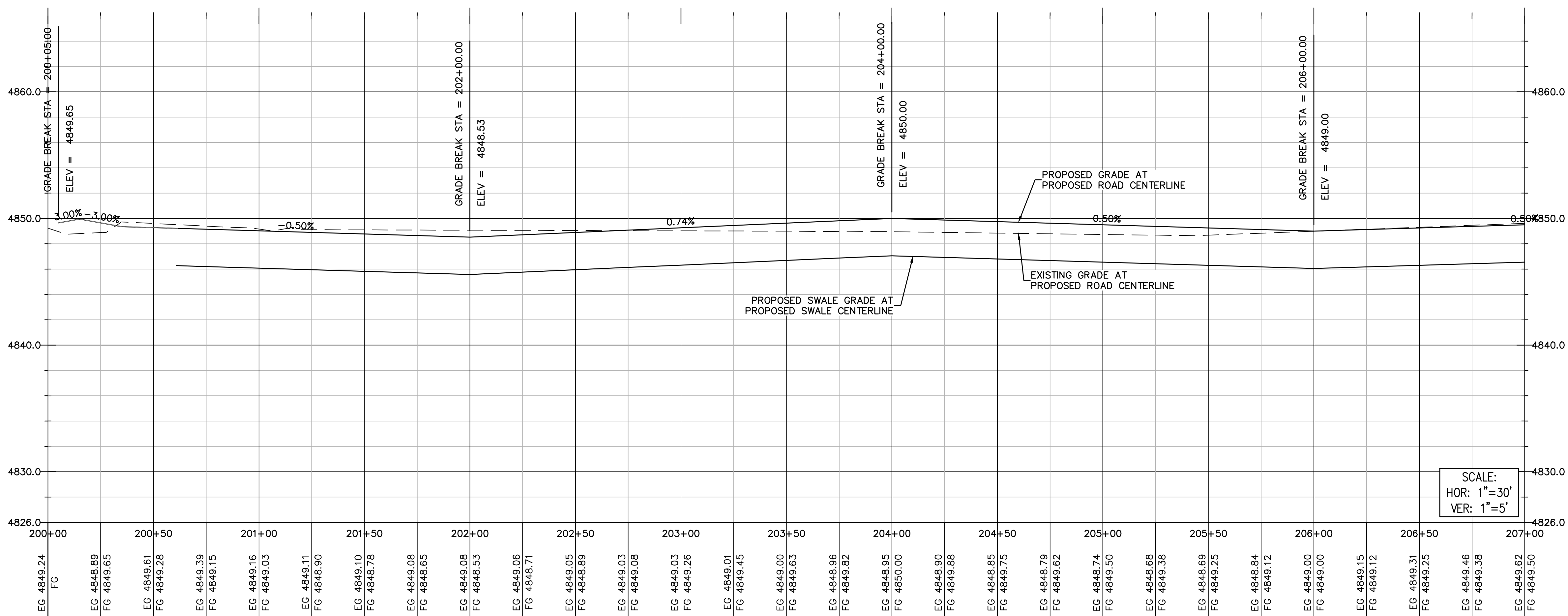
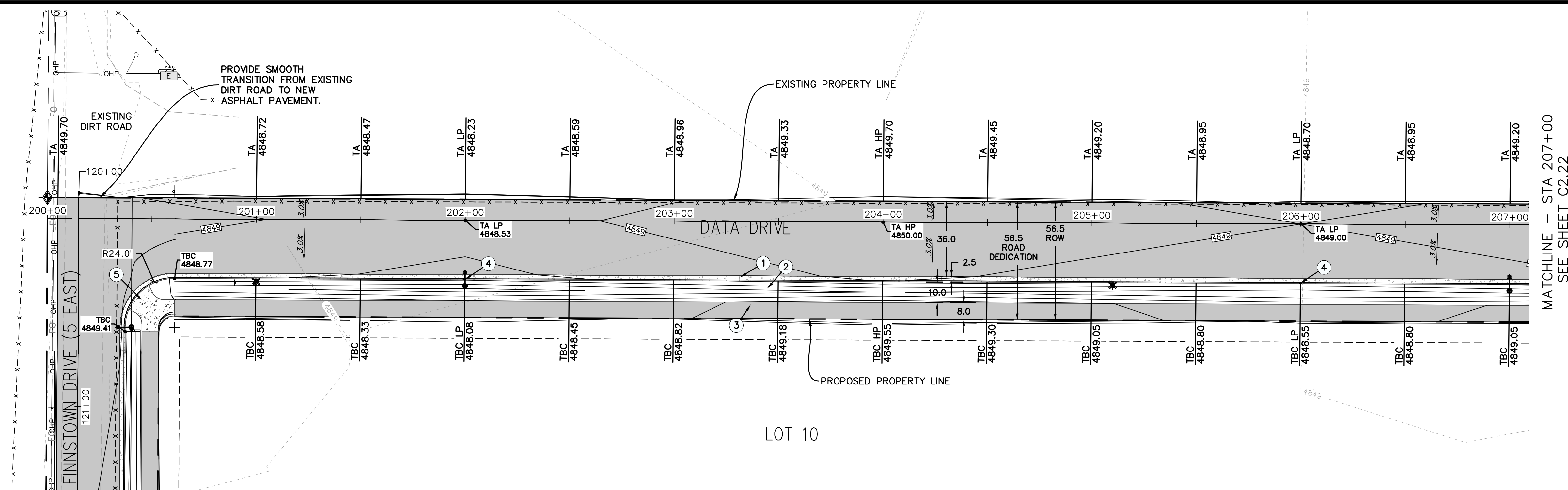
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 169+00 TO 176+00

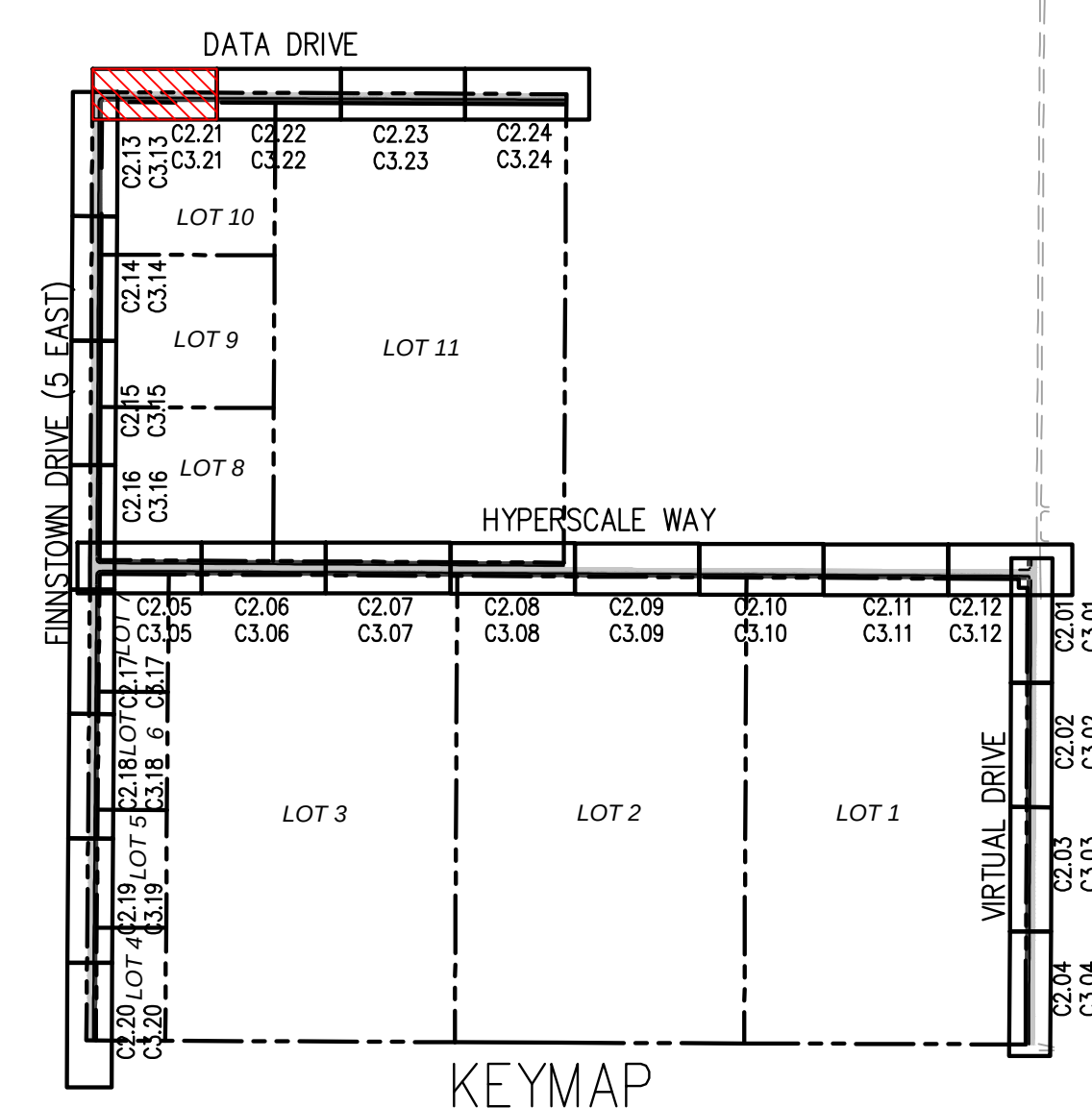
	NO.	
DESIGNER: SDT		

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





- ROADWAY KEYNOTES:
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
 - ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
 - ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
 - ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
 - ⑤ INSTALL ADA RAMP. SEE DETAIL 6/C4.0

[illegible]

CIR | **CIVIL ENGINEERING
+ SURVEYING**

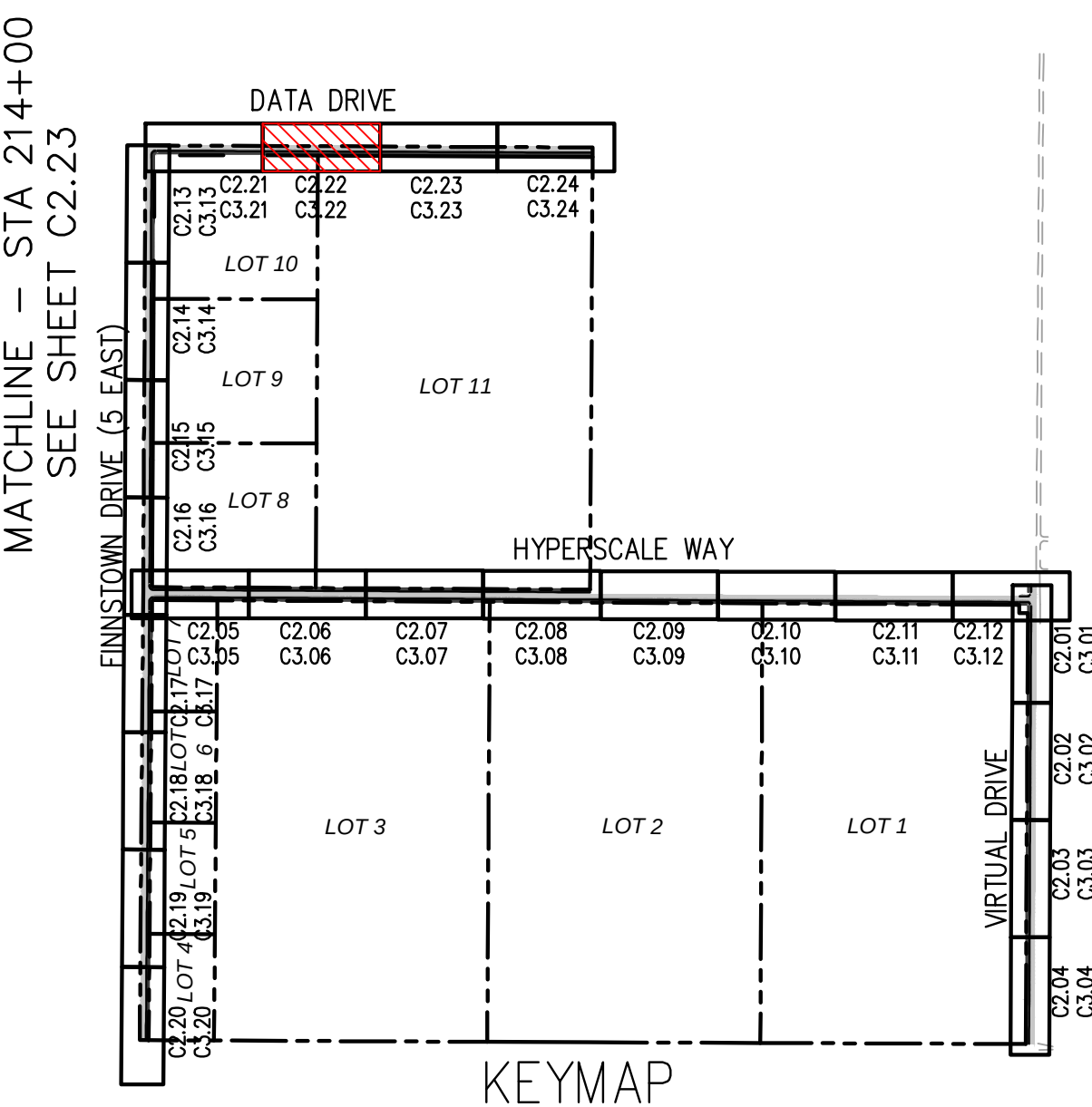
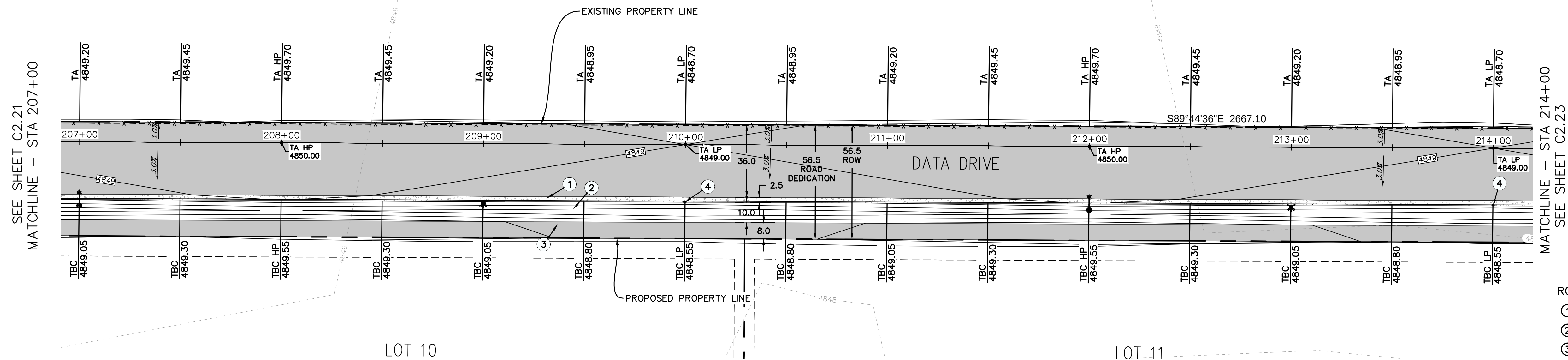
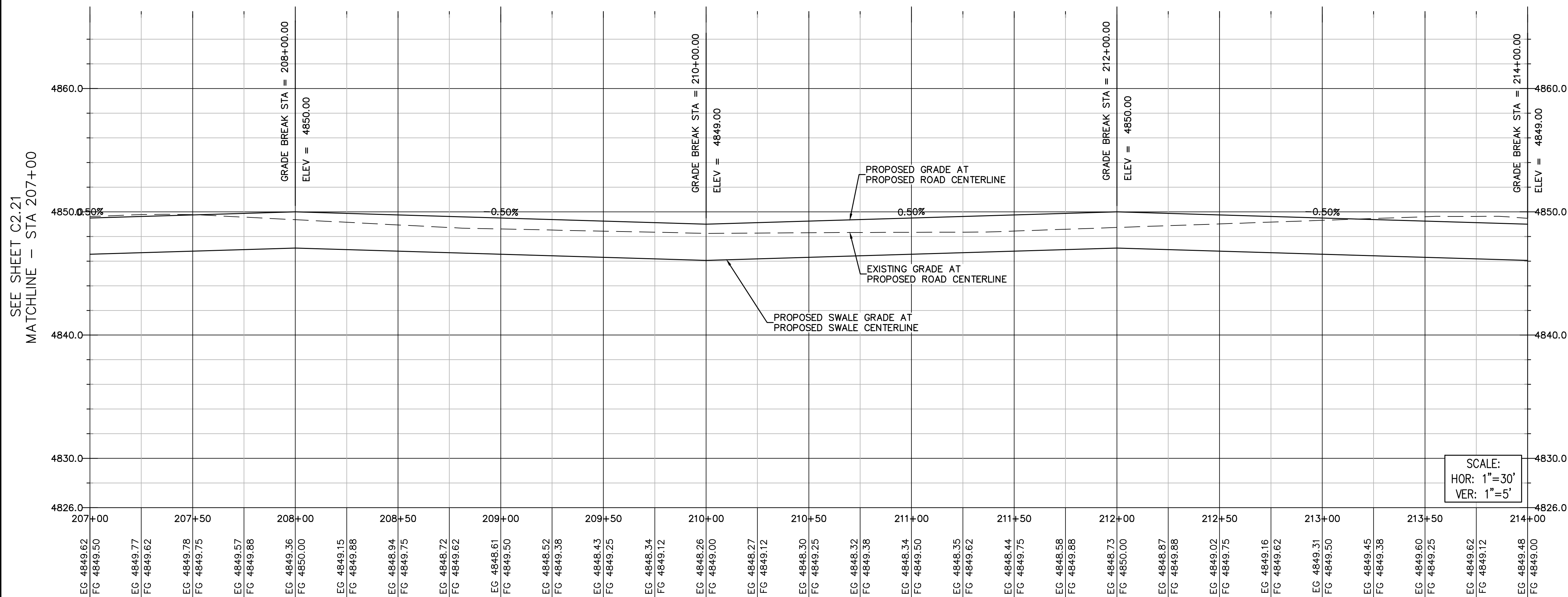
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
DATA DRIVE ROADWAY PLAN AND PROFILE
STA 200+00 TO 207+00

05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

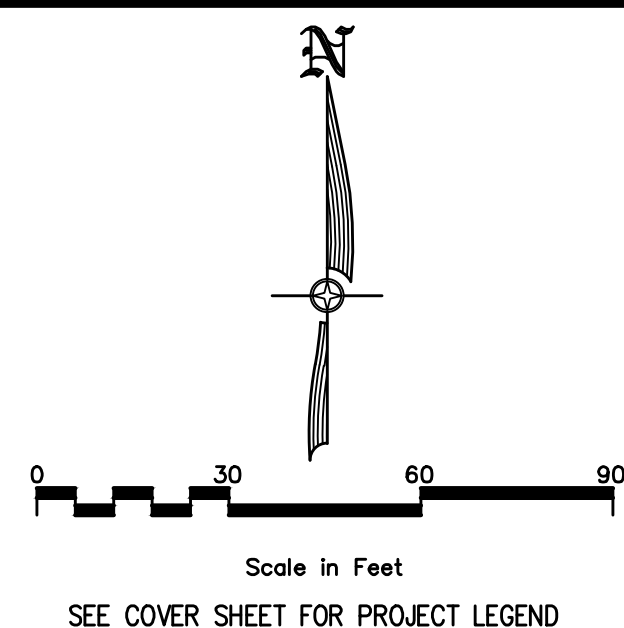
SHEET NO. C2.21	
PROJECT ID E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
DATA DRIVE ROADWAY PLAN AND PROFILE
STA 207+00 TO 214+00

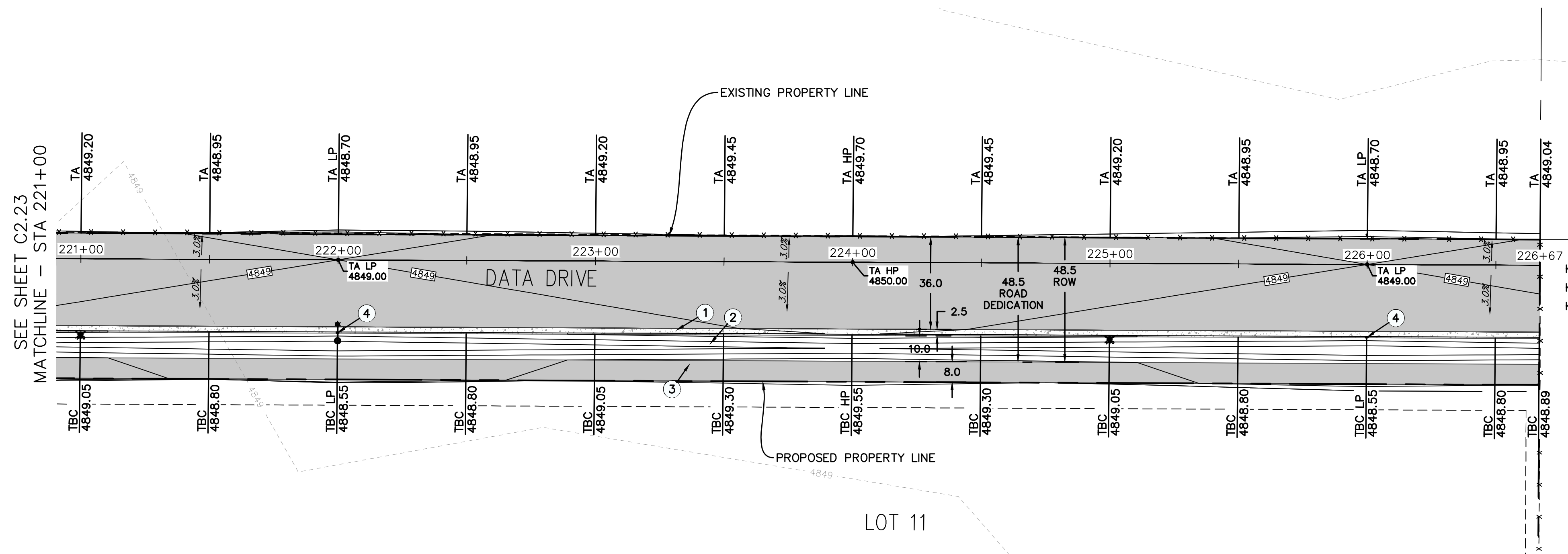
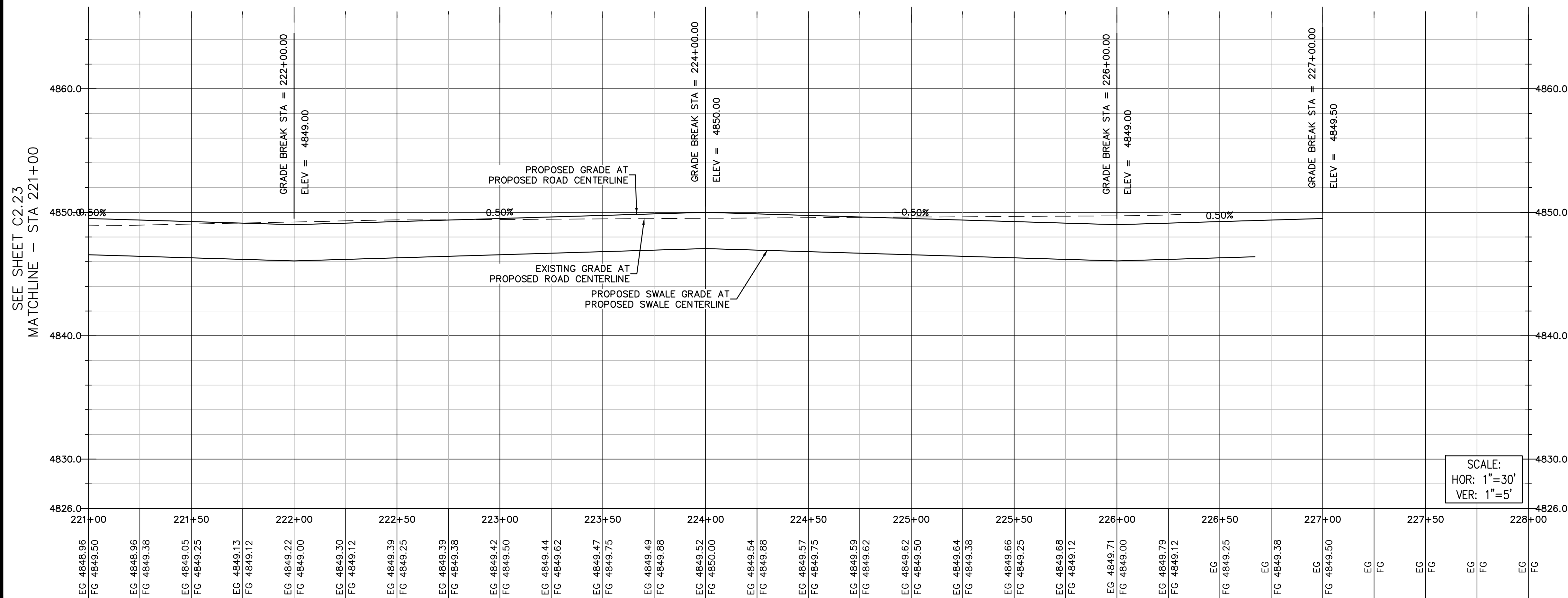
**CIVIL ENGINEERING
+ SURVEYING**

CIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

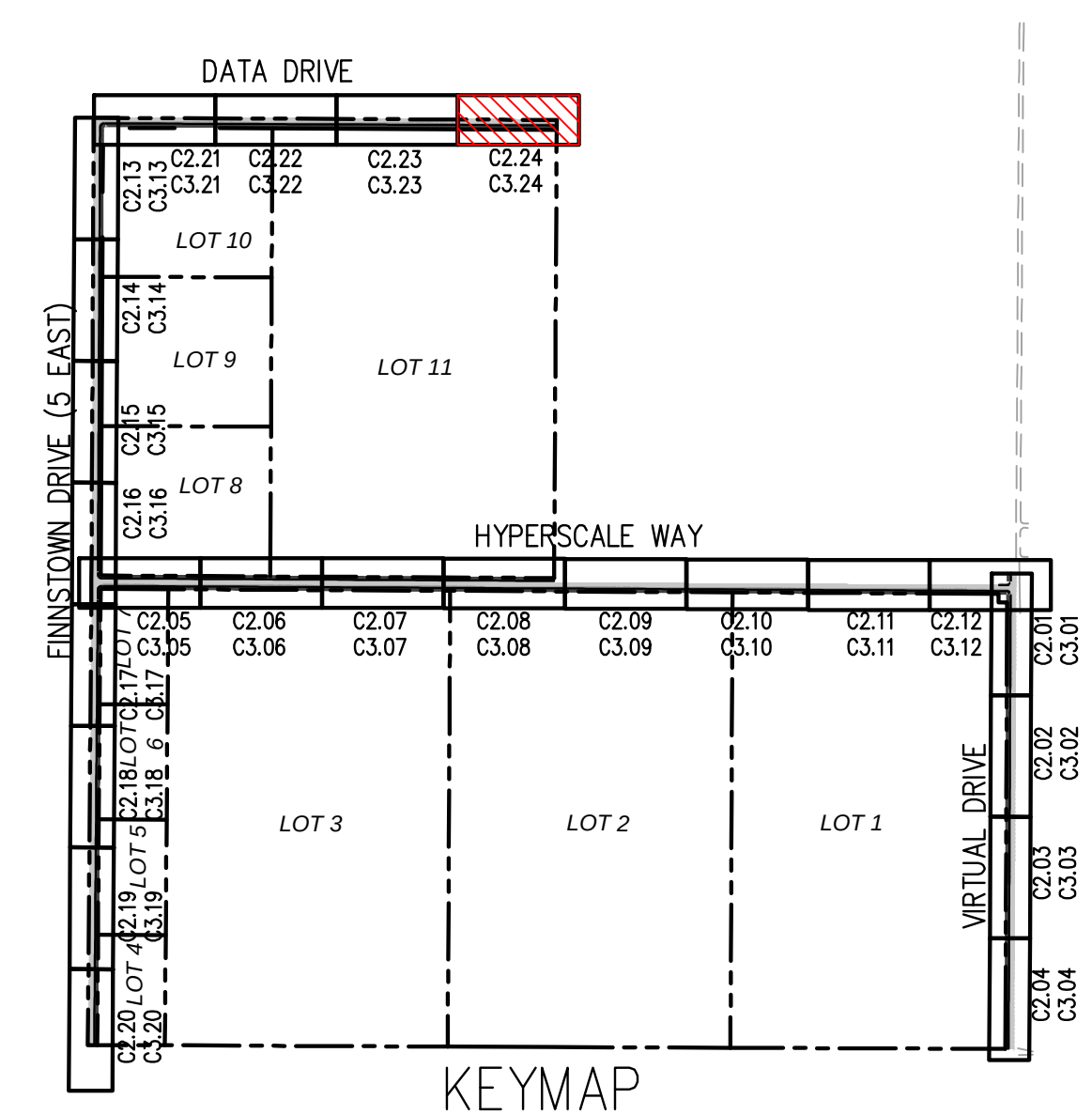
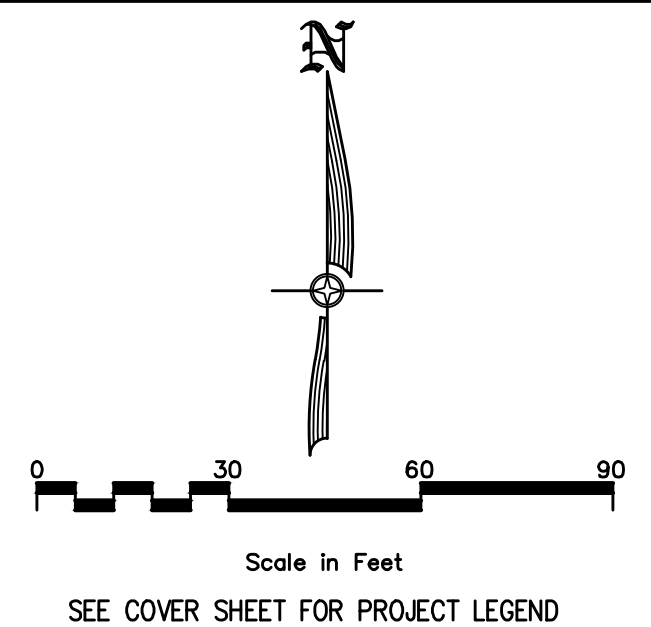
[illegible]

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

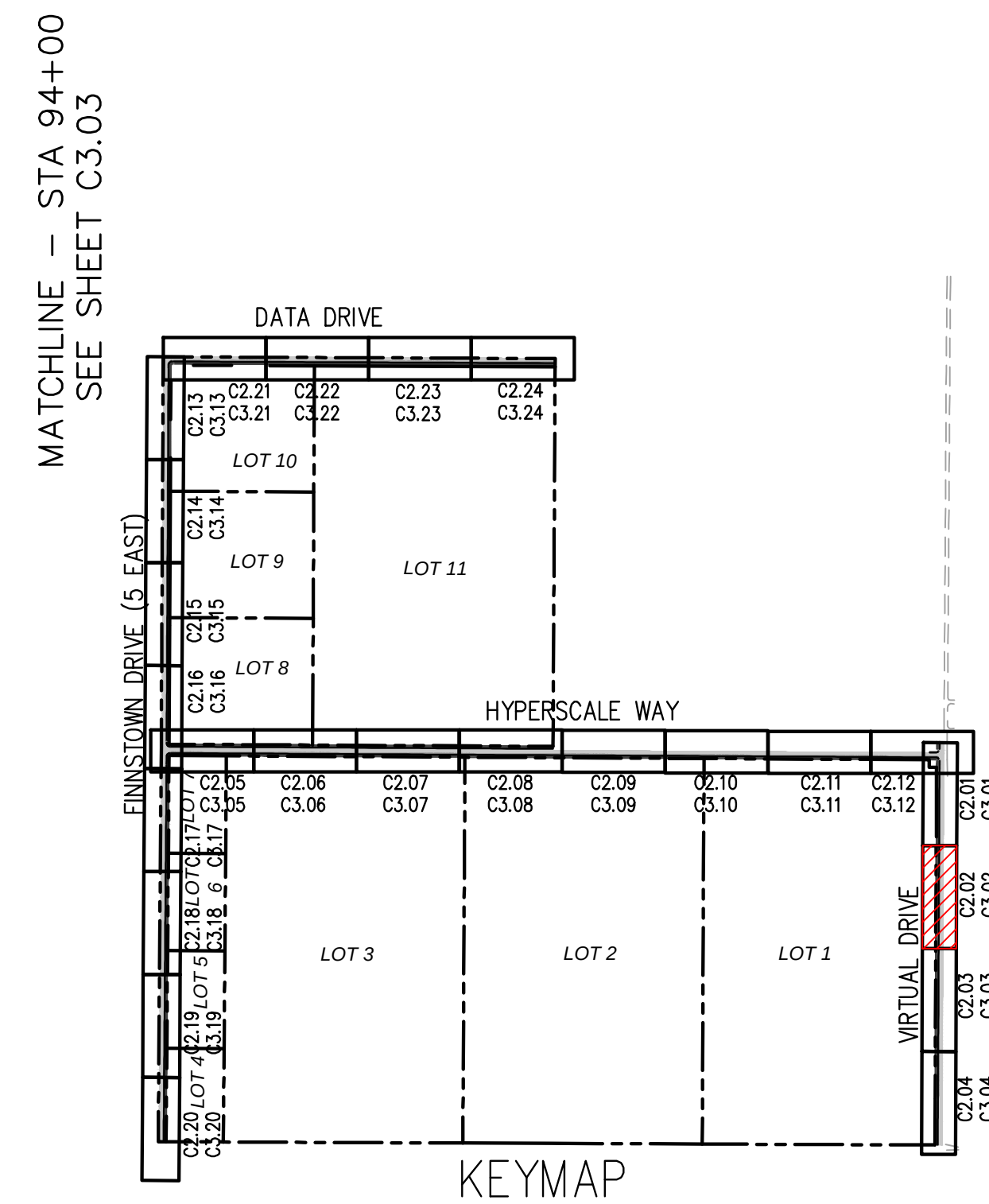
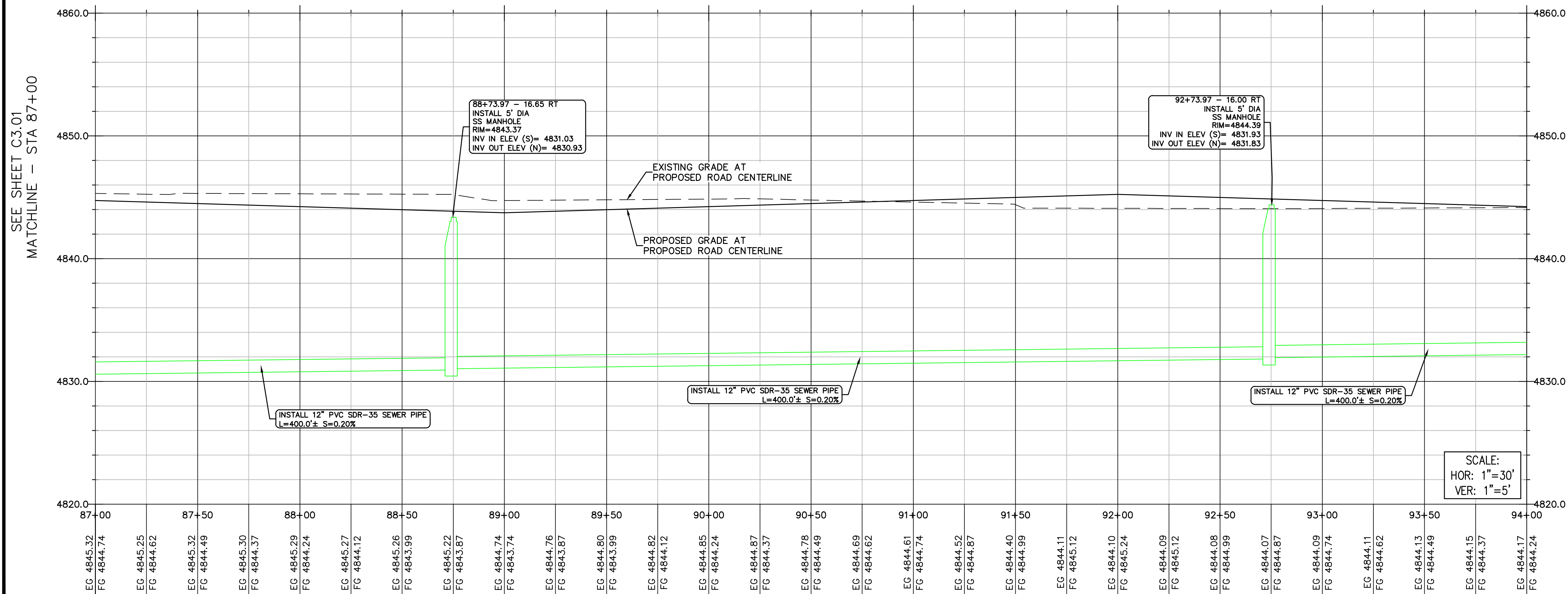
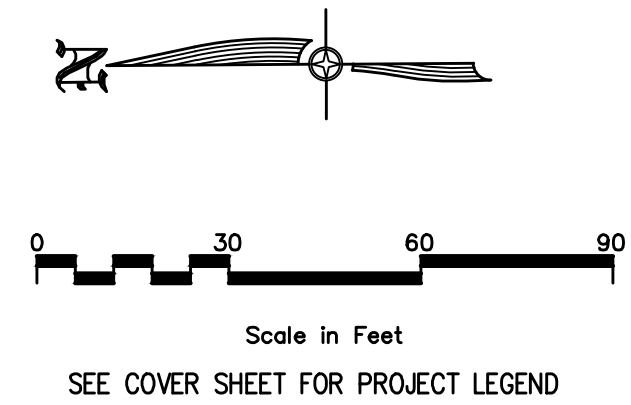
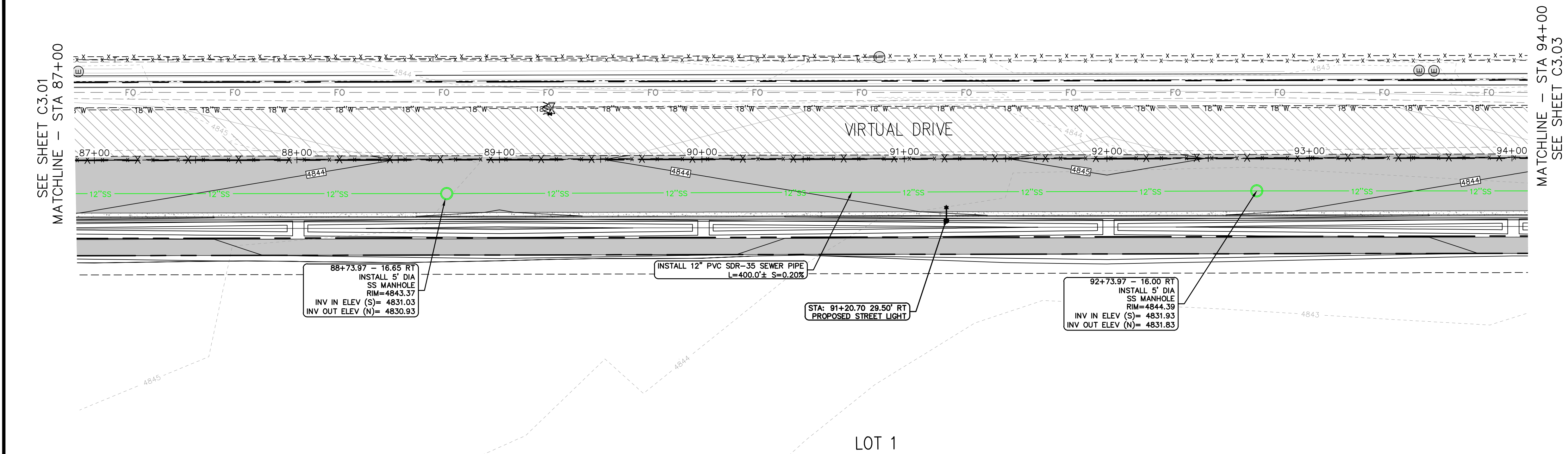


ROADWAY KEYNOTES:

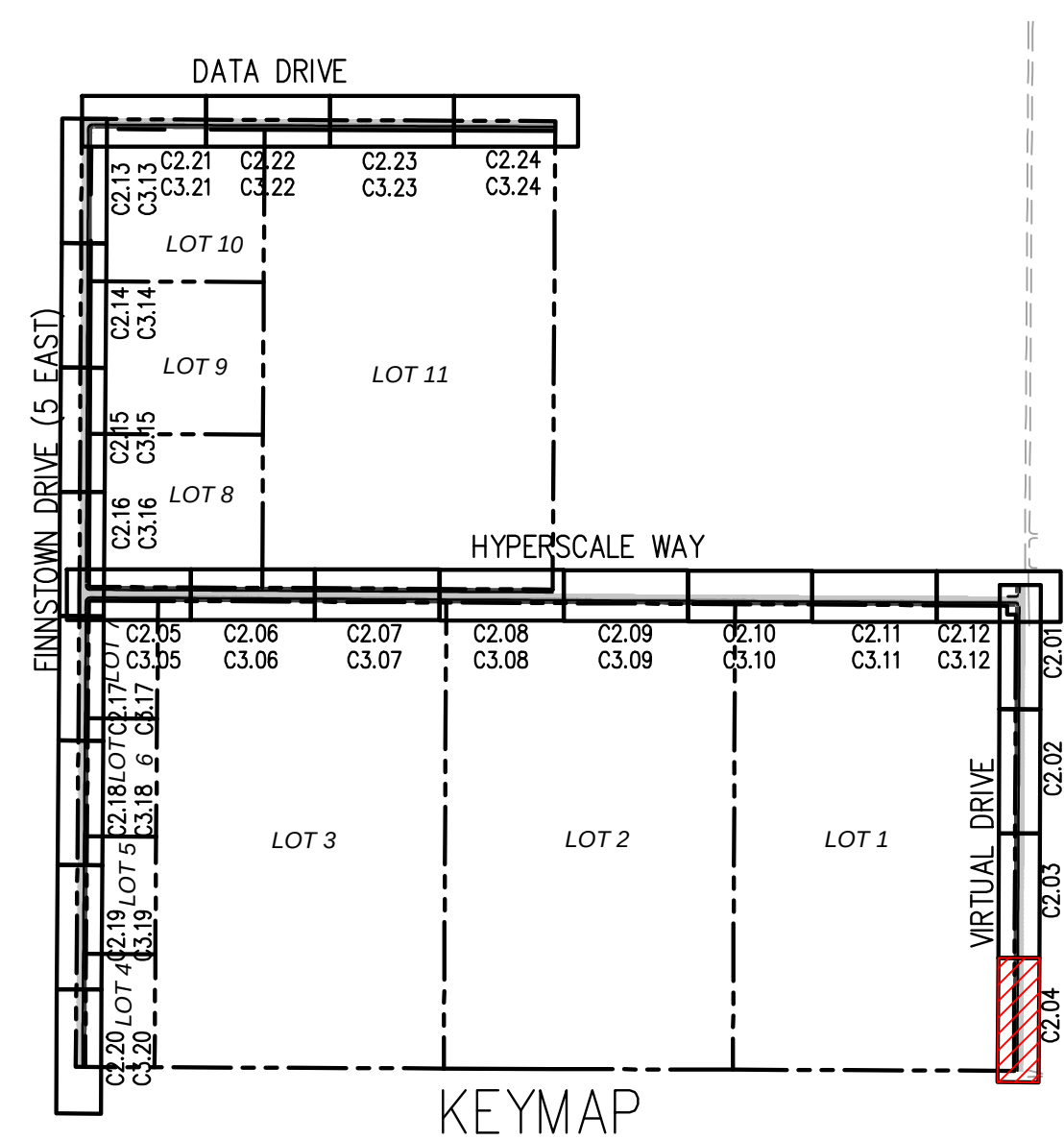
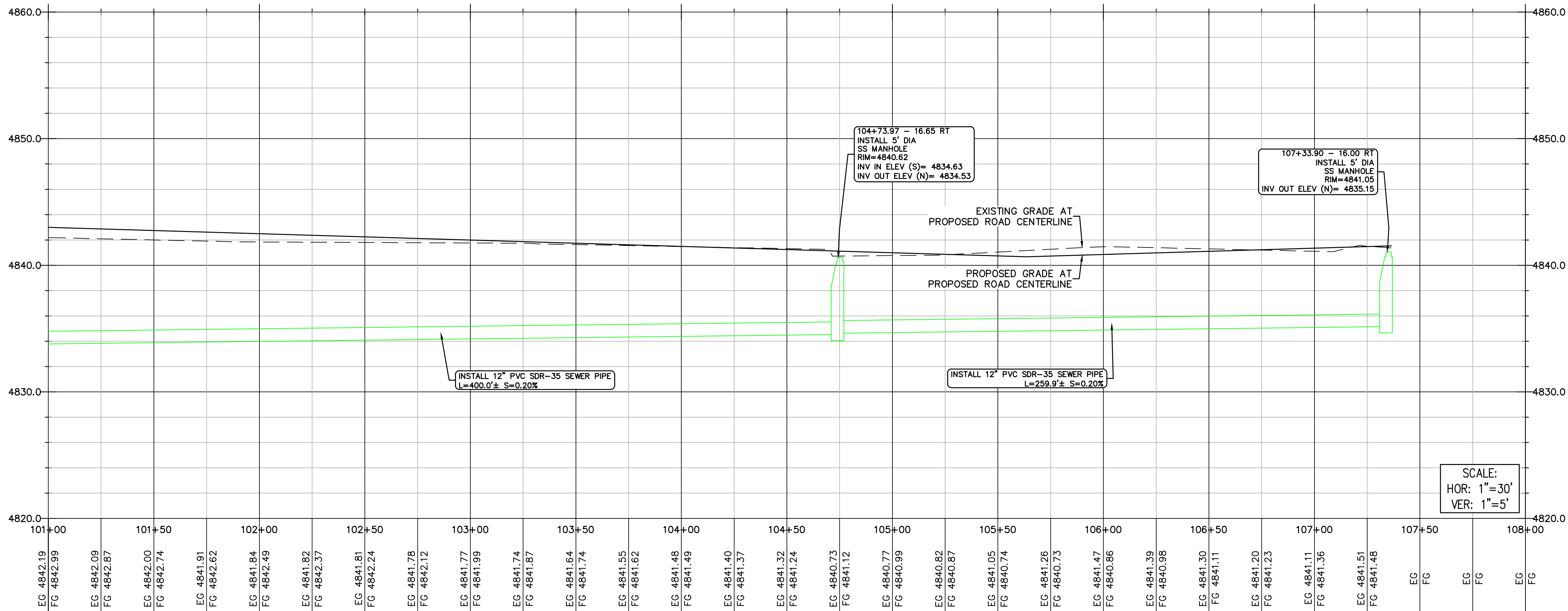
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



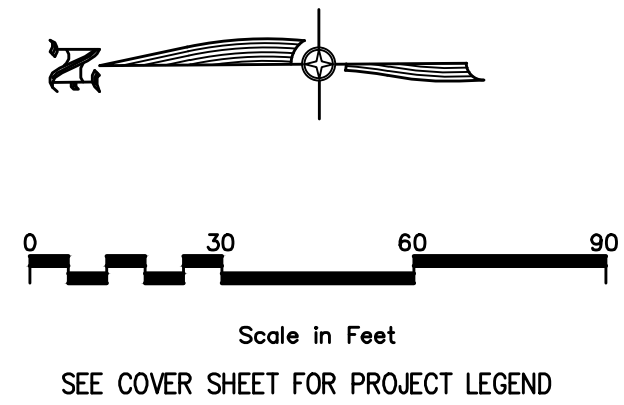
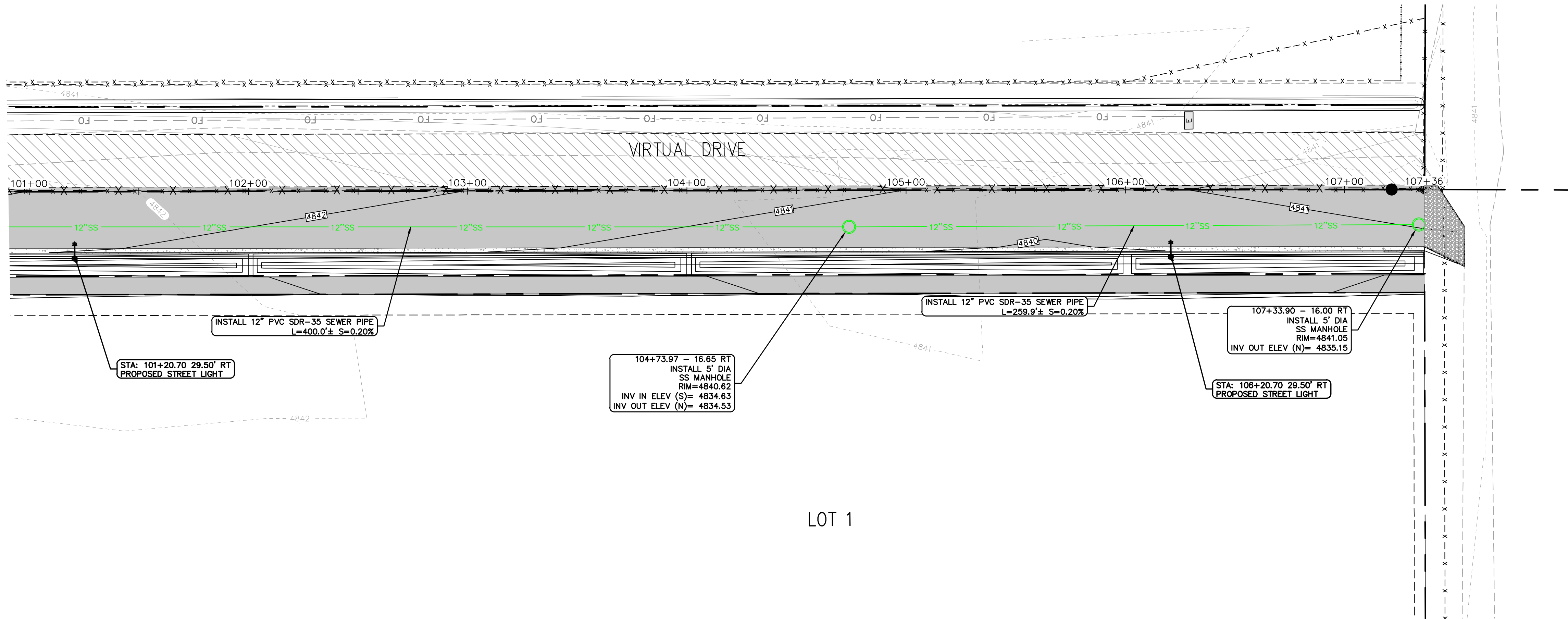
ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



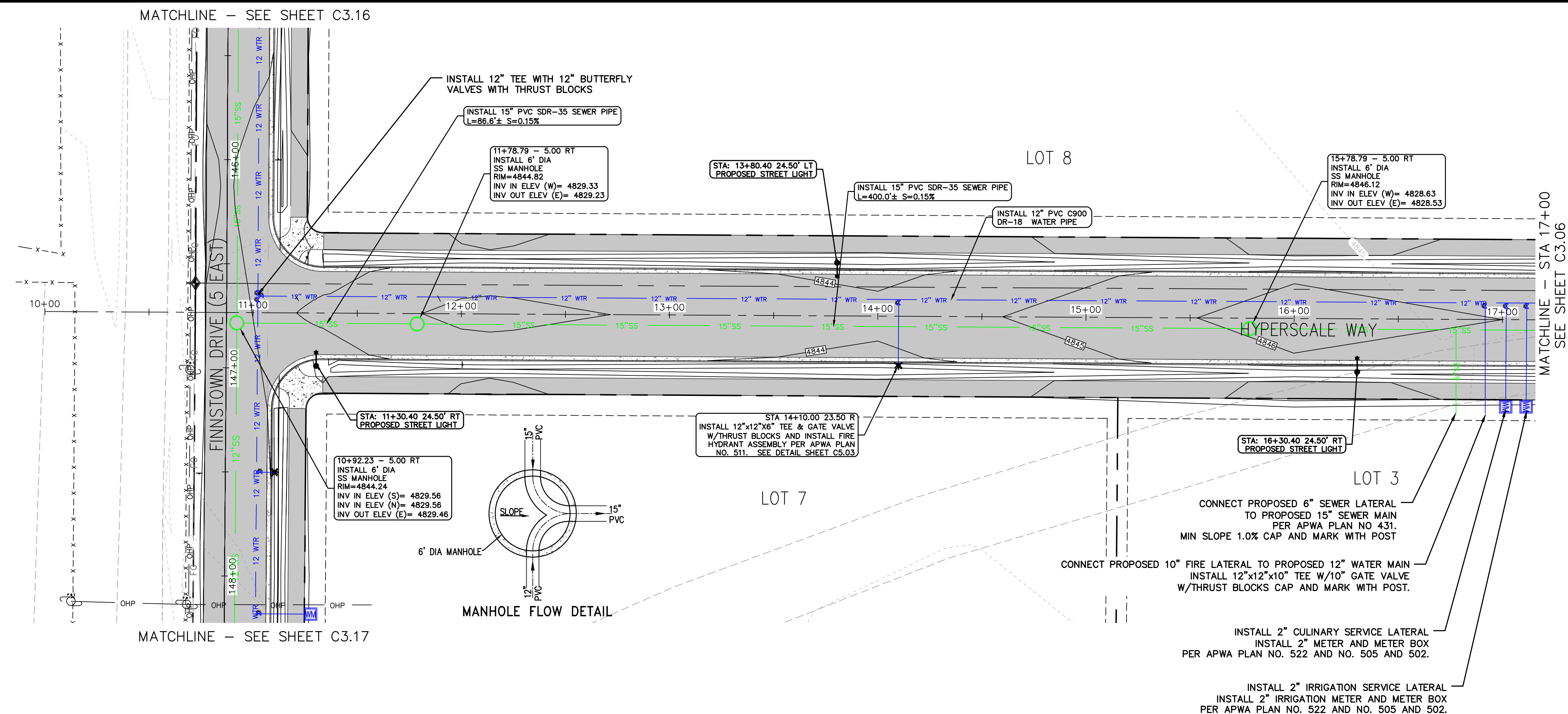
SEE SHEET C3.03
MATCHLINE - STA 101+00



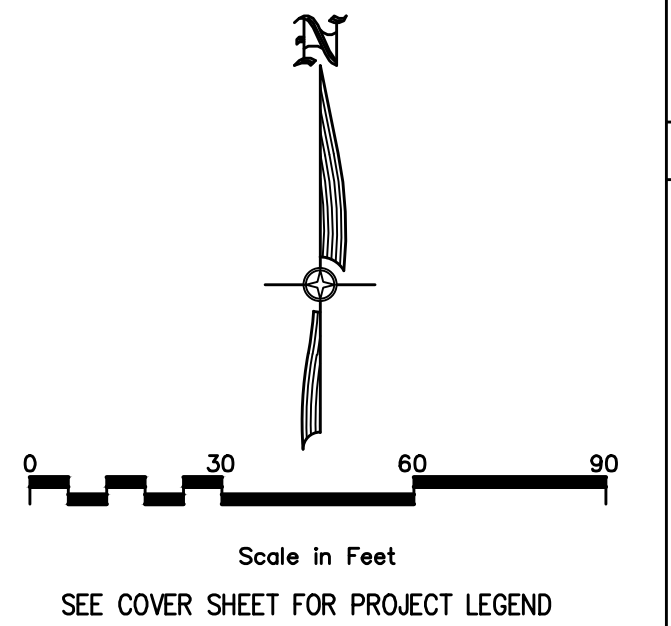
SEE SHEET C3.03
MATCHLINE - STA 101+00



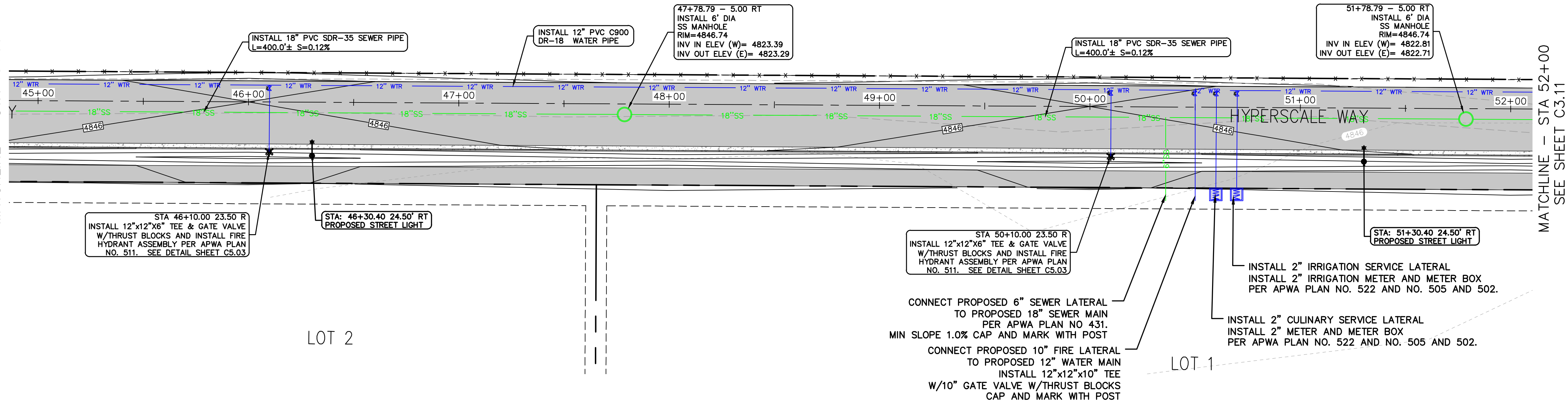
Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND



SCOTT C & JULIE A
MC LACHLAN

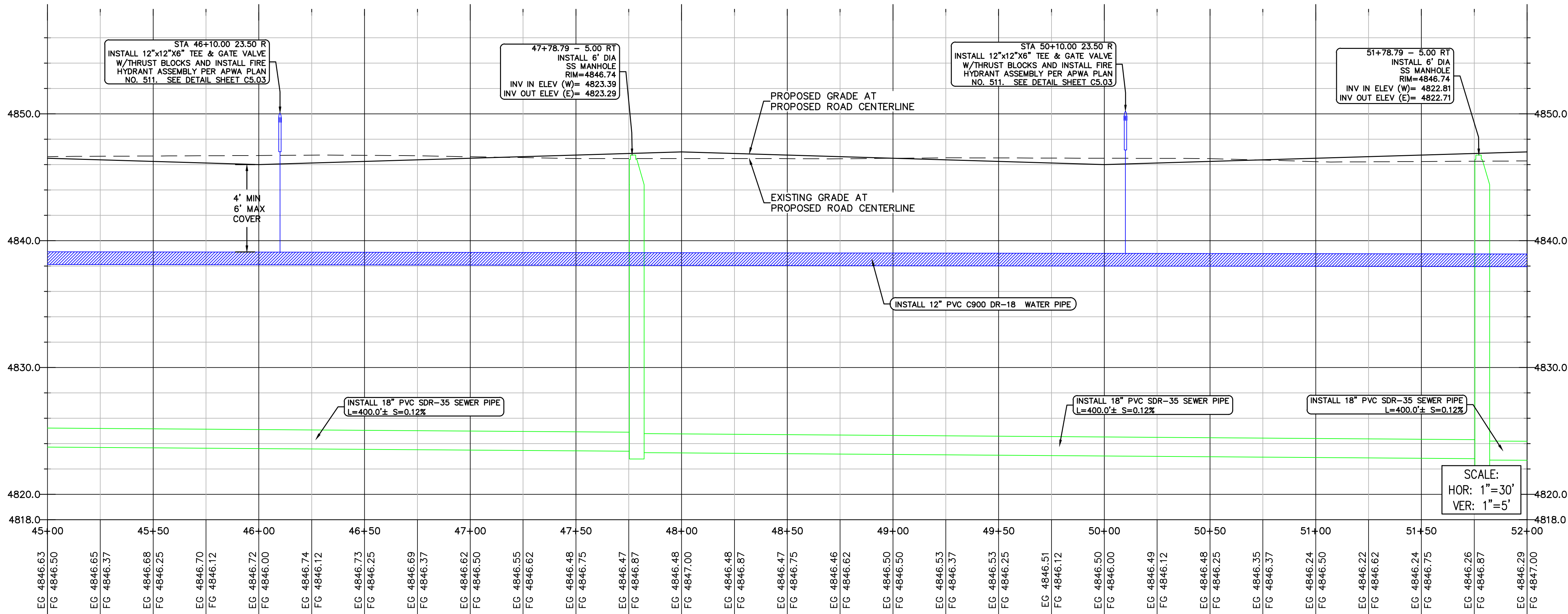


SEE SHEET C3.09
MATCHLINE - STA 45+00

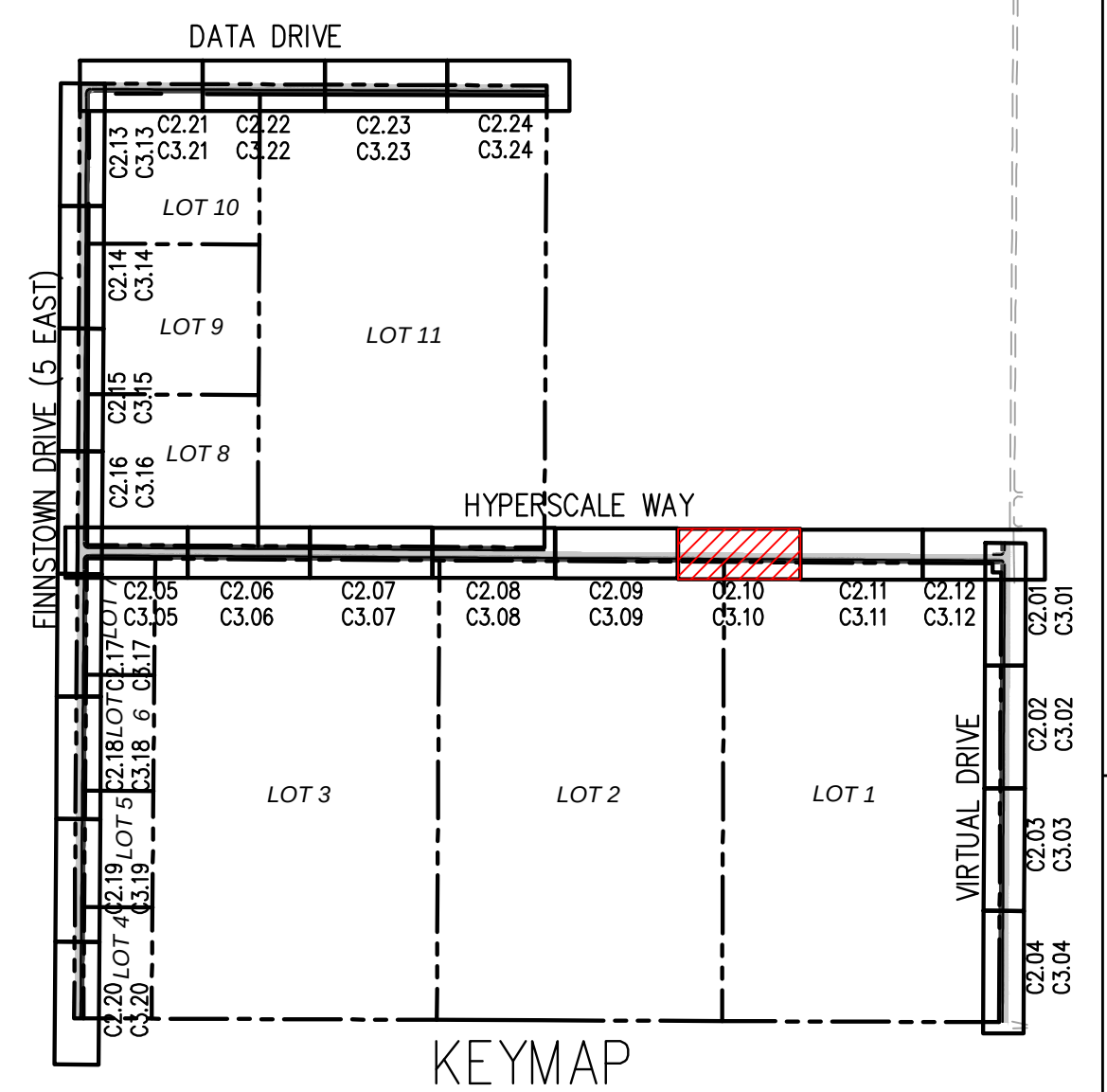


MATCHLINE - STA 52+00
SEE SHEET C3.11

SEE SHEET C3.09
MATCHLINE - STA 45+00



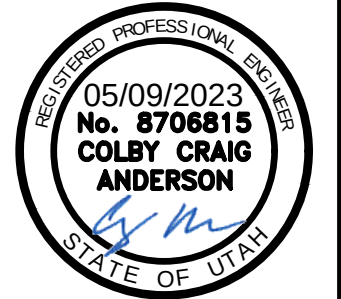
MATCHLINE - STA 52+00
SEE SHEET C3.11



EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

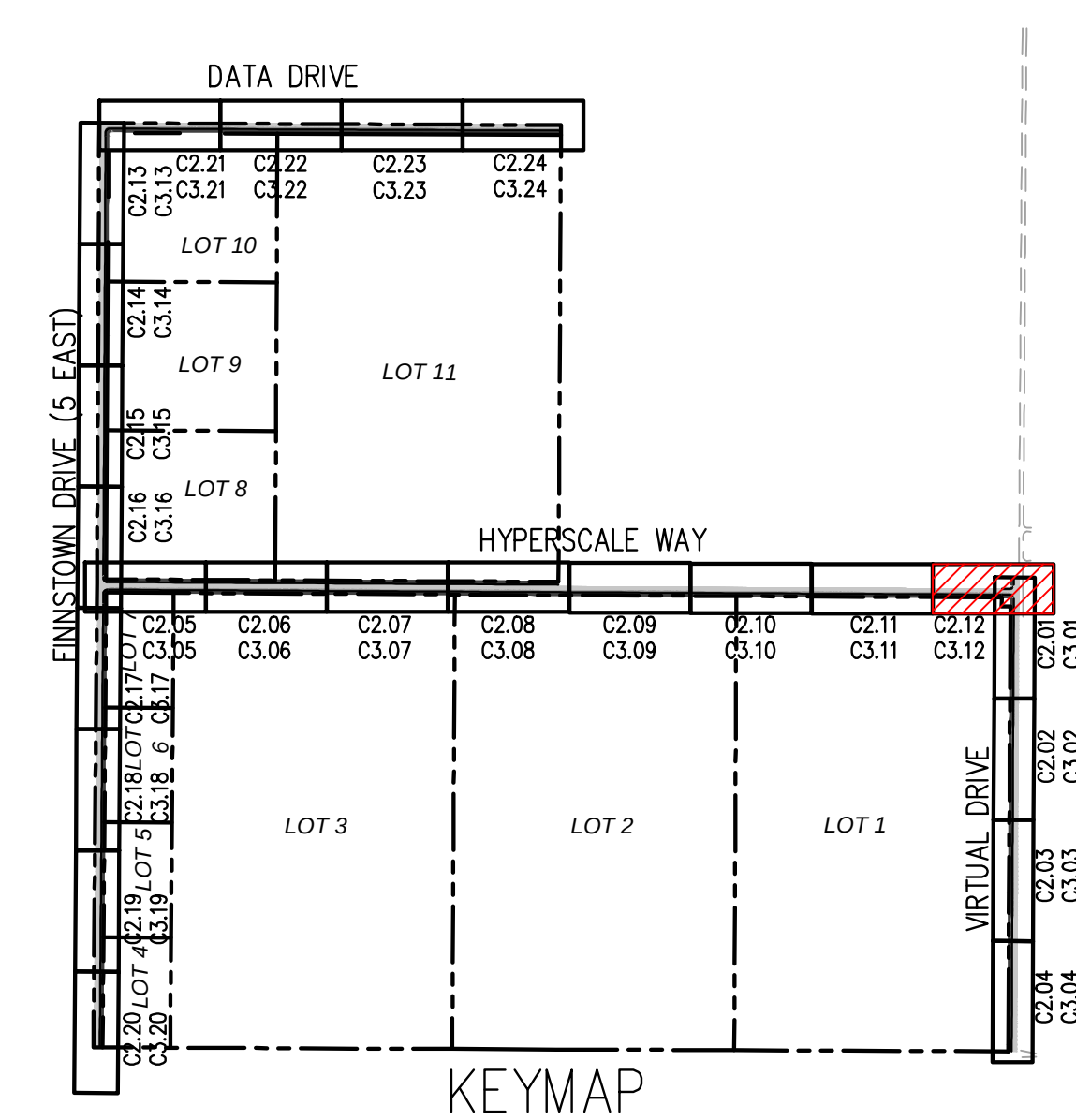
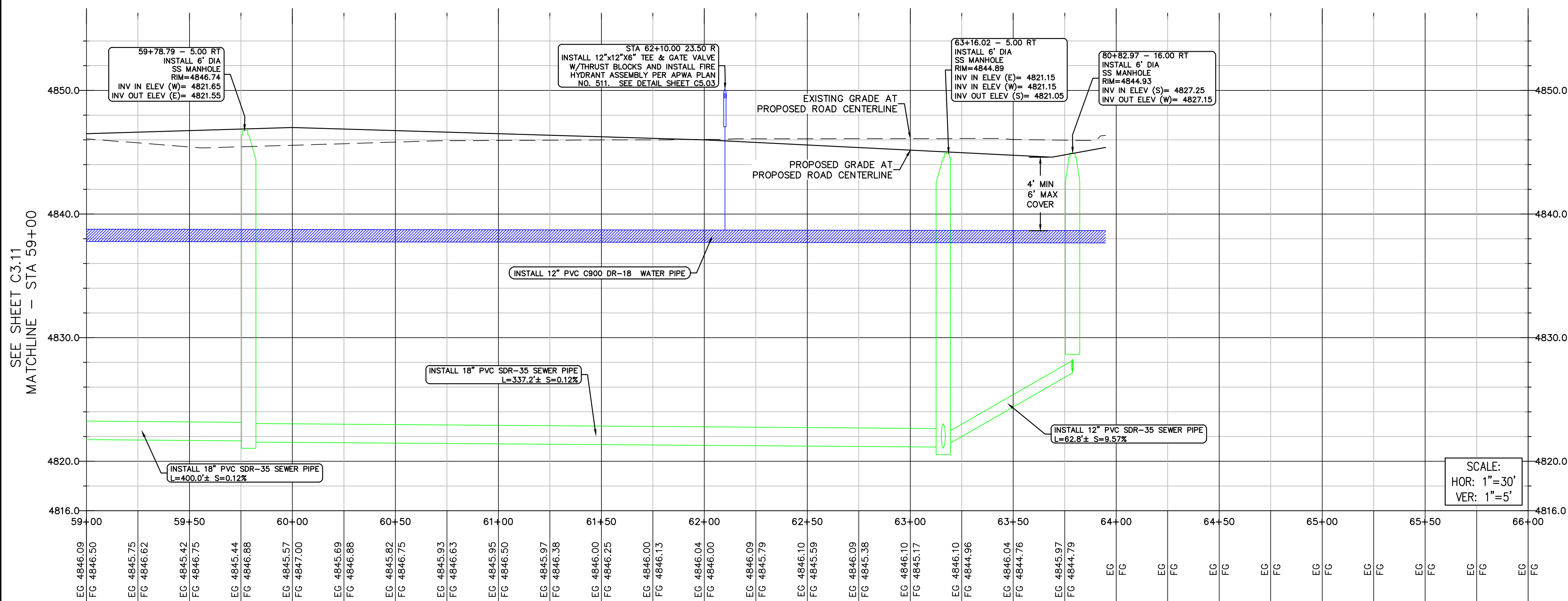
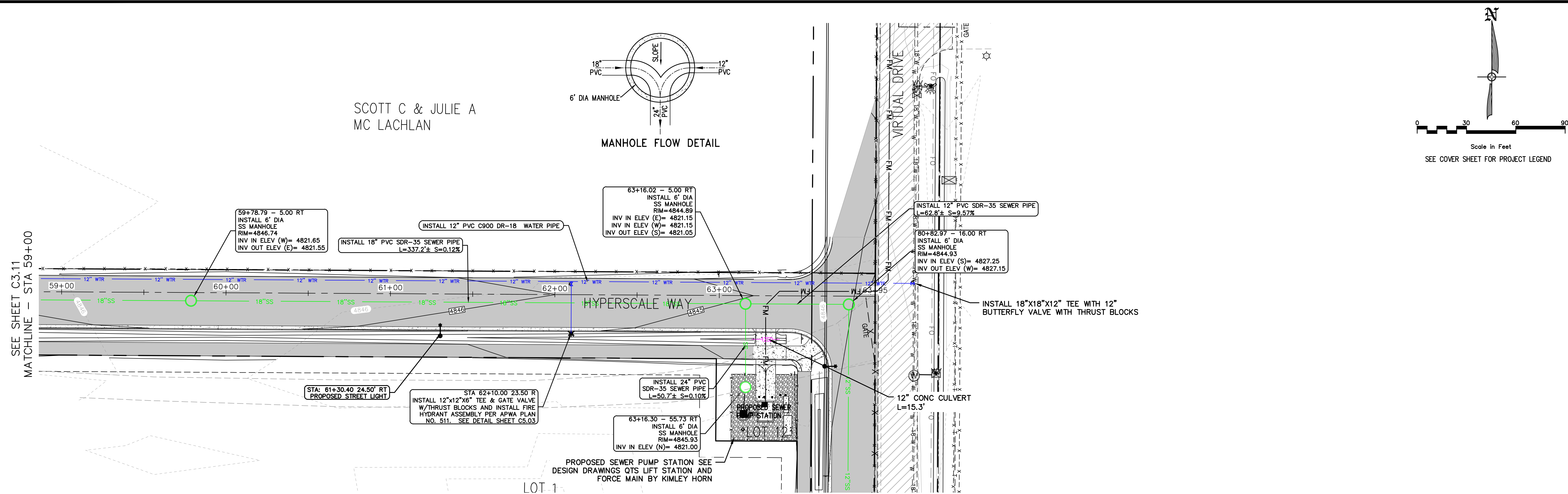
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

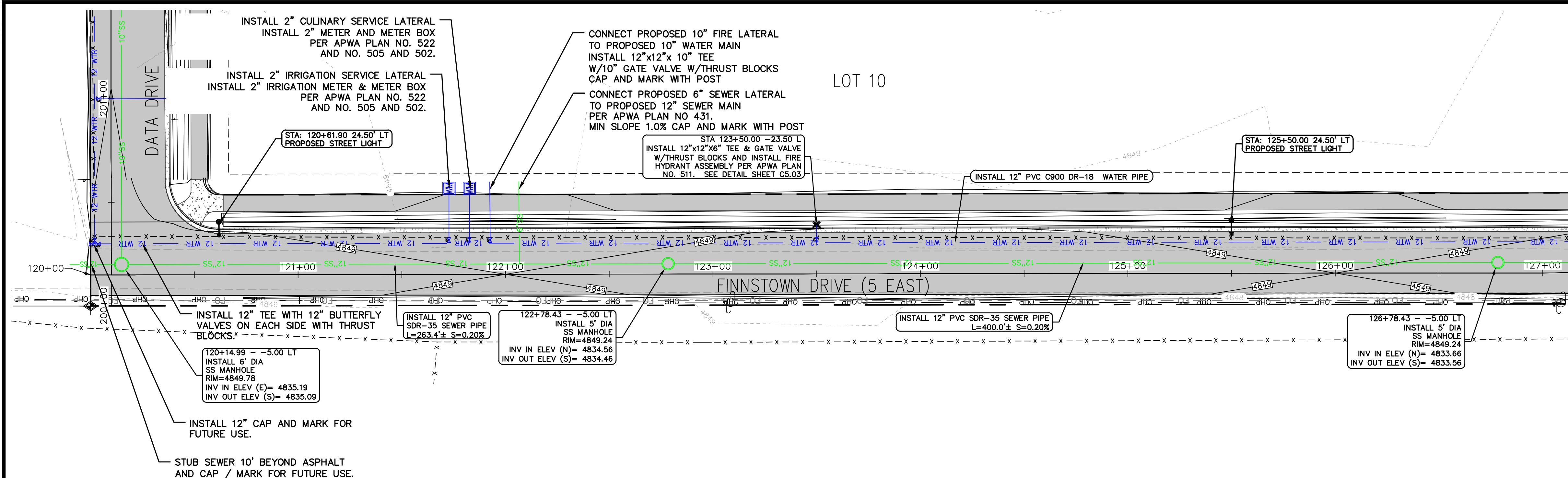
HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 45+00 TO 52+00



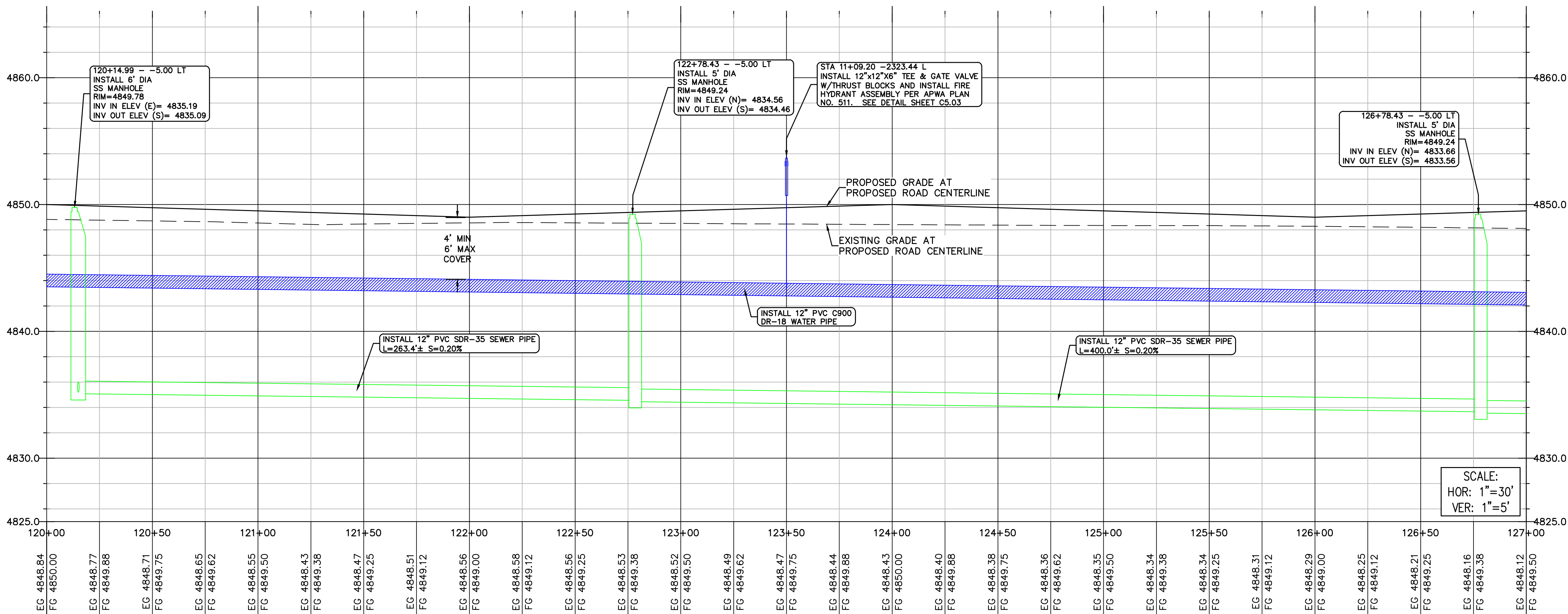
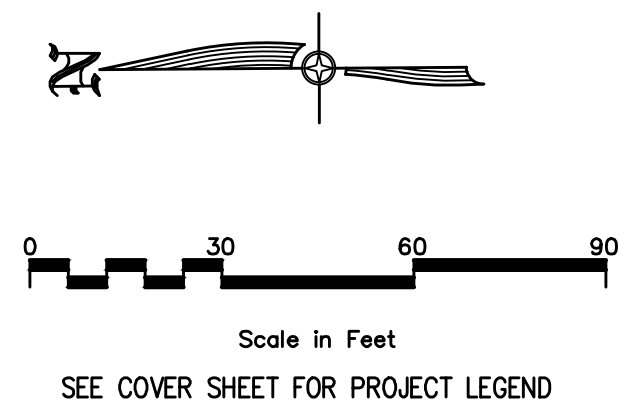
SHEET NO.
C3.10
PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: 1" = 30'

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

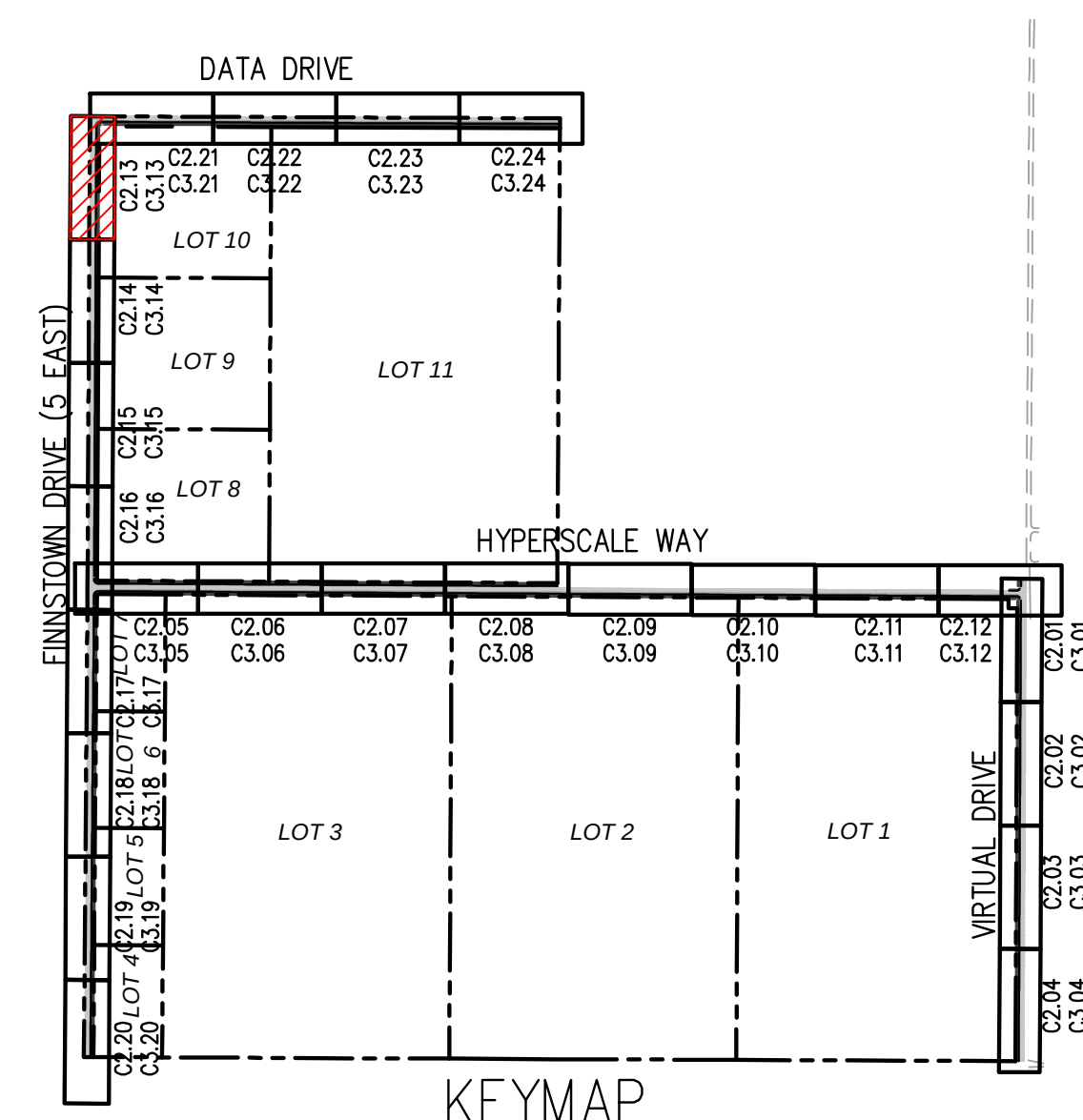




MATCHLINE - STA 127+00
SEE SHEET C3.14



MATCHLINE - STA 127+00
SEE SHEET C3.14



REVISIONS		BY	DATE
NO			

DESIGNER: SDT

CIVIL ENGINEERING + SURVEYING

CIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 120+00 TO 127+00

05/09/2023
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

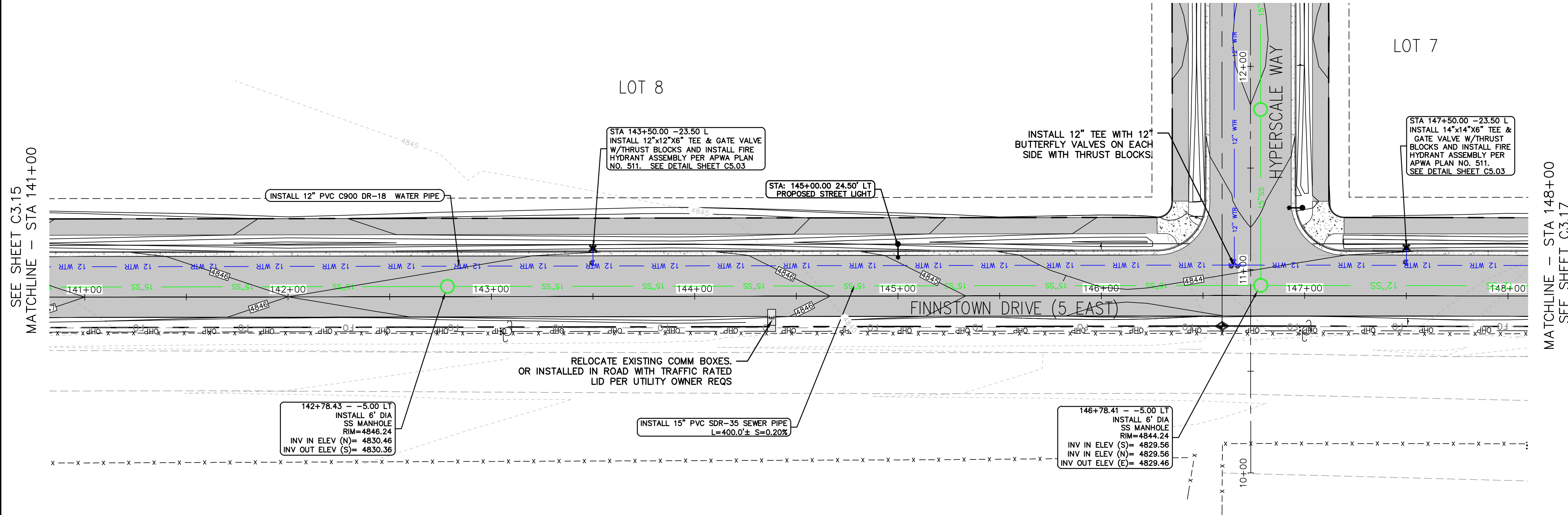
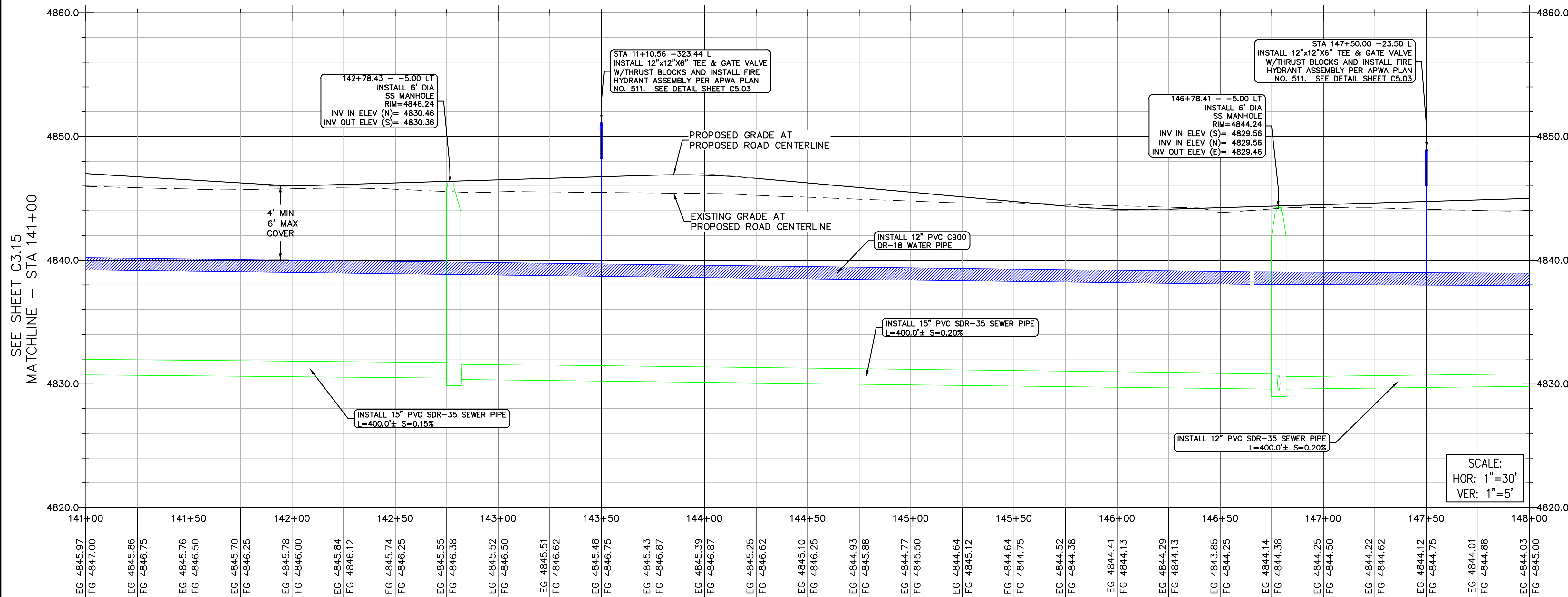
SHEET NO. C3.13

PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: 1" = 30'

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

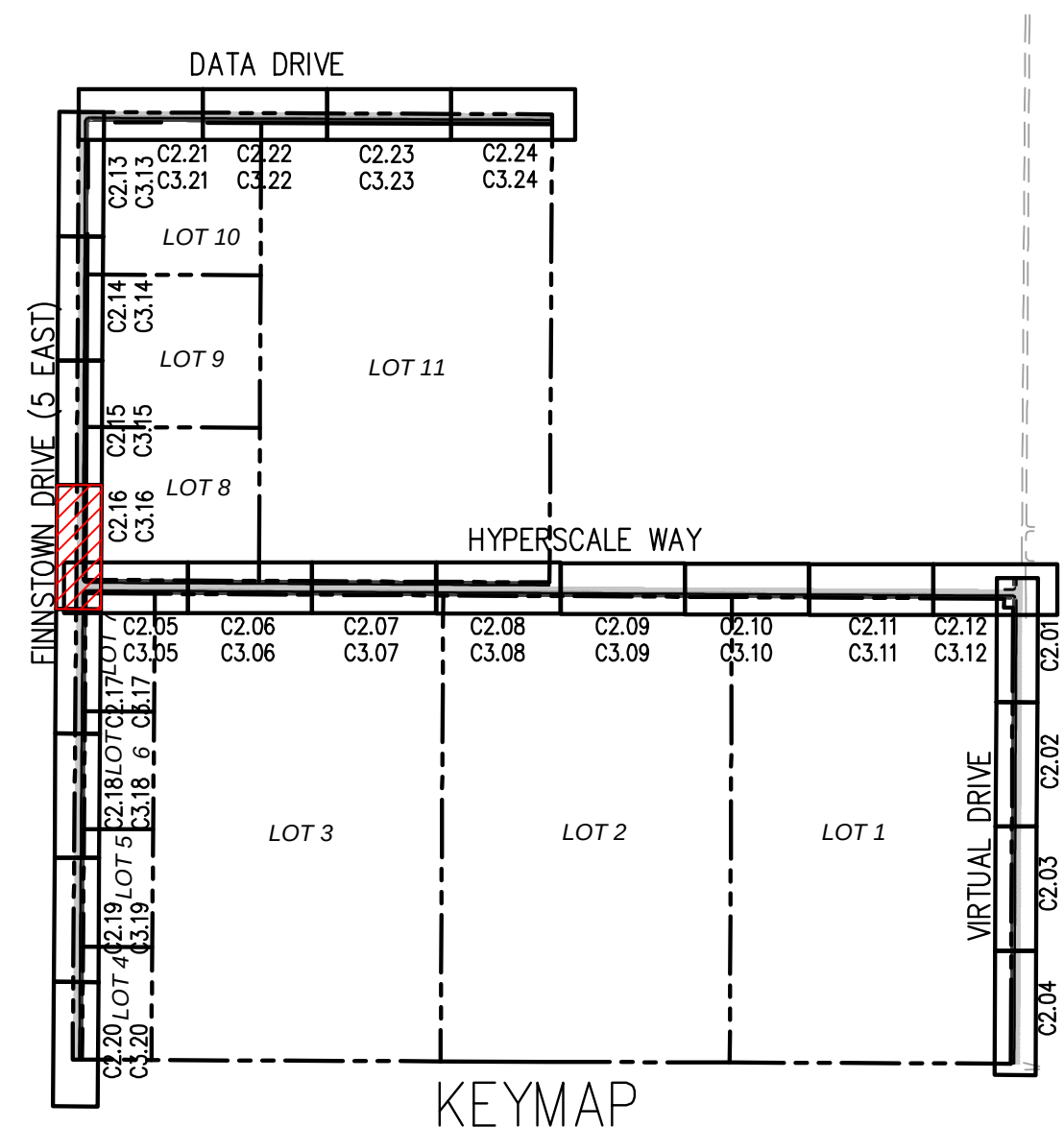
SEE SHEET C3.15
MATCHLINE - STA 141+00

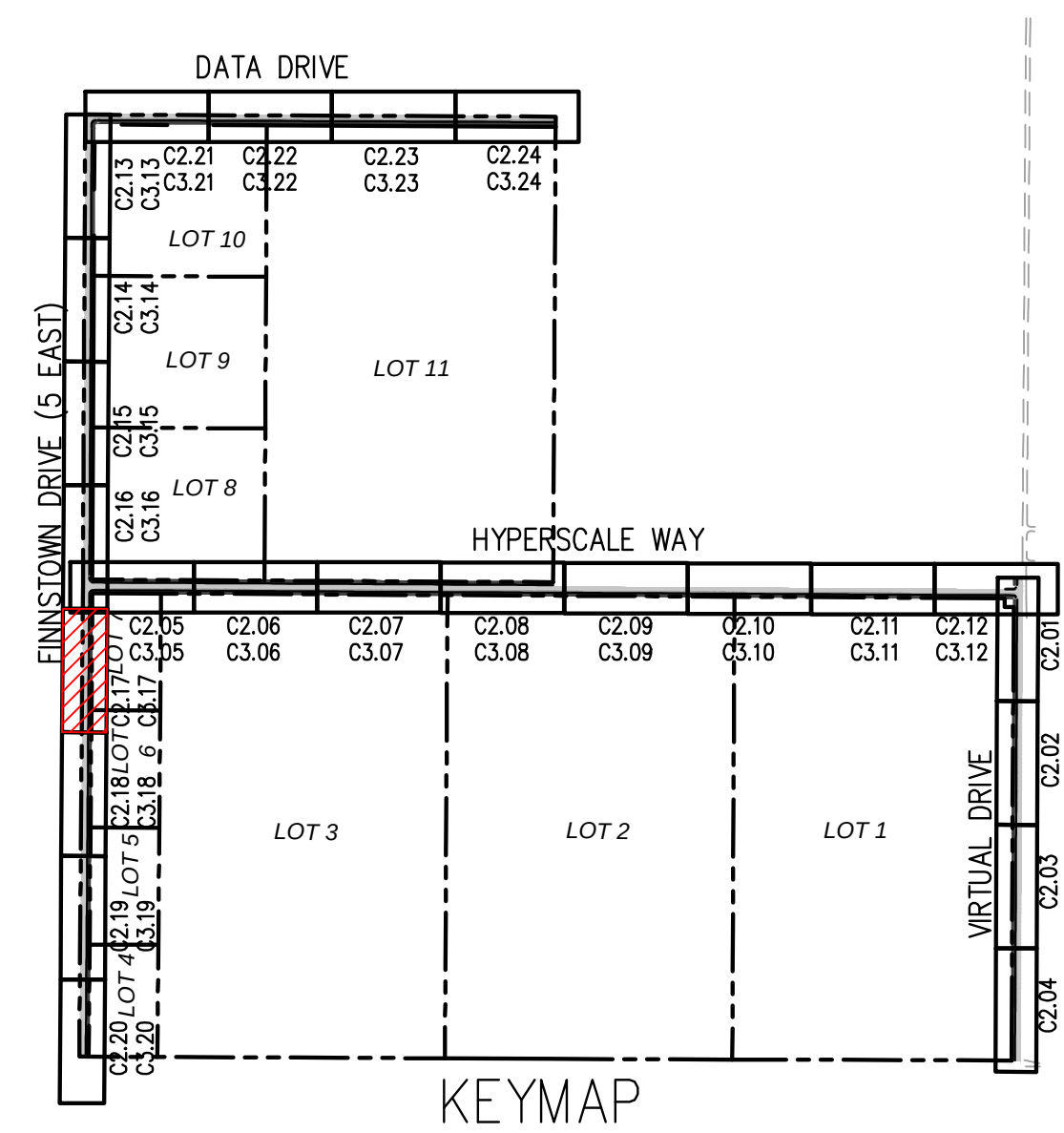
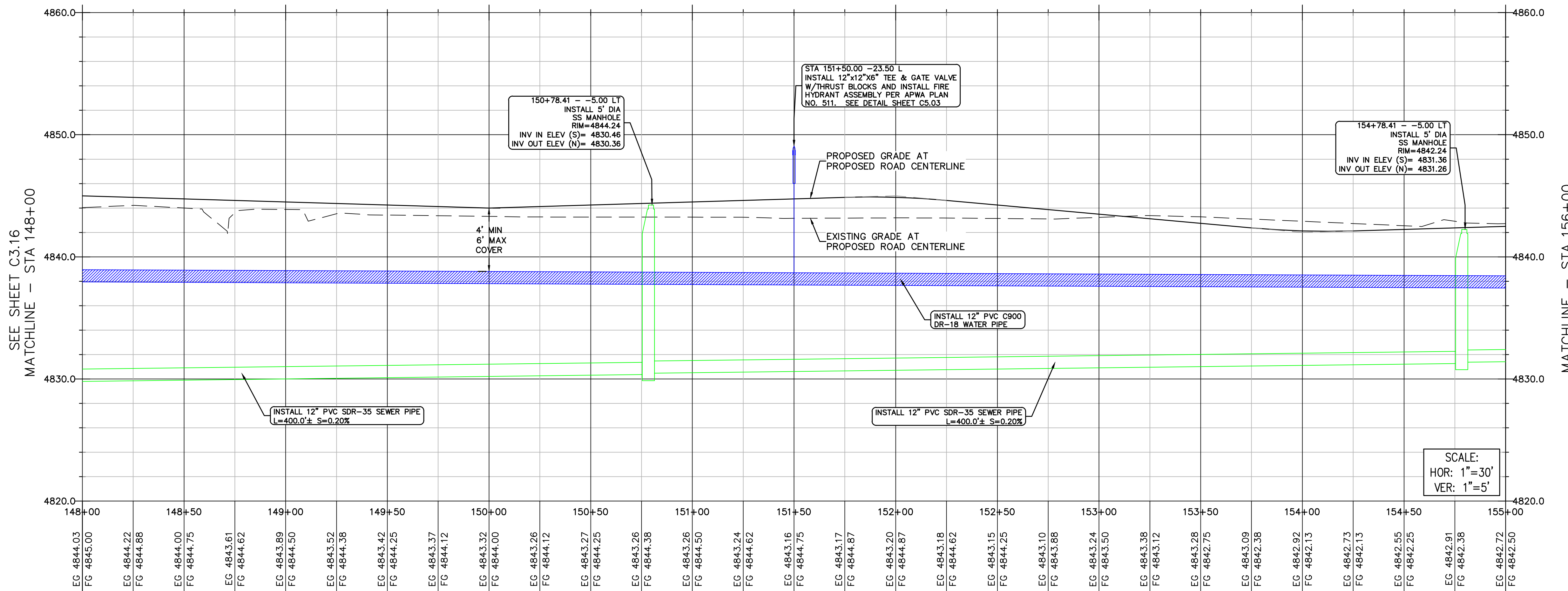
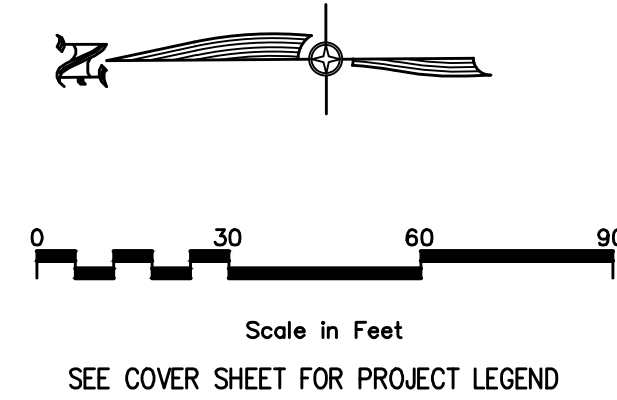
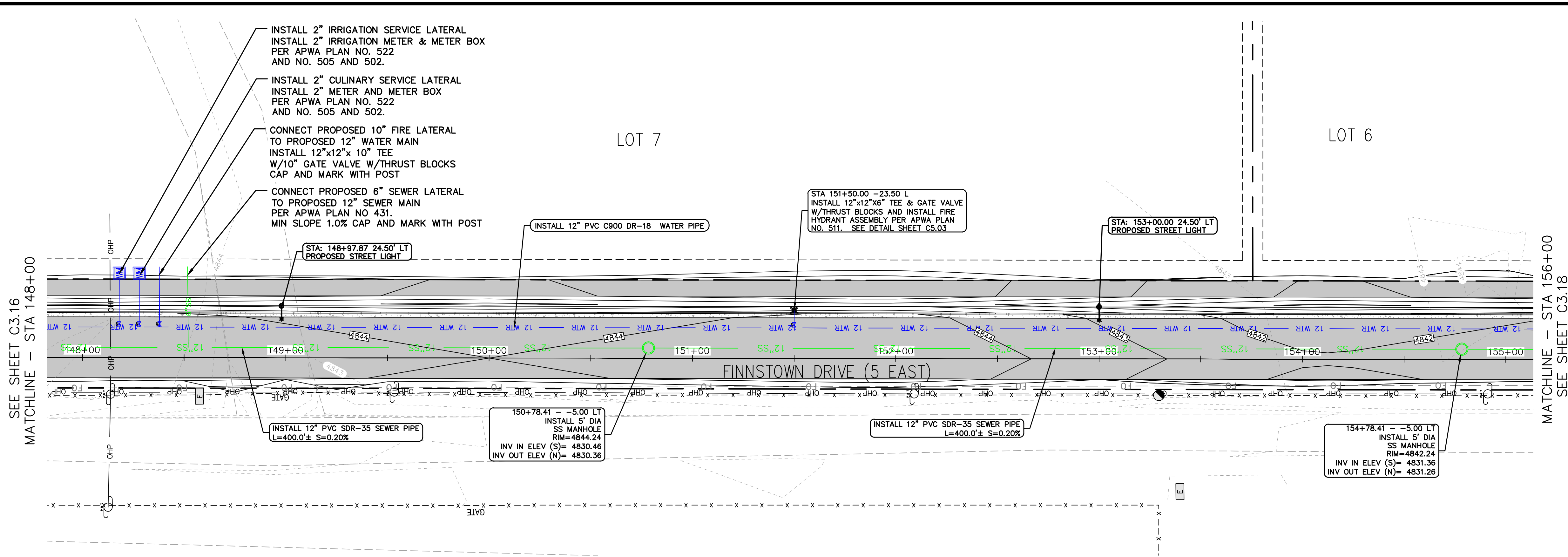
SEE SHEET C3.15
MATCHLINE - STA 141+00



MATCHLINE - STA 148+00
SEE SHEET C3.17

MATCHLINE - STA 148+00
SEE SHEET C3.17





REVISIONS		BY	DATE
NO			

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING

CIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 148+00 TO 156+00

05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

SHEET NO.
C3.17

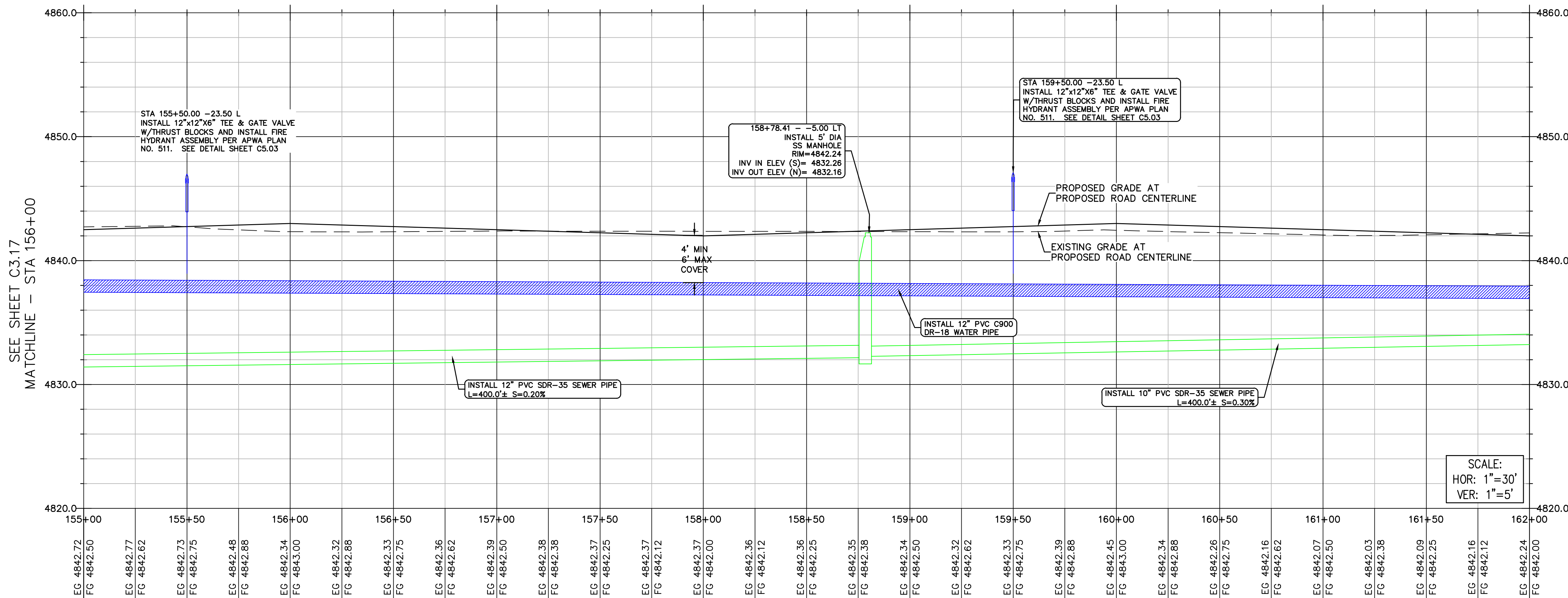
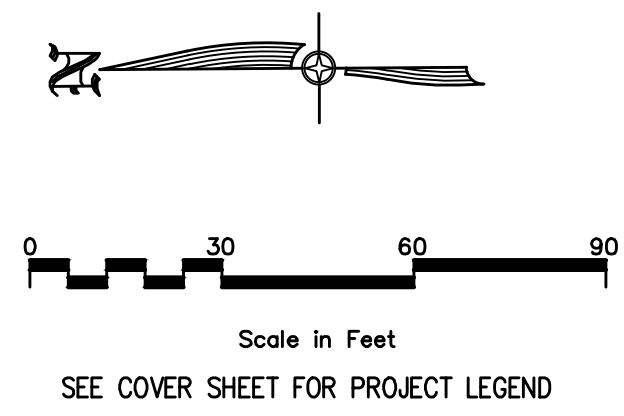
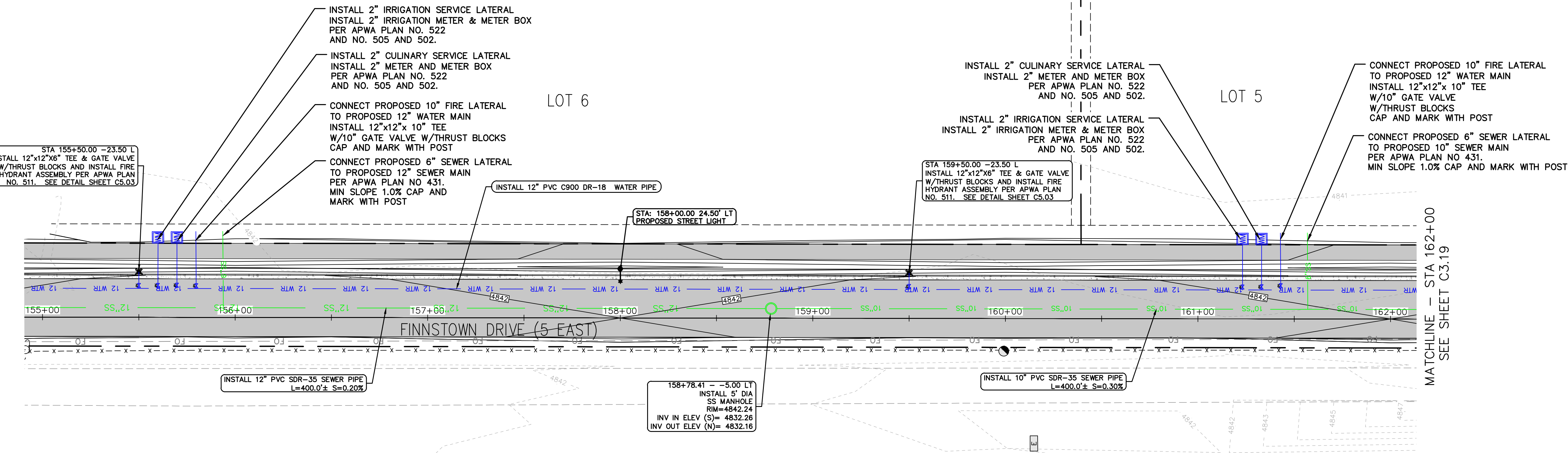
PROJECT ID: E22-090 DATE: 05-09-23
FILE NAME: SCALE: 1" = 30'
PRJ-RGE

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

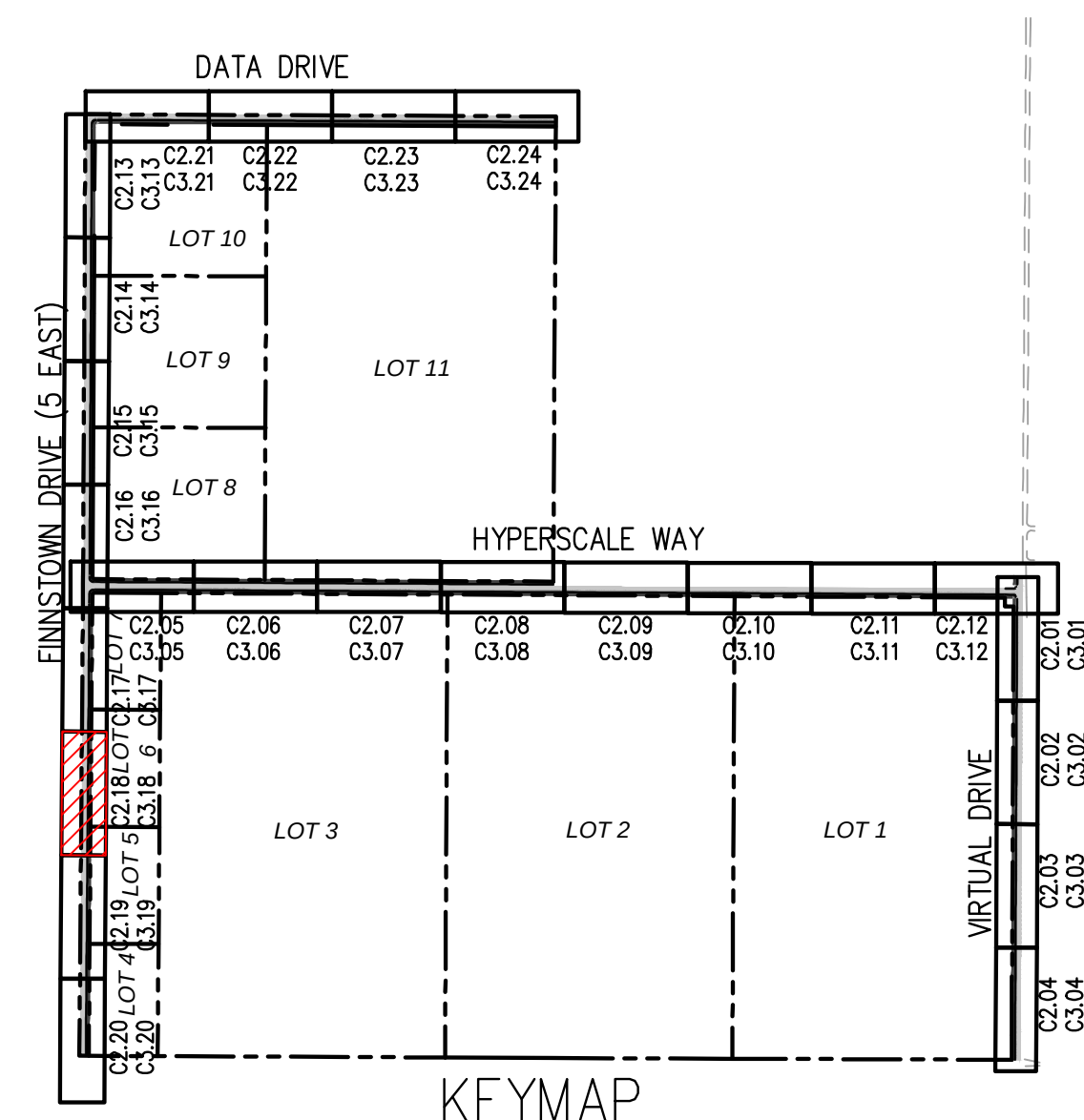
SEE SHEET C3.17
MATCHLINE - STA 156+00

SEE SHEET C3.17
MATCHLINE - STA 156+00

SEE SHEET C3.17
MATCHLINE - STA 156+00

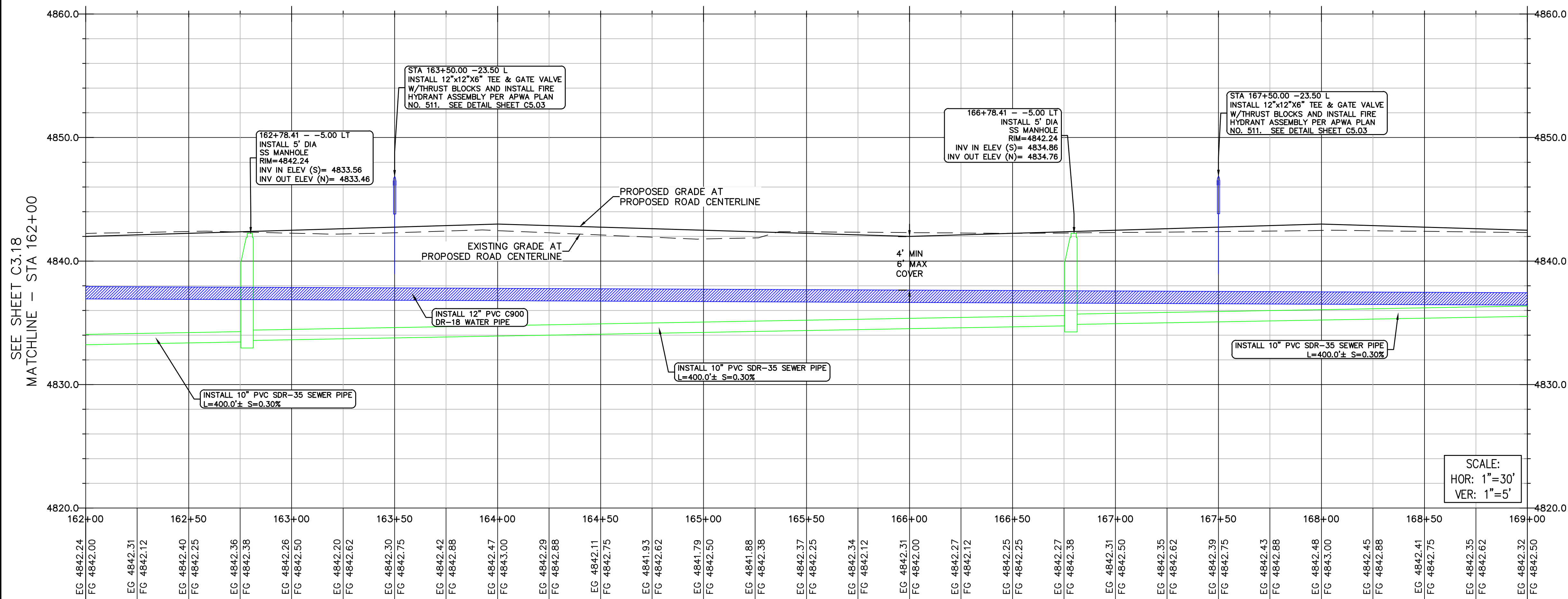
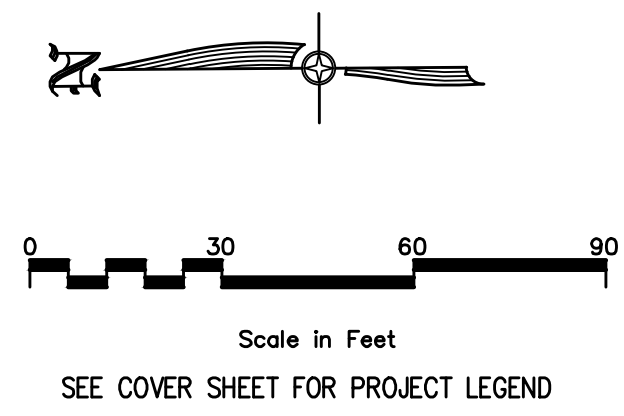
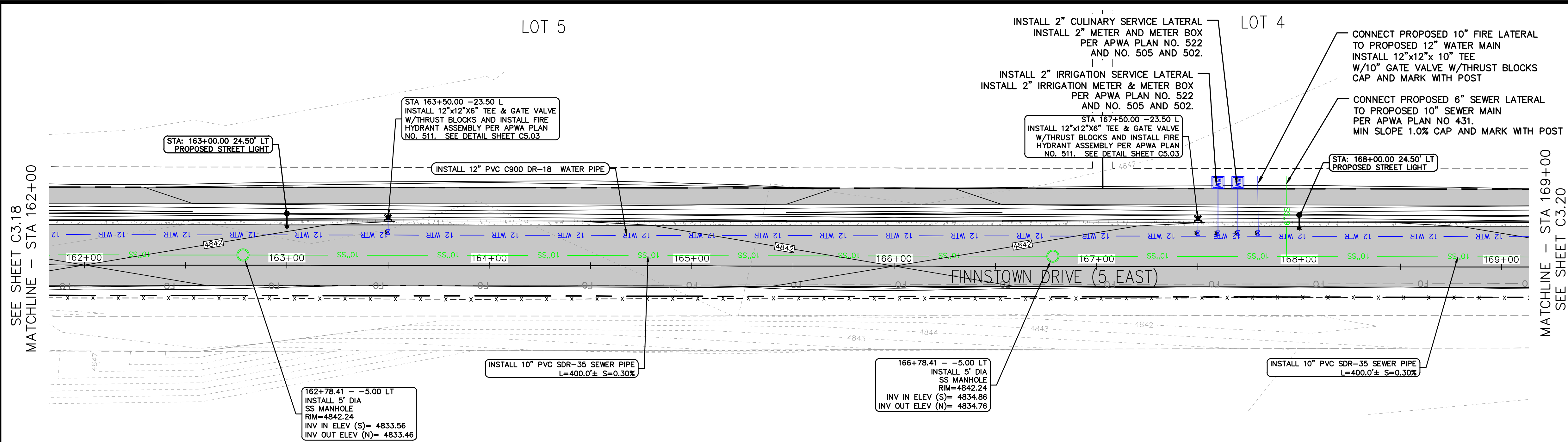


MATCHLINE - STA 162+00
SEE SHEET C3.19

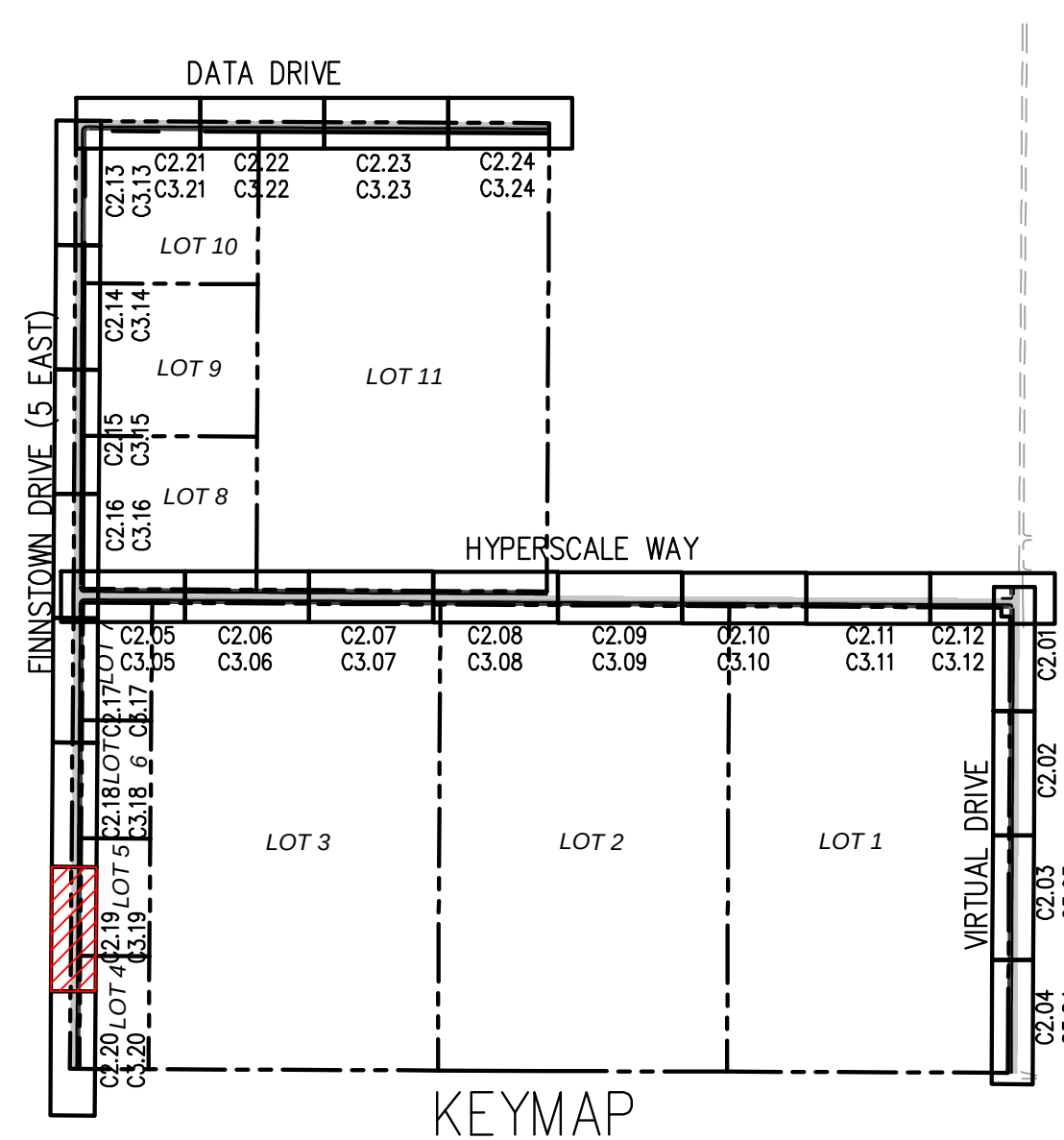


EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE		1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH	
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE		STA 156+00 TO 162+00	
CIVIL ENGINEERING + SURVEYING		10718 S BECKSTEAD LANE, SUITE 102 South Jordan, Utah - 84094-6296	
SHEET NO. C3.18		PROJECT ENGINEER: SDT	
PROJECT ID: E22-090		DATE: 05-09-23	
FILE NAME: PRJ-RGE		SCALE: 1" = 30'	

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



MATCHLINE - STA 169+00
SEE SHEET C3.20



REVISIONS		BY	DATE
NO			

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR | CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

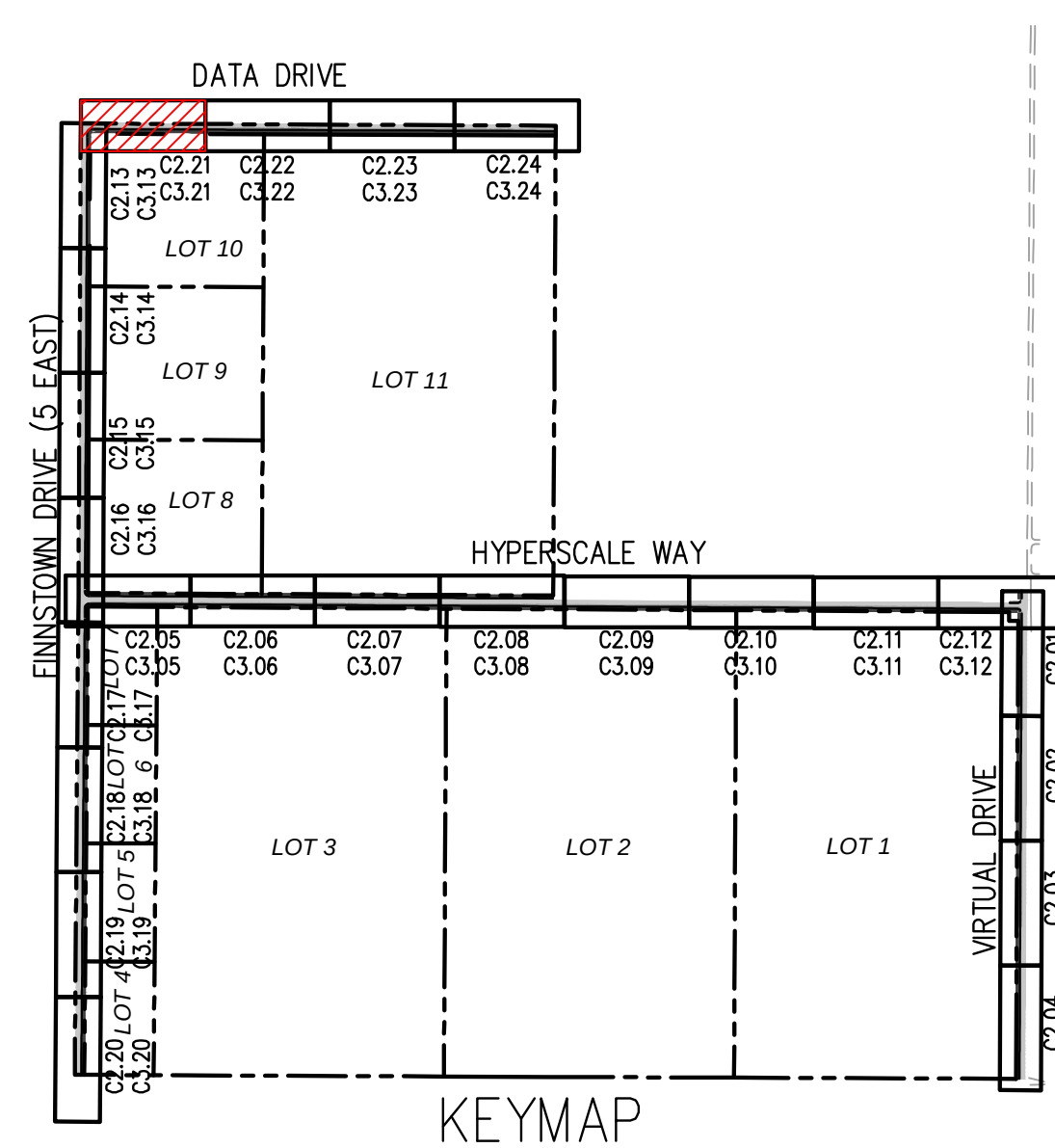
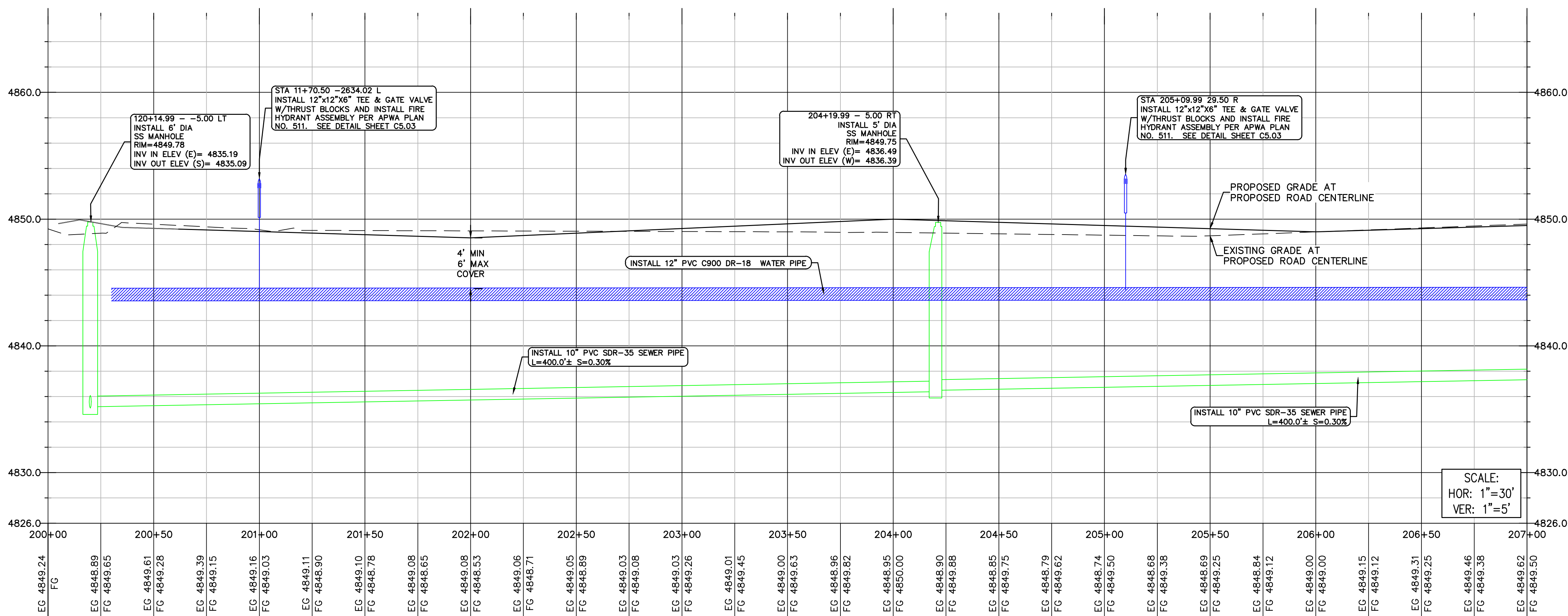
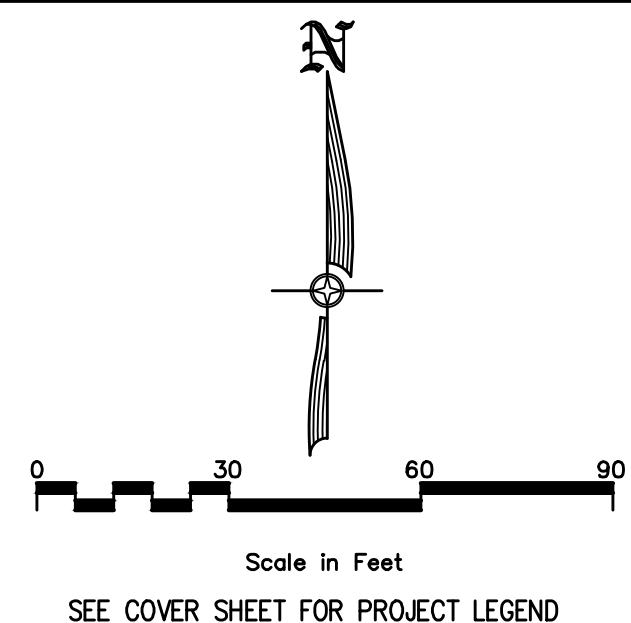
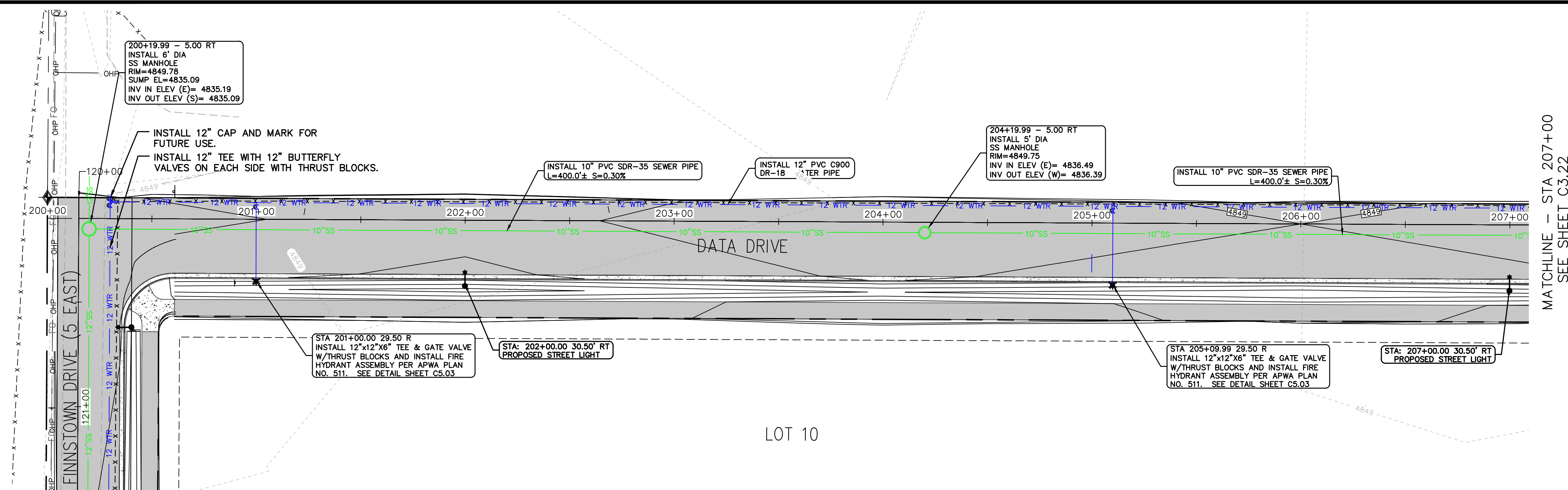
EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE
STA 162+00 TO 169+00

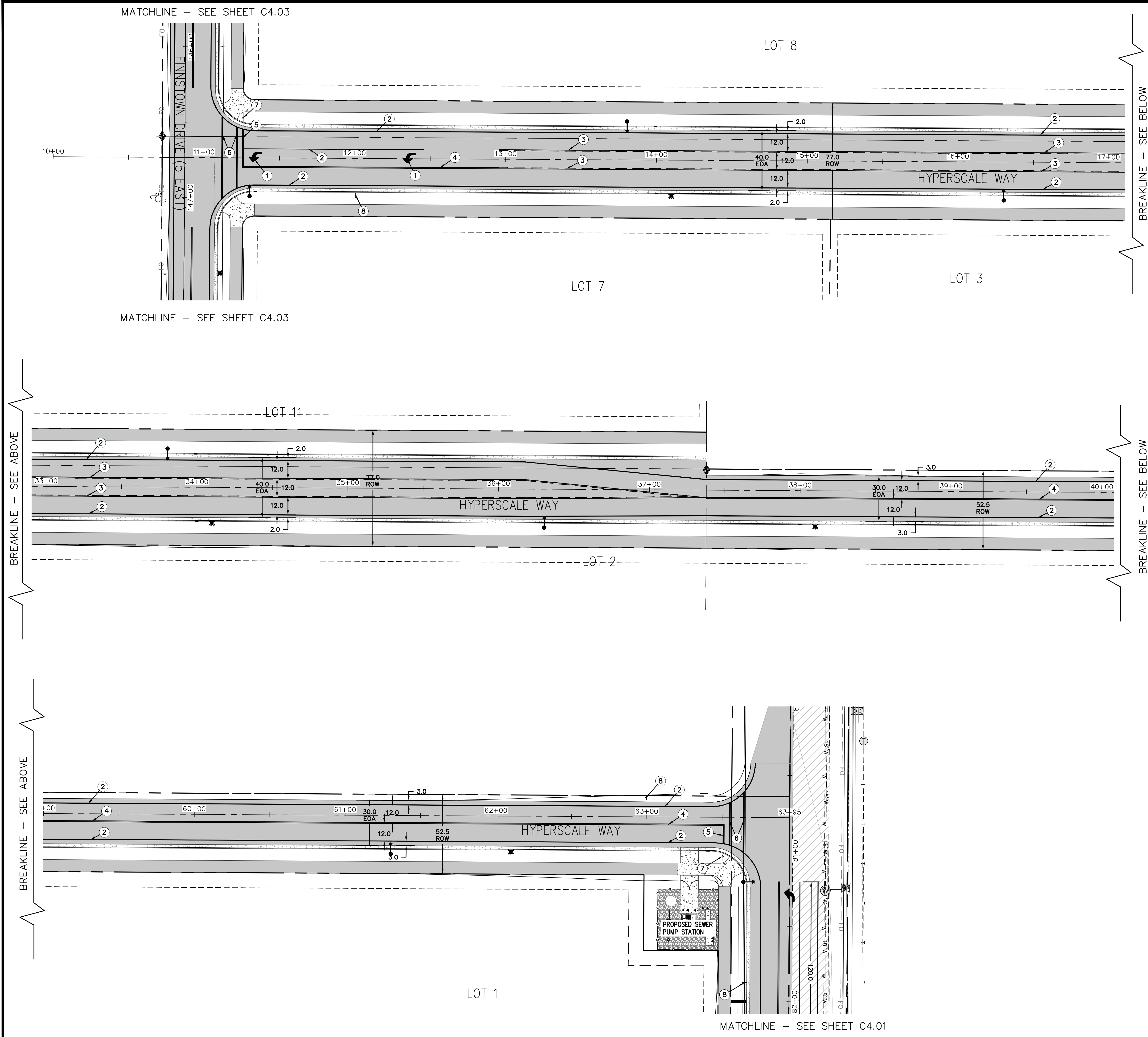
05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

SHEET NO.
C3.19

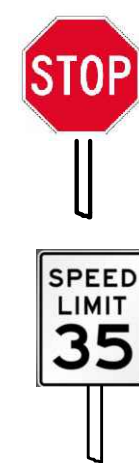
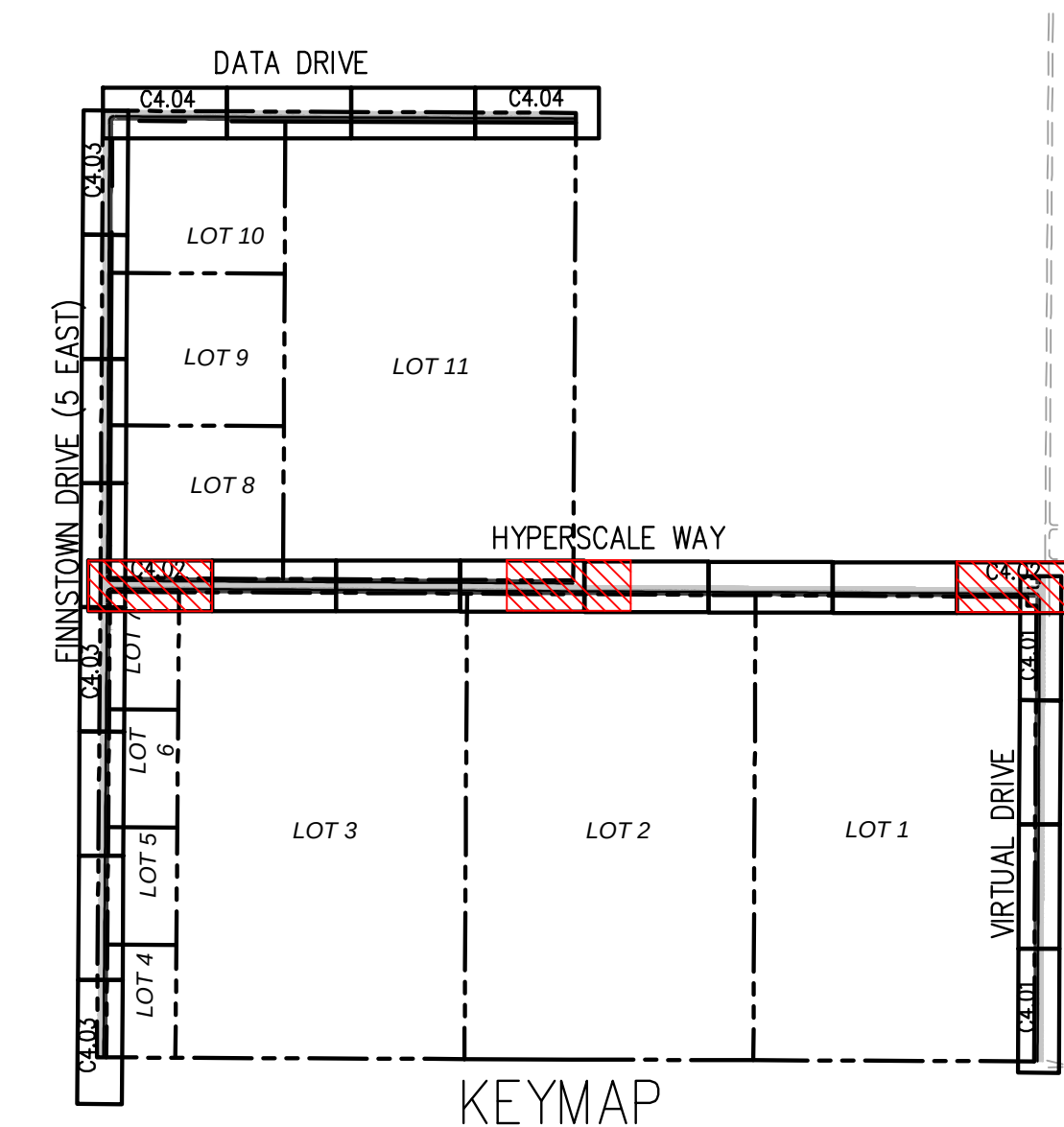
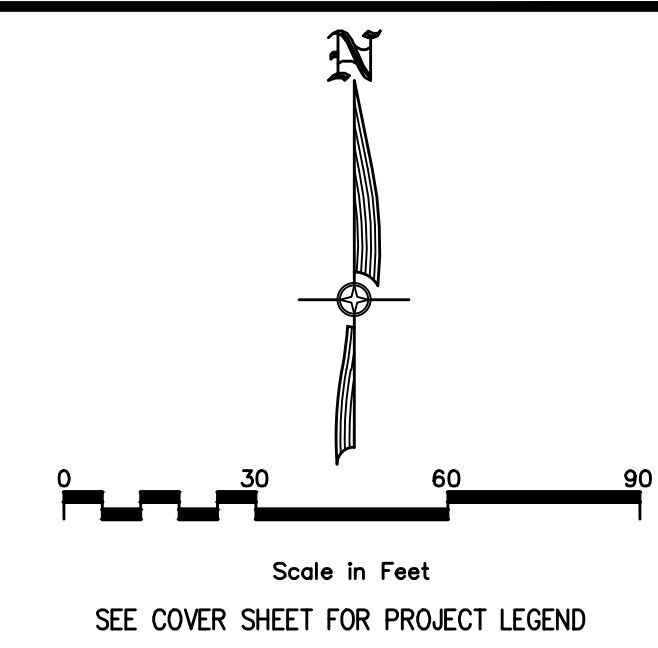
PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: 1" = 30'

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.





- KEYNOTES:
- ① INSTALL LEFT TURN ARROW PER MUTCD
 - ② 6" WIDE SINGLE WHITE LINE
 - ③ 4" DOUBLE YELLOW LINE OUTSIDE SOLID, INSIDE DASHED
 - ④ 4" WIDE DOUBLE YELLOW LINE
 - ⑤ 12" WIDE WHITE STOP BAR
 - ⑥ 12" WIDE WHITE CROSSWALK LINES
 - ⑦ INSTALL STREET AND STOP SIGN PER MUTCD R1-1.
 - ⑧ INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2-1.



CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
HYPERSCALE WAY STRIPING/SIGNAGE PLAN
STA 10+00 TO 66+00

SHEET NO.
C4.02

PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: #####

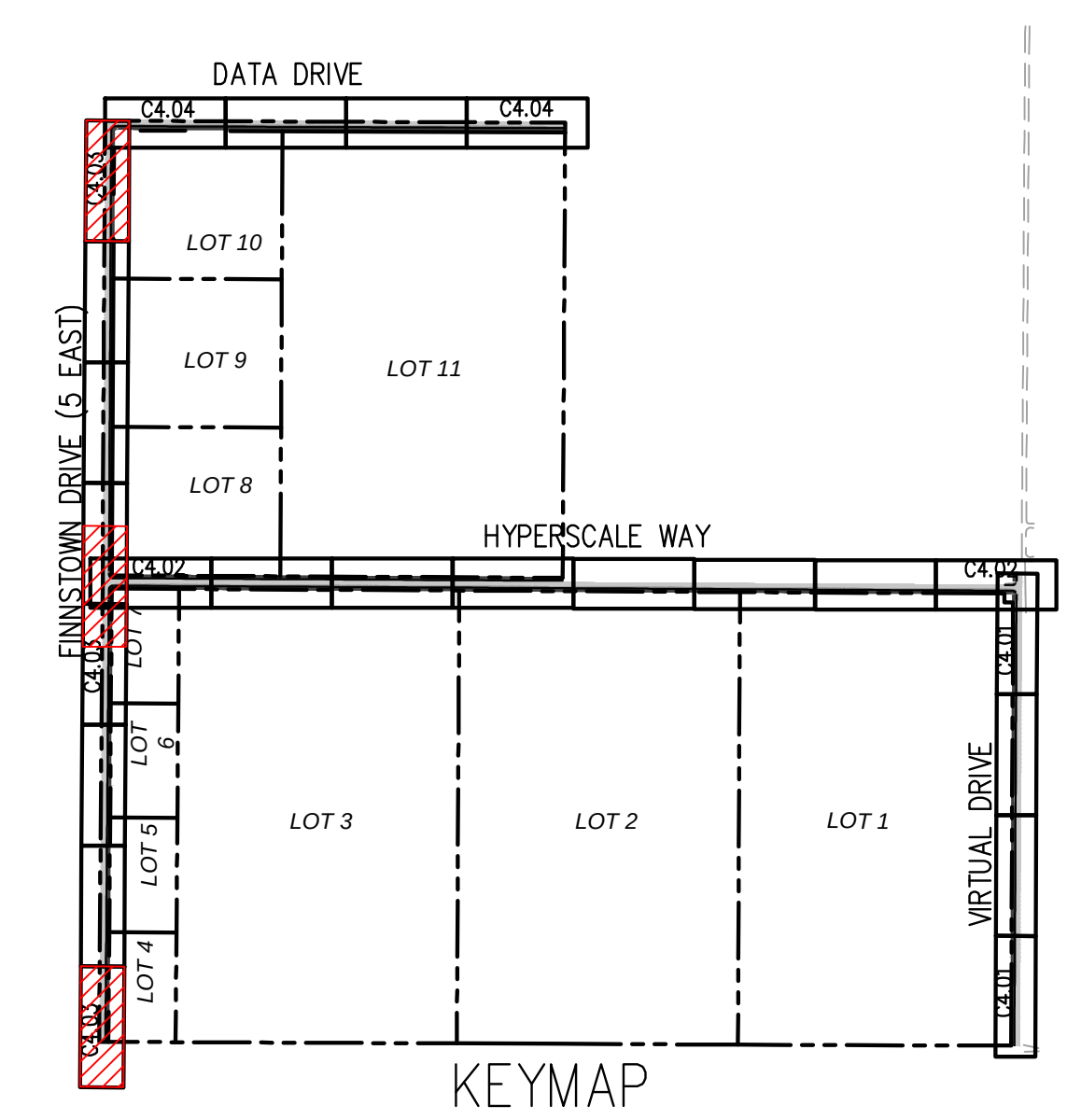
DESIGNER: SDT
PROJECT ENGINEER: SDT

REVISIONS
NO. BY DATE

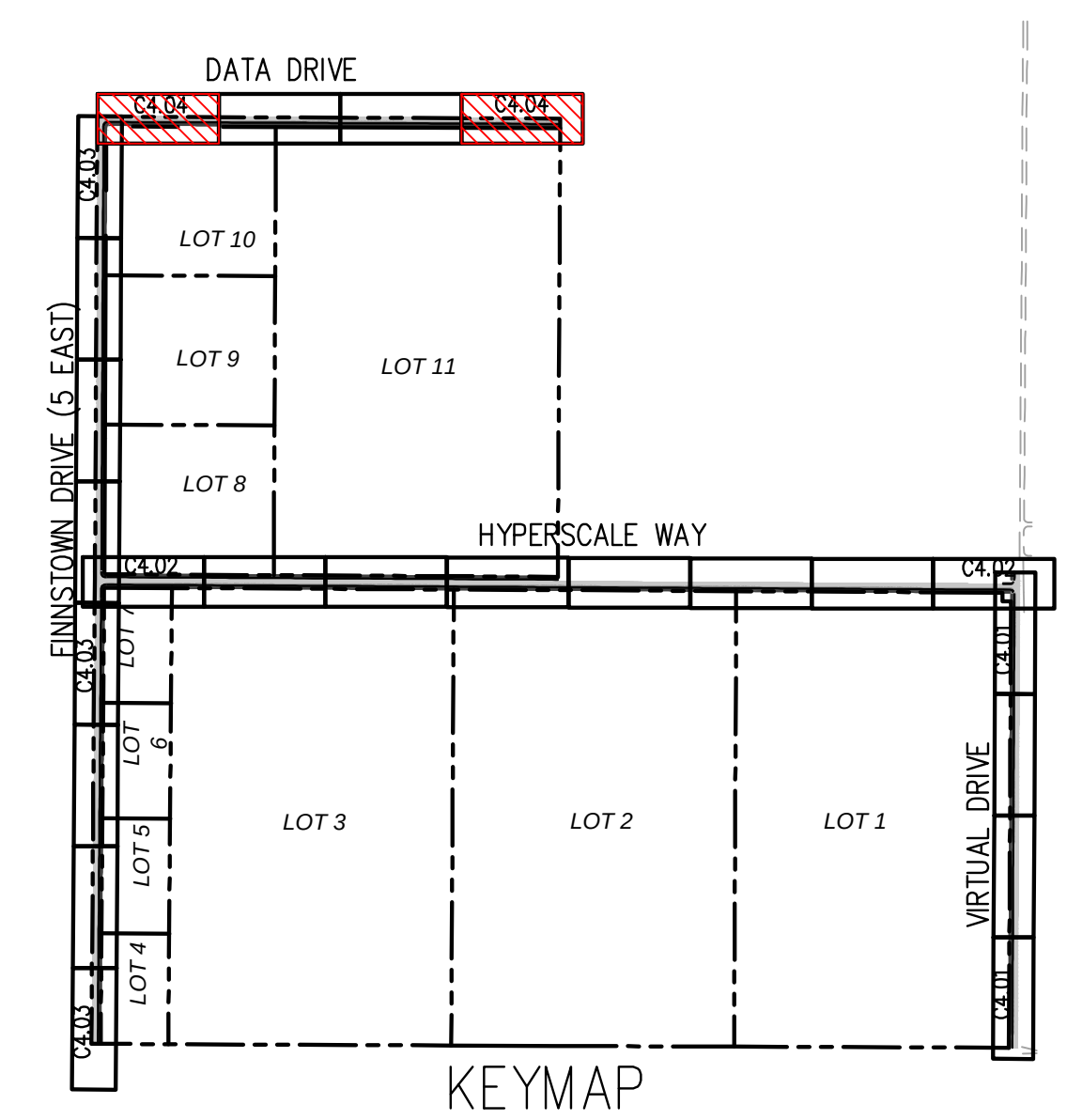
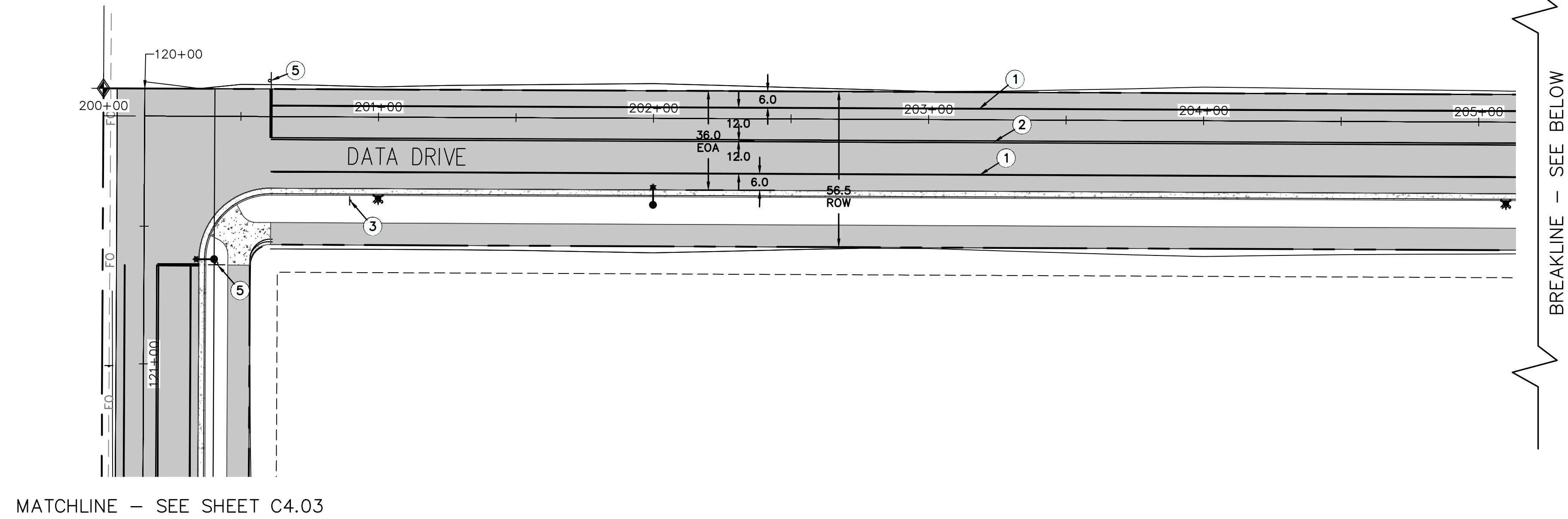
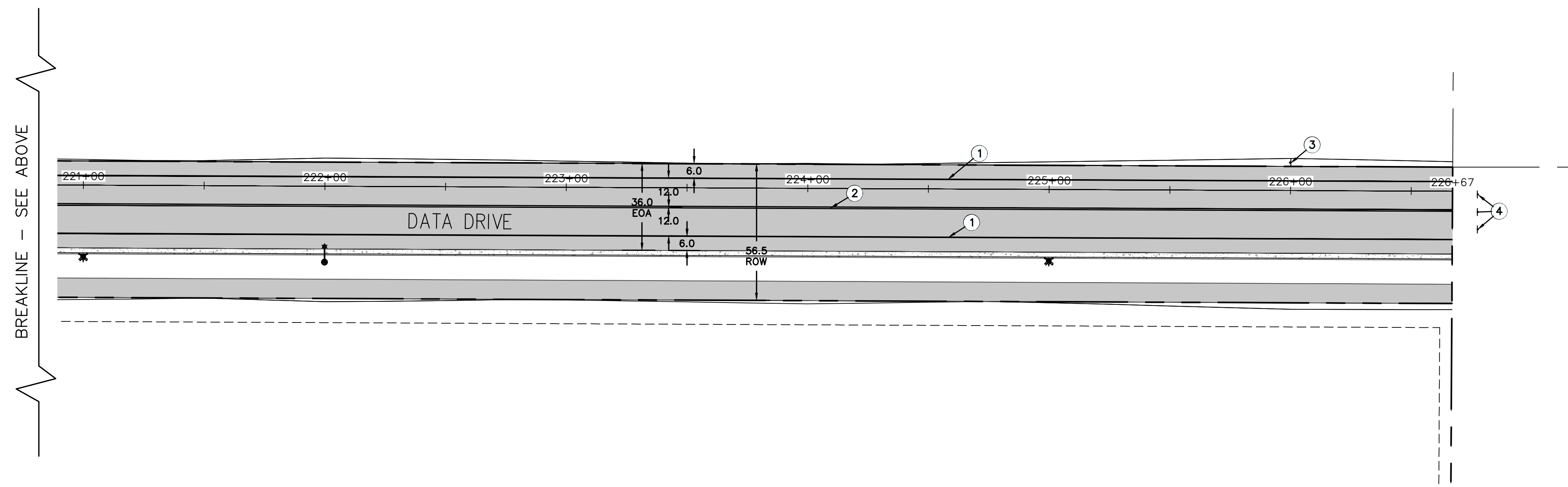
Plan view of the proposed Finnstown Drive (5 East) showing stationing from 120+00 to 125+00. The diagram includes a centerline, a 30.0m EOA, and a 53.5m ROW. It also shows a 3.0m wide shoulder and a 12.0m wide lane. A 5m wide area is marked at the intersection with the existing road. The road is labeled "FINNSTOWN DRIVE (5 EAST)".

[illegible]

Plan view of the proposed Finnstown Drive (5 East) showing the 53.5m Right of Way (ROW) and 30.0m EOA. The diagram includes stationing from 169+00 to 173+39, lane widths of 12.0m, and shoulder widths of 3.0m. It also shows the location of the existing Finnstown Drive (5 West) and the proposed Finnstown Drive (5 East).



SHEET NO. C4.03	
PROJECT ID E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: #####



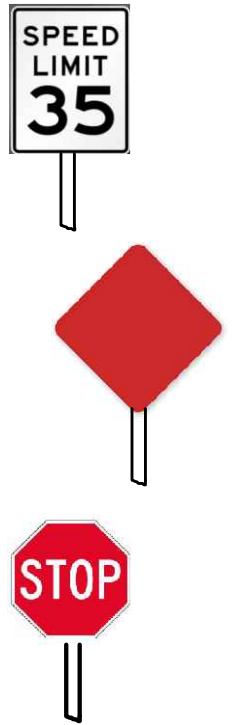
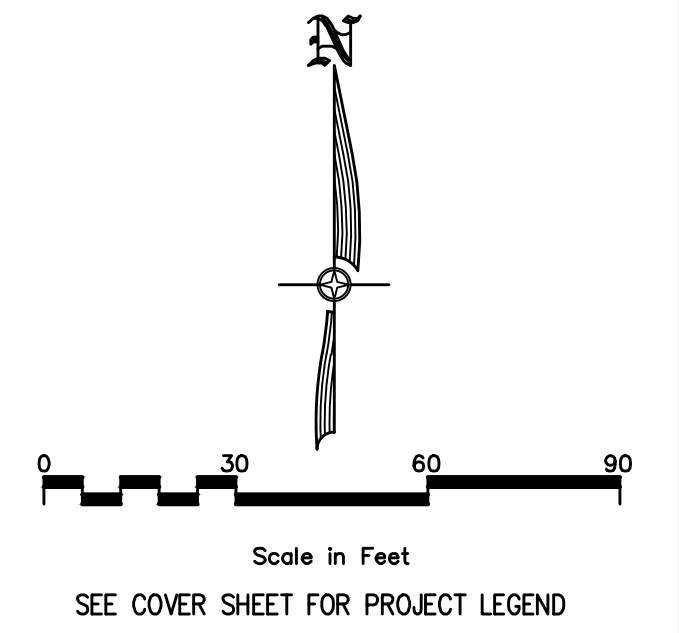
KEYNOTES:

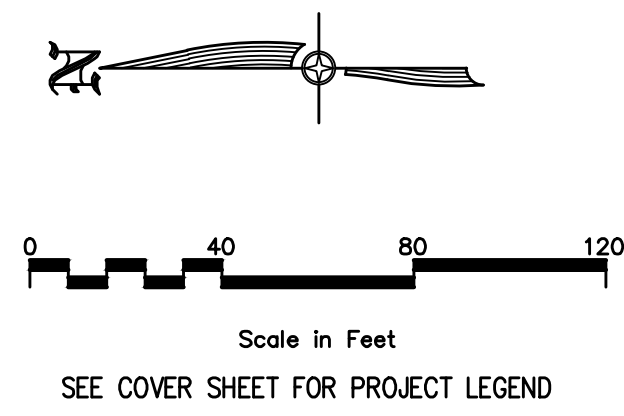
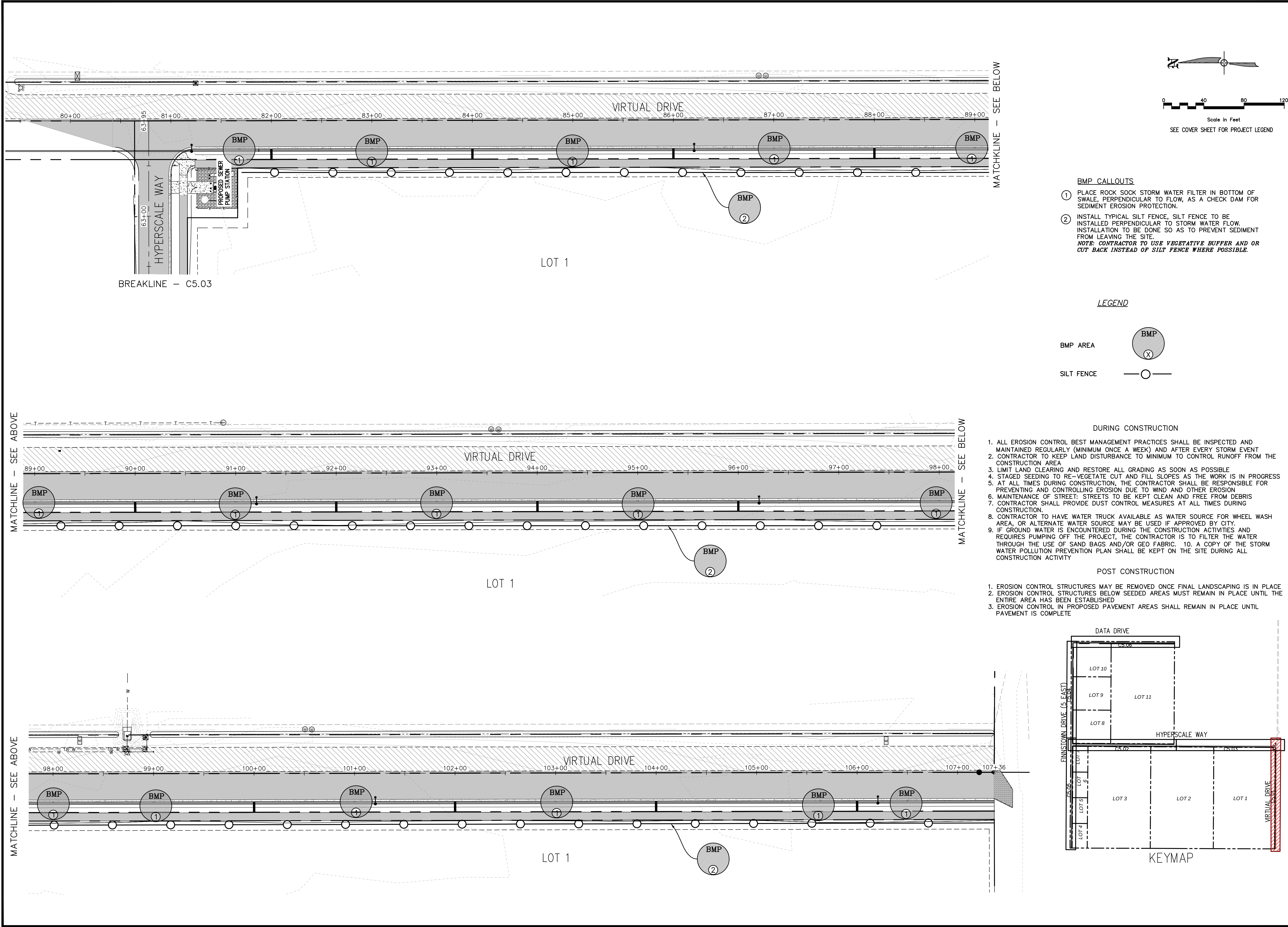
- ① 6" WIDE SINGLE WHITE LINE
- ② 4" WIDE DOUBLE YELLOW LINE

- ③ INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2-1.

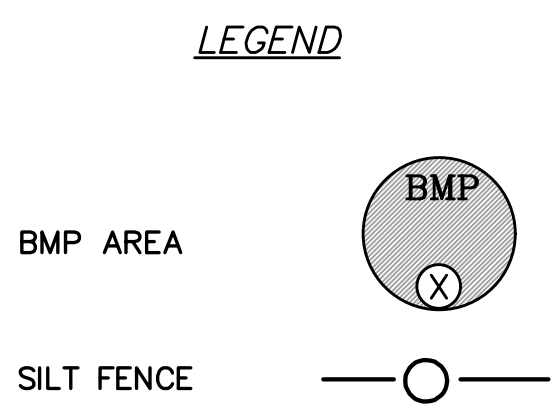
- ④ INSTALL RED DIAMOND, END OF ROAD SIGN PER MUTCD OM4-3.

- ⑤ INSTALL STREET AND STOP SIGN PER MUTCD R1-1.

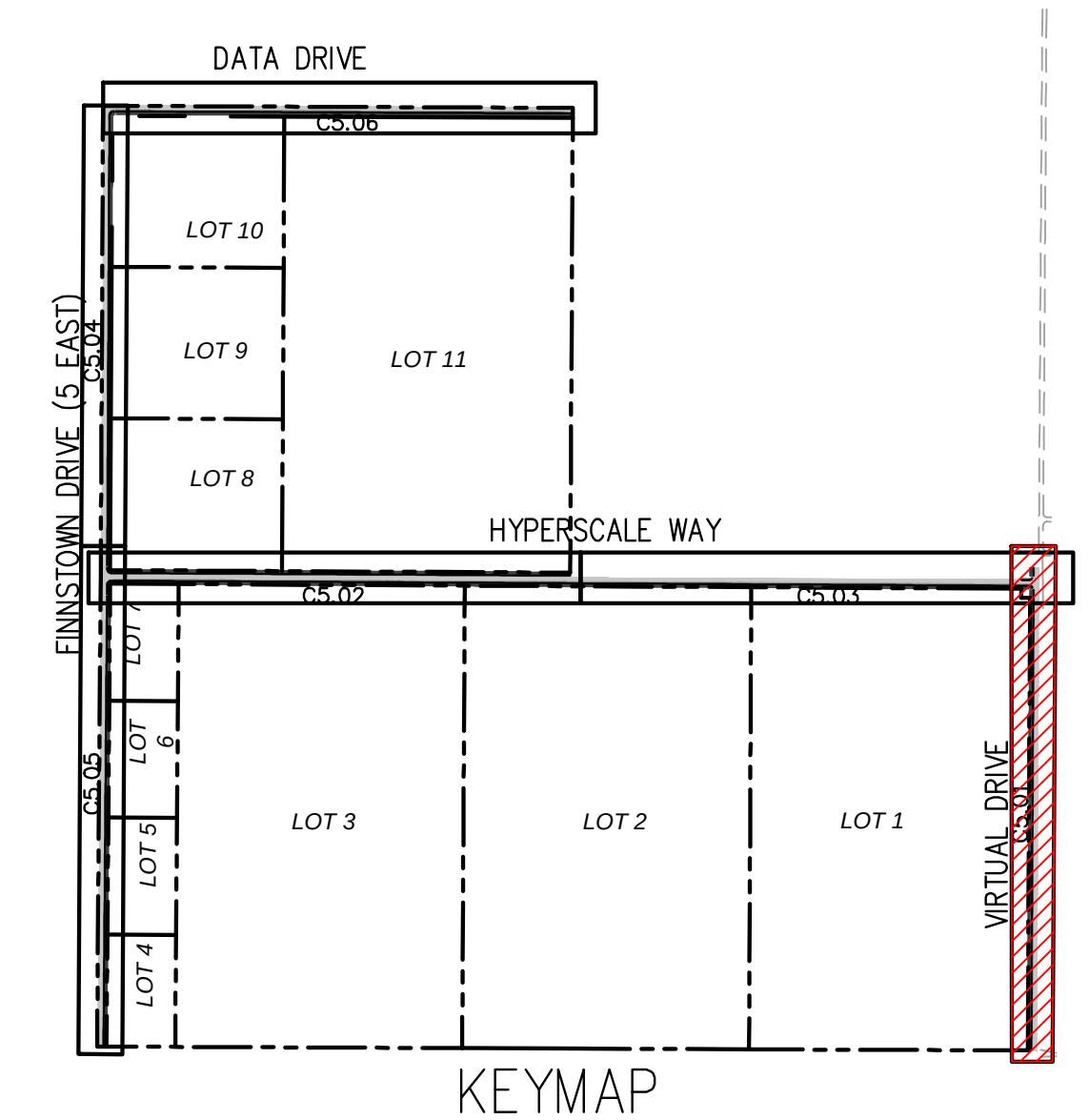




- BMP CALLOUTS**
- ① PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
 - ② INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.



- DURING CONSTRUCTION**
- 1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
 - 2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
 - 3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 - 4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 - 5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 - 6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
 - 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - 8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
 - 9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC.
 - 10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY
- POST CONSTRUCTION**
- 1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
 - 2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS SHALL REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
 - 3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE

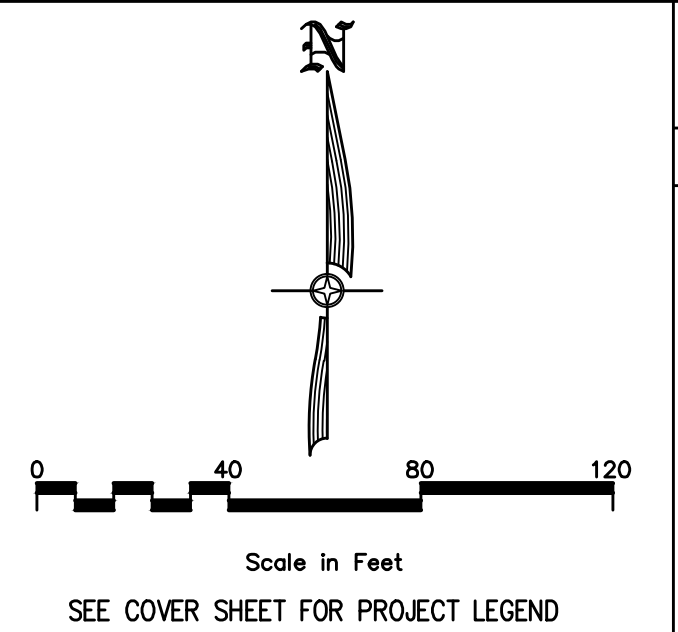
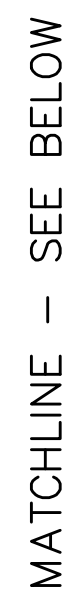
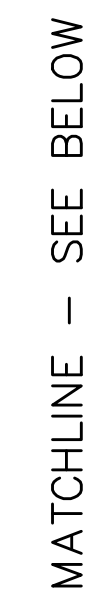
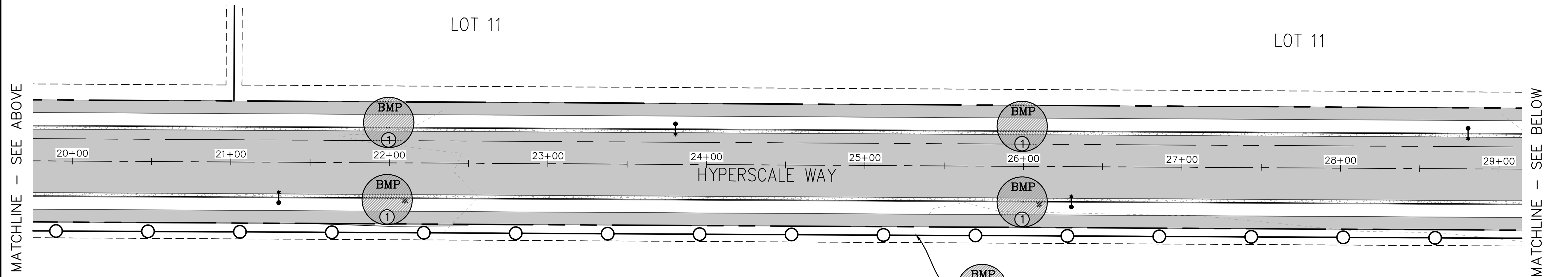


EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE		1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH	
VIRTUAL DRIVE EROSION CONTROL PLAN		STA 80+00 TO 108+00	
CIVIL ENGINEERING + SURVEYING		10718 S BECKSTEAD LANE, SUITE 102 South Jordan, Utah - 84094-6296	
DESIGNER: SDT	PROJECT ENGINEER: SDT	NO.	REVISIONS
		BY	DATE

SHEET NO. C5.01

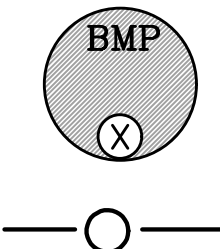
PROJECT ID: E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: #####

MATCHLINE - SEE SHEET C5.05



- BMP CALLOUTS**
- ① PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
 - ② INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSISTATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.***

BMP AREA

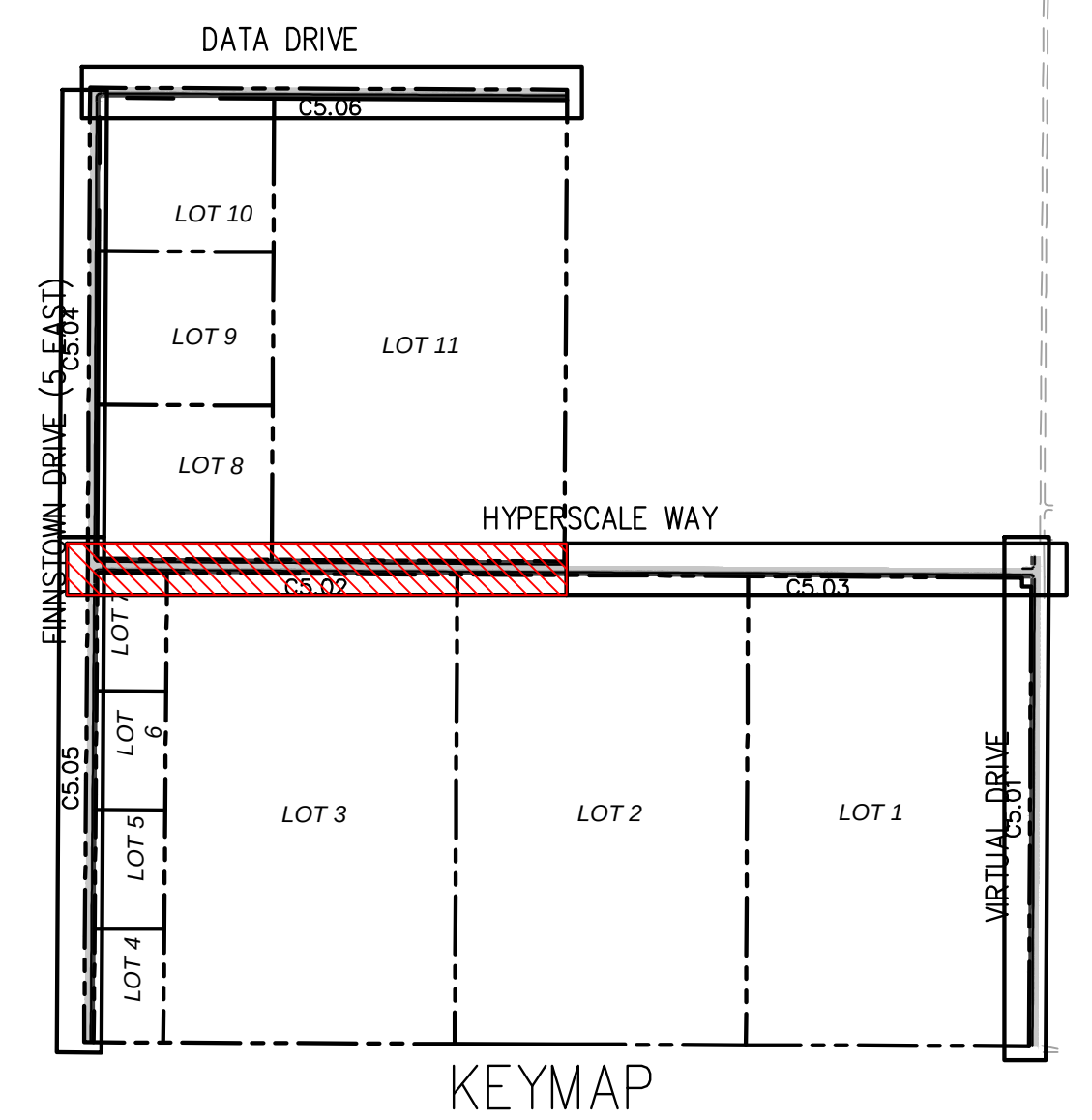


DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDER AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE



EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

HYPERSCALE WAY ROAD EROSION CONTROL PLAN
STA 10+00 TO 38+00

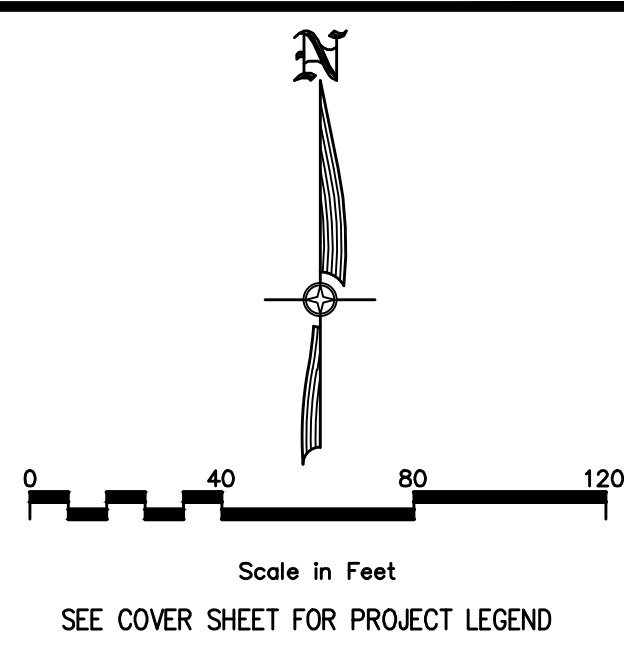
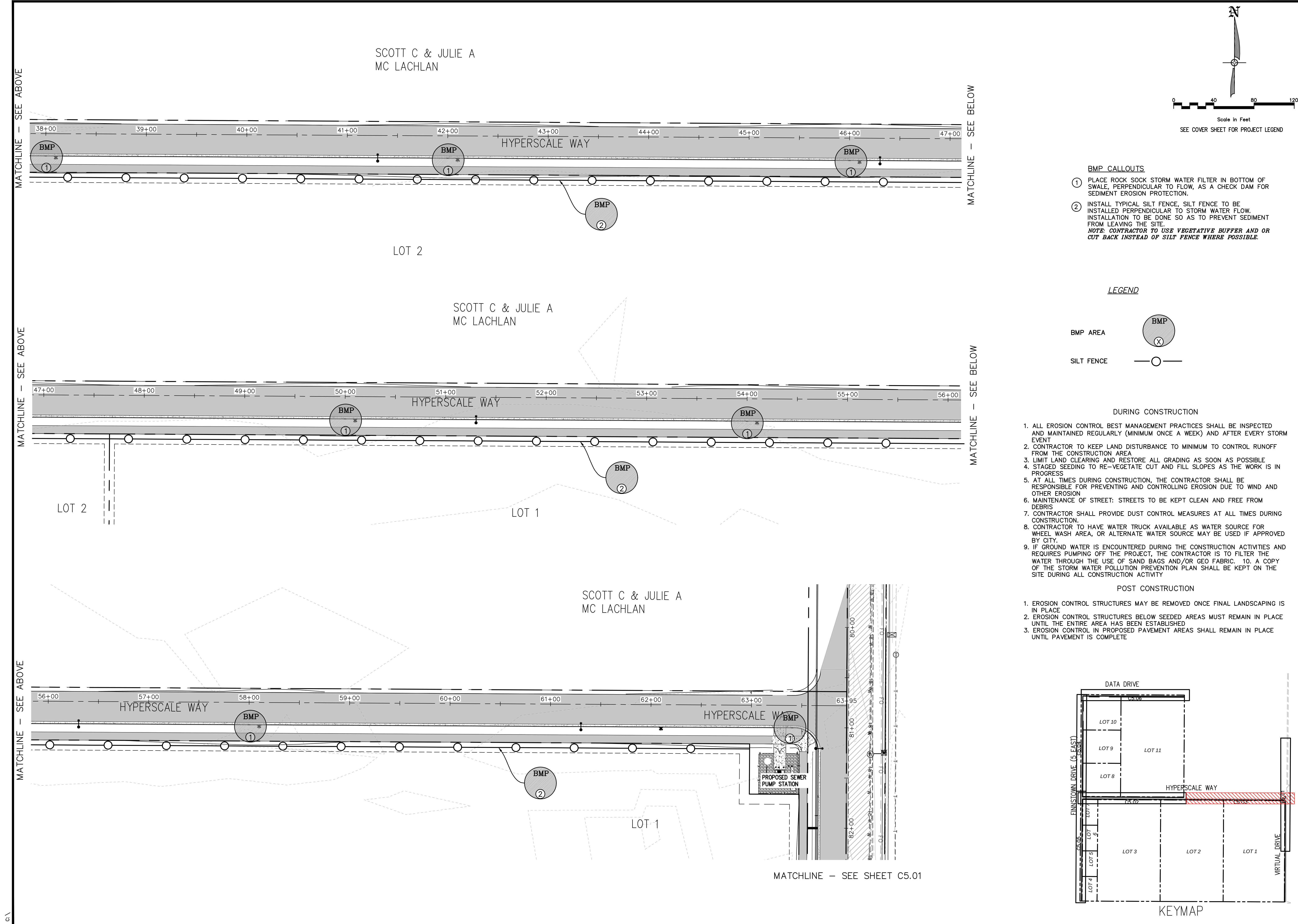
**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

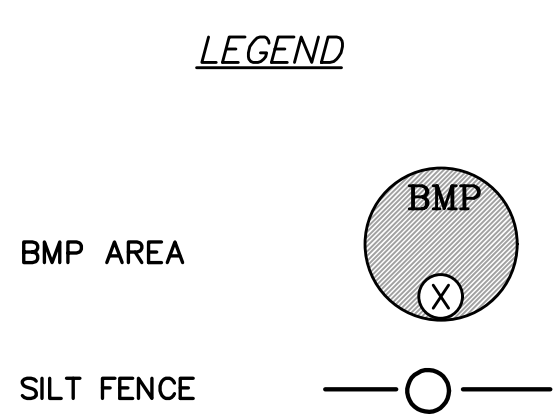
NO.	REVISIONS	BY	DATE
DESIGNER: SDT PROJECT ENGINEER: SDT			

05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

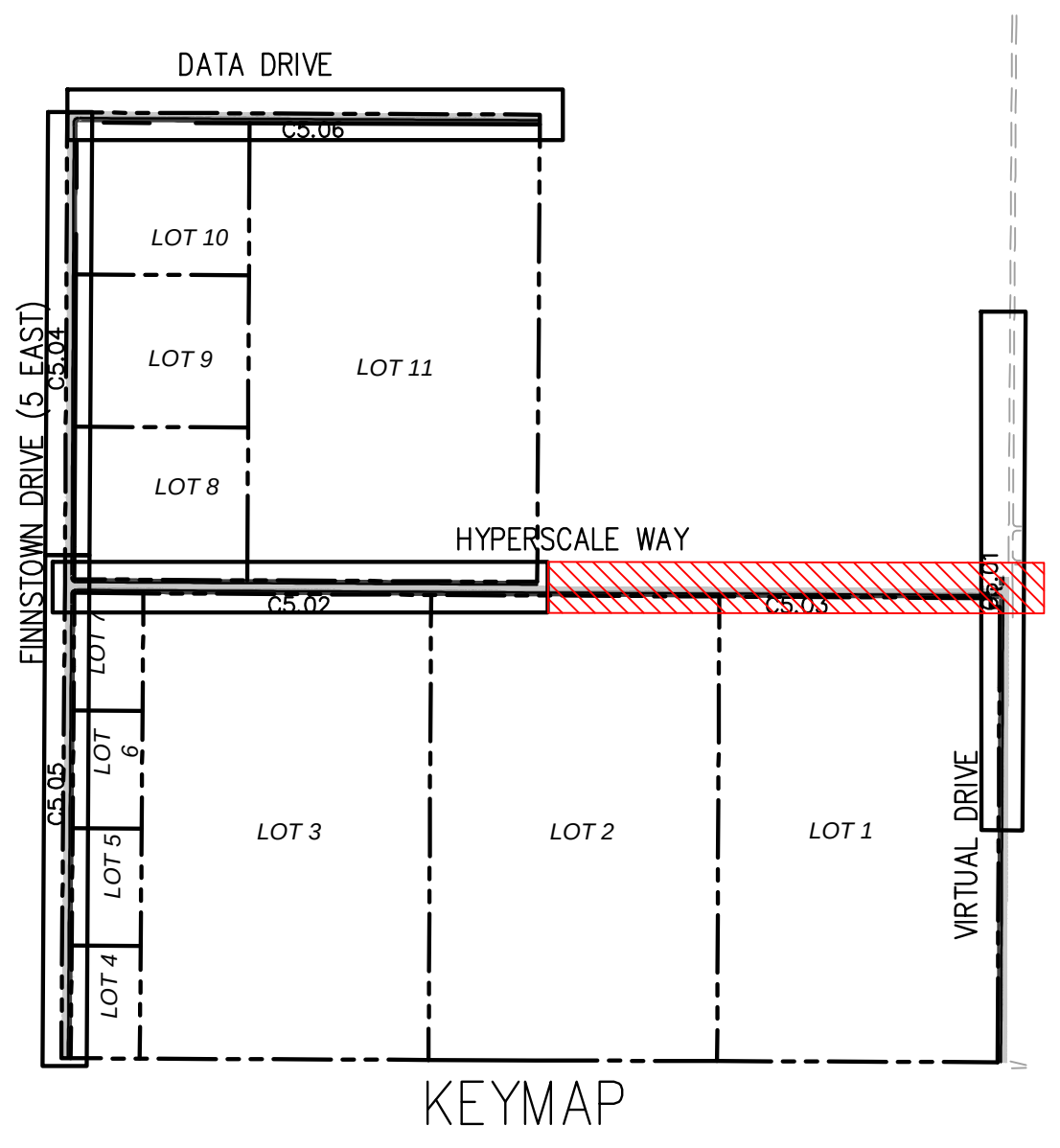
SHEET NO.	
C5.02	
PROJECT ID	DATE:
22-090	05-09-23
FILE NAME:	SCALE:
RJ-RGE	#####



- BMP CALLOUTS**
- ① PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
 - ② INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.



- DURING CONSTRUCTION**
- 1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.
 - 2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA.
 - 3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
 - 4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
 - 5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
 - 6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - 7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - 8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
 - 9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC.
 - 10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.
- POST CONSTRUCTION**
- 1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE.
 - 2. EROSION CONTROL STRUCTURES BELOW SEEDDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
 - 3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.



CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

HYPERSCALE WAY EROSION CONTROL PLAN

STA 38+00 TO 66+00

05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

SHEET NO.
C5.03

PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: #####

REVISIONS

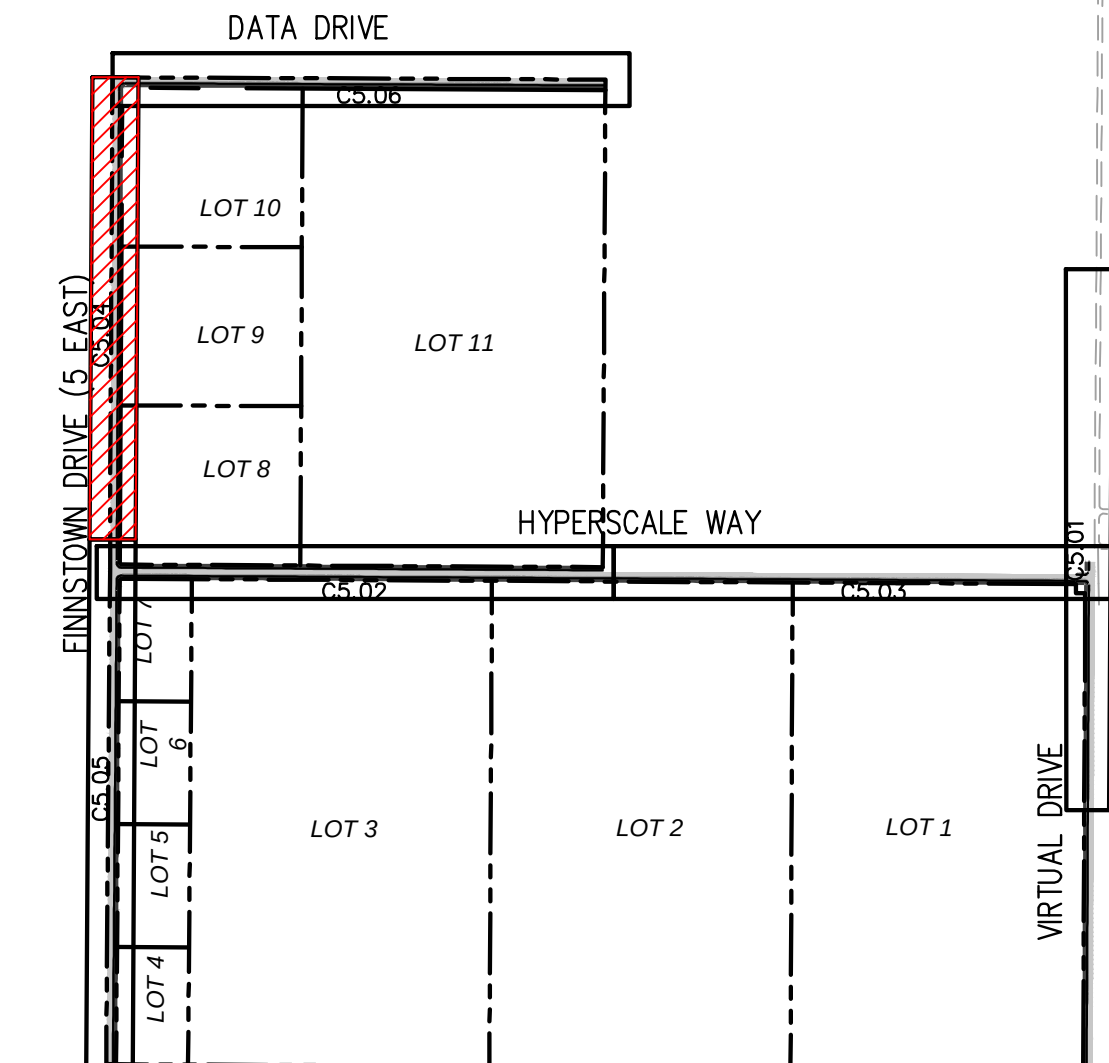
NO

BY

DATE

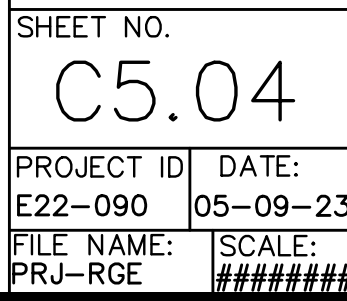
DESIGNER: SDT

PROJECT ENGINEER: SDT

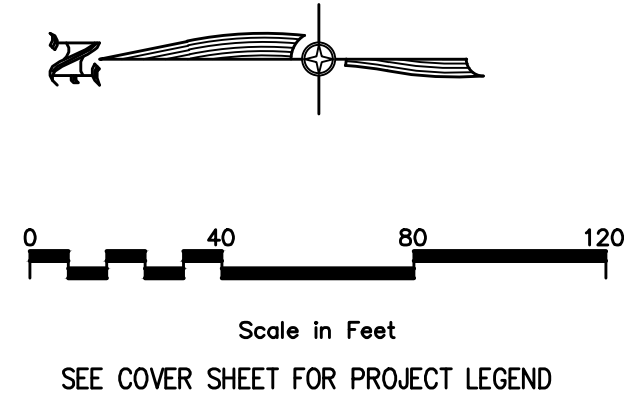
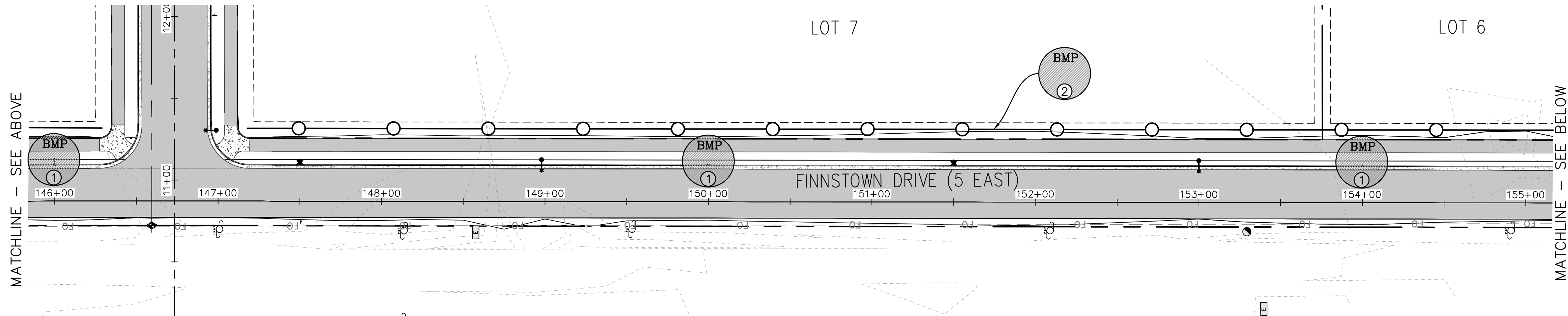


1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO A MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE TREATED WATER USING 20 MESH BAGS AND/OR GEOTEXTILE FABRIC. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE



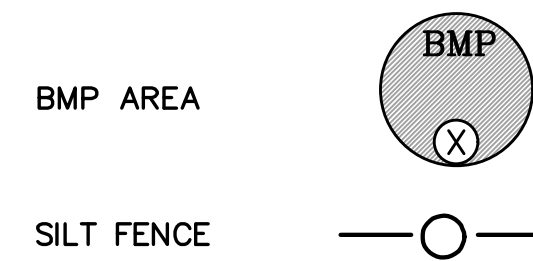
MATCHLINE — SEE SHEET C5.02



BMP CALLOUTS

1. PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
2. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

LEGEND

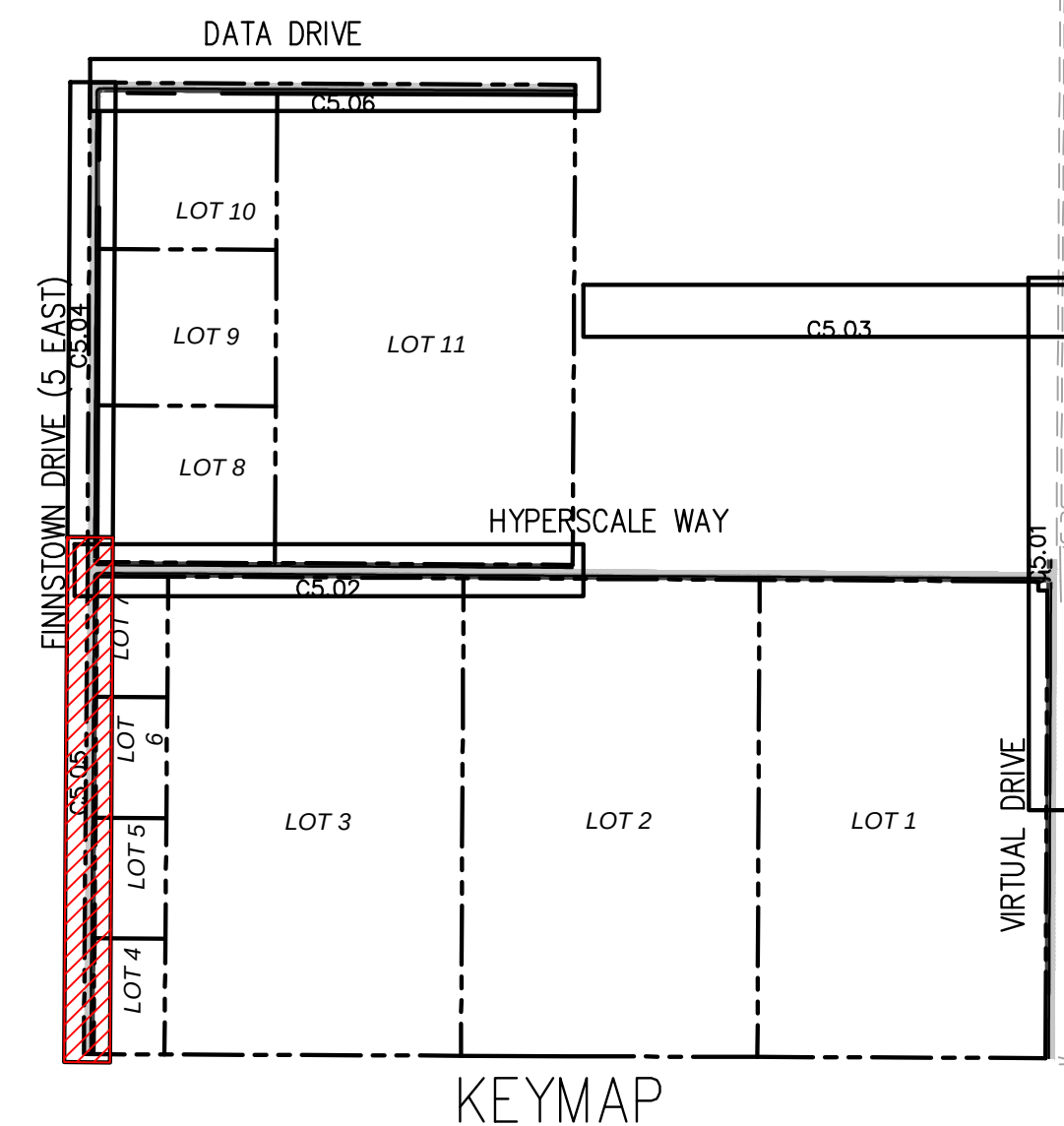
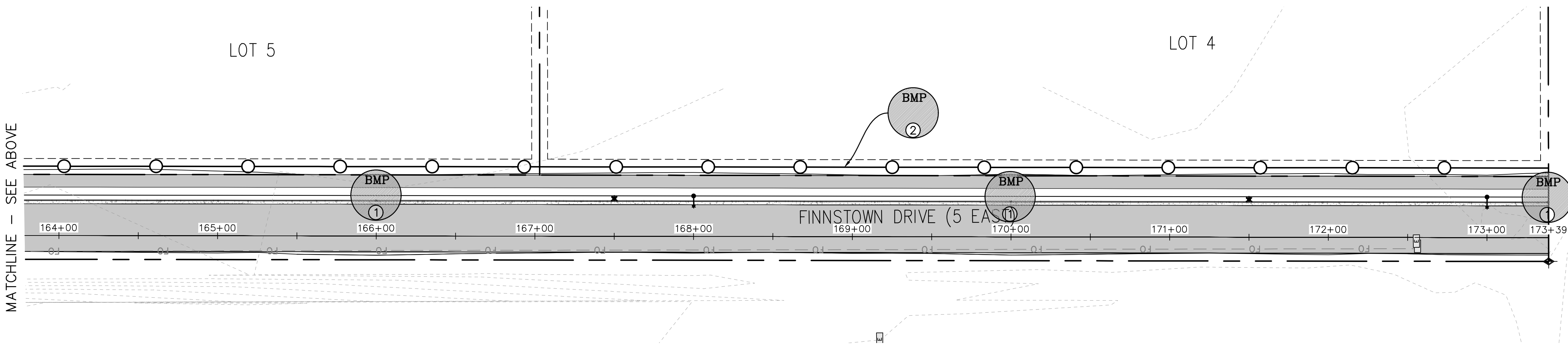
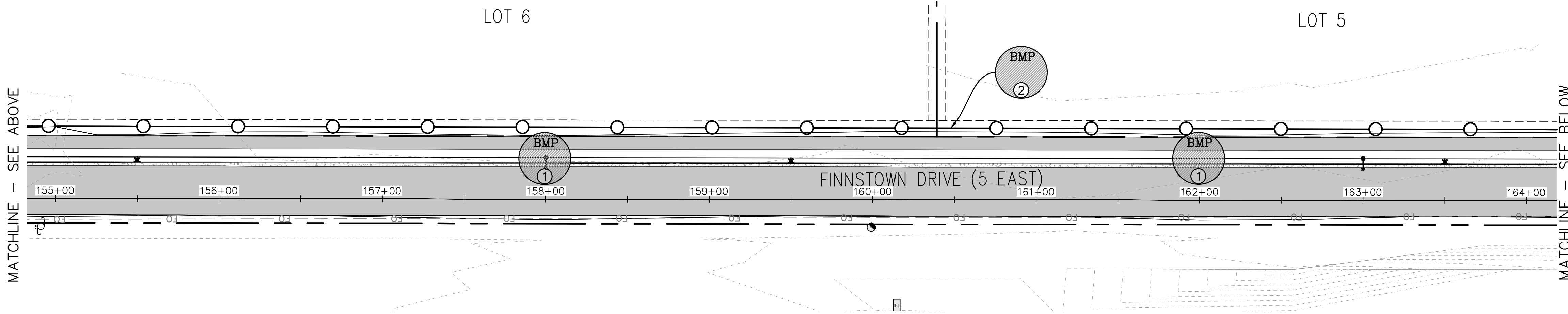


DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE

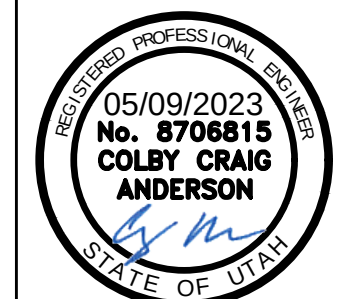


EAGLE MOUNTAIN DATA CENTER CAMPUS — INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

2000 EAST EROSION CONTROL PLAN

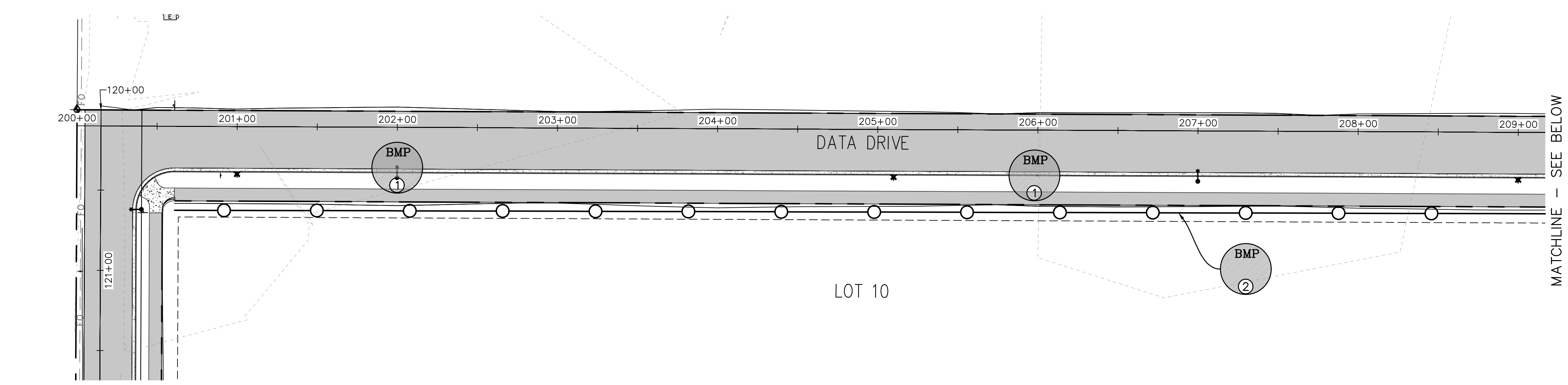
STA 146+00 TO 176+00



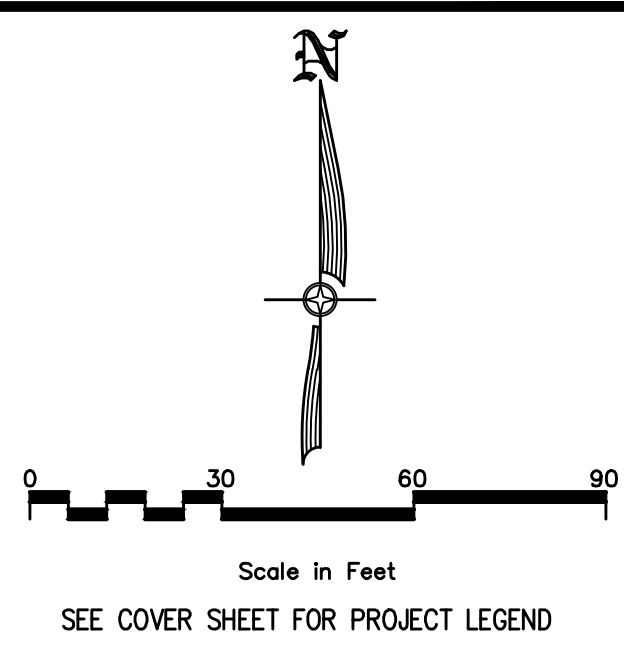
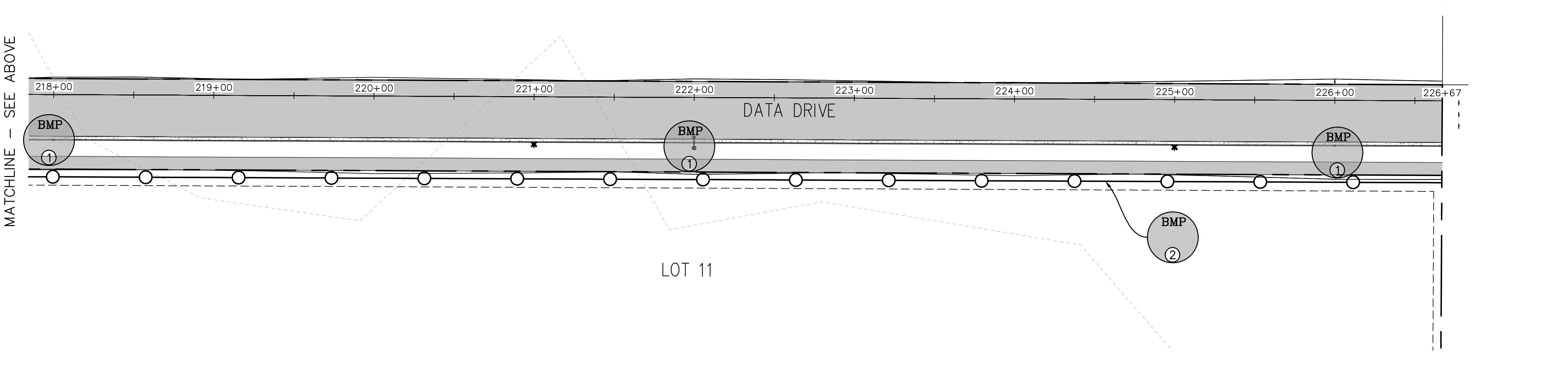
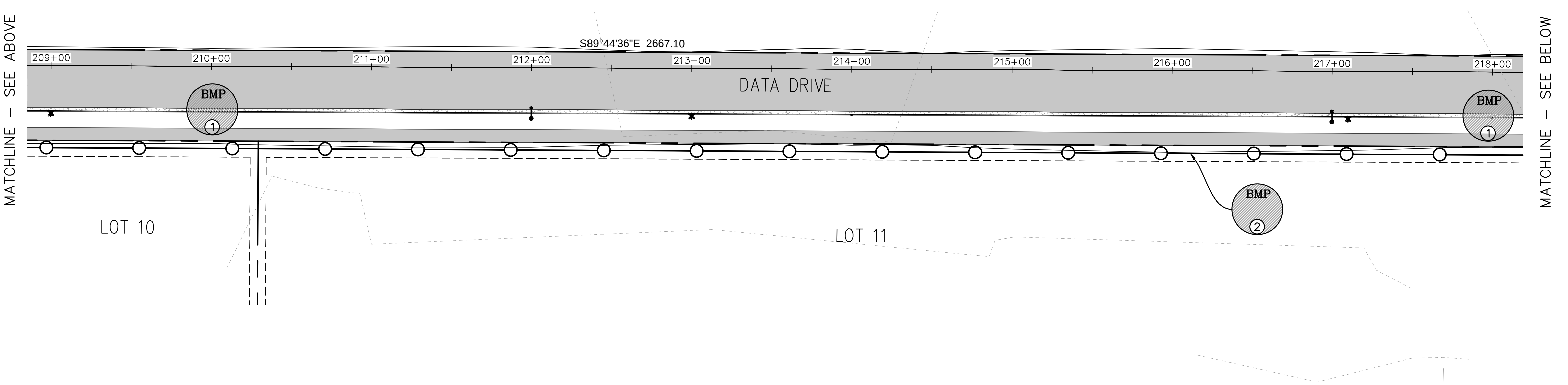
SHEET NO. C5.05
PROJECT ID: E22-090 DATE: 05-09-23
FILE NAME: PRJ-RGE SCALE: #####

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296
DESIGNER: SDT PROJECT ENGINEER: SDT

NO	REVISIONS	BY	DATE

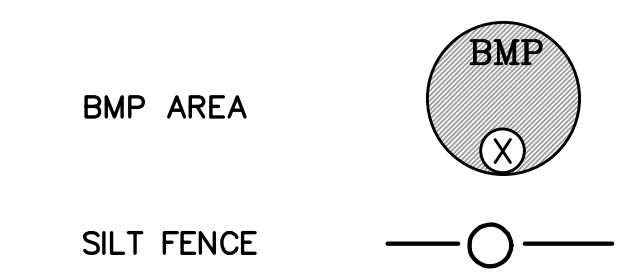


MATCHLINE - SEE SHEET C5.04



- BMP CALLOUTS**
1. PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
 2. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

LEGEND

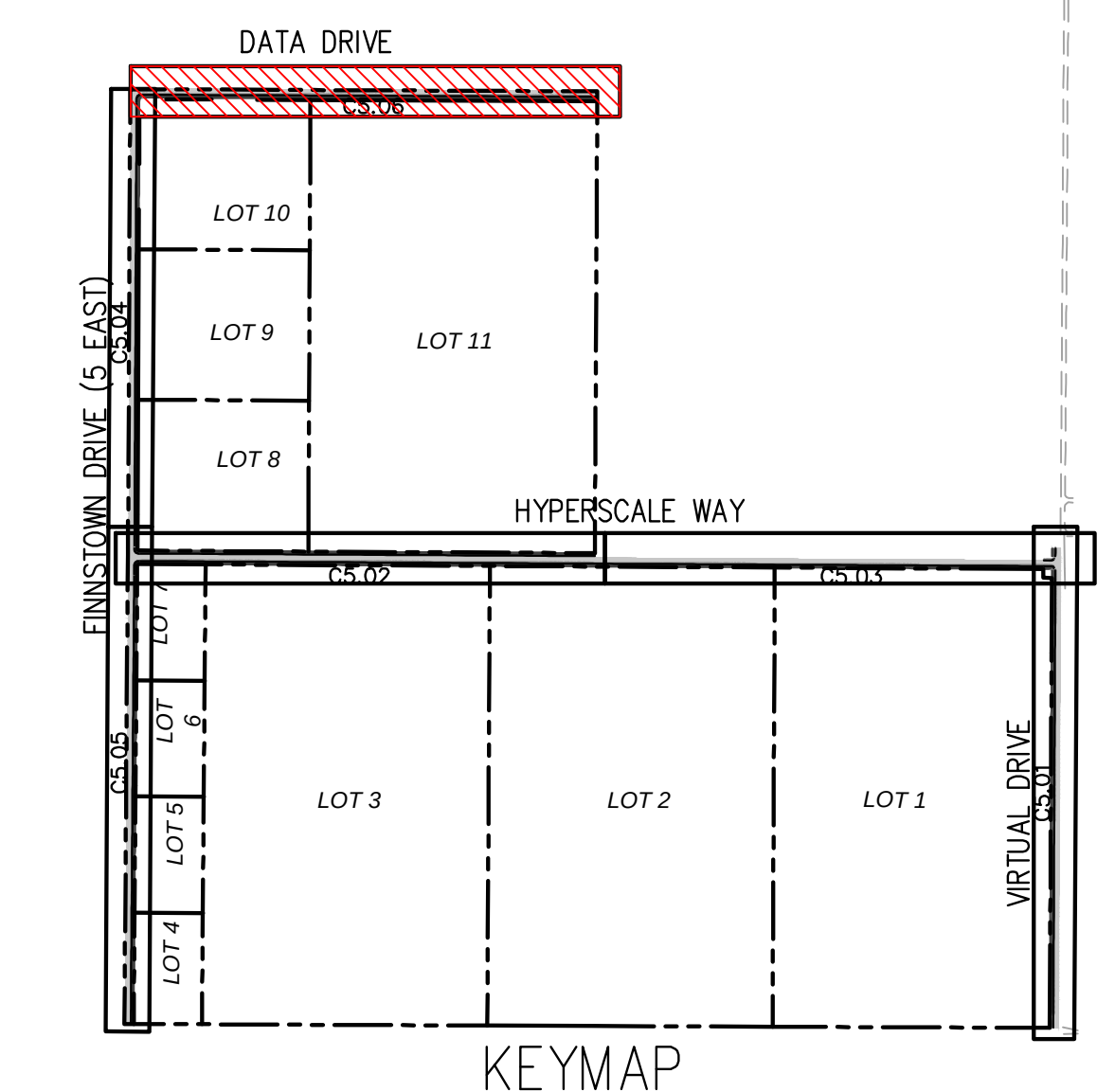


DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. 10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE



EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE		1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH	
DATA DRIVE EROSION CONTROL PLAN		STA 200+00 TO 228+00	
		SHEET NO. C5.06	
PROJECT ID: E22-090	DATE: 05-09-23	FILE NAME: PRJ-RGE	SCALE: #####

**CIVIL ENGINEERING
+ SURVEYING**
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296
DESIGNER: SDT
PROJECT ENGINEER: SDT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	PRELIMINARY PLAT & SITE PLAN - Parkway Fields Phase C		
ITEM TYPE:	Preliminary Plat & Site Plan		
FISCAL IMPACT:			
APPLICANT:	Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and Representative		
GENERAL PLAN DESIGNATION Neighborhood Residential	CURRENT ZONE MF1	ACREAGE 31.28	COMMUNITY Parkway Fields [formerly "Ault Farms" then "Founders' Square"]

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs

RECOMMENDATION:

Staff acknowledges the original Ault Farms development agreement's phasing plan was designed to favor construction of a substantial number of single-family detached homes within Parkway Fields before facilitating building many attached home units; however, Staff finds merit as well in the Applicants' arguments respecting their modified phasing plan -- especially given: a) the expressed number of detached units built or committed to construction (see Attachment No. 2); and, b) the detached homes they are offering to complete prior to finalizing construction of about half of the proposed townhouses in phase C; and, c) the desirability of having a wholly completed Tiffany Lane vs. a "patch job"; and, d) the utility extension planning done by the Applicants.

BACKGROUND:

The proposed preliminary plat and site plan for Parkway Fields Phase C are associated with an application for approval of 235 townhouse units on 31.28 acres of land within the Parkway Fields (formerly "Founders' Square" & "Ault Farms") Master Planned Development.

The applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by the City Council in December of

2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase C proposes 235 townhouse type building lots on 31.28 acres of land. The building lots' dimensions and arrangement are designed to conform to the MF1 Zone as well as the approved master plan. After having the matter rest on the table for some time, the Planning Commission, during their regularly scheduled public hearing of April 11, 2023, voted to recommend that the Council approve the request, contingent upon compliance with one condition -- see Planning Commission Recommendation section hereafter after the Applicant(s) brought back revised plans for the townhomes.

Thereafter, the City Council, during its regularly scheduled public meeting of May 02, 2023, tabled the application set pending re-submittal of an altered Parkway Fields C plat/plan design that was to feature just the northern half of the original project's area. The Applicant(s) are actually returning with the same plan, but with information designed to help Council understand their perspective that their current subdivision development plan is better and more fitting to current field conditions than the phasing plan made a part of the original Ault Farms entitlement agreement.

Council did not seem to have any concerns regarding the townhouses' designs or materials usage. Discussion focused on assuring the build-out of a clubhouse and, mostly, on the phasing plan of the project. The Applicants are now proposing a modified phasing plan with a hold on issuance of 116 townhouse permits (out of 235) pending completion of 70% of the detached home sites (see attached narrative).

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC § 16.20):

The Project has been reviewed by the DRC Committee and suggested redline corrections incorporated into plat drawings. The plat's present configuration appears to be in conformance with platting & site plan standards belonging to the MF-1 Zone and to the pre-approved Ault Farms Master Development Plan.

Provided/proposed plat calculations:

Total Acreage -- 31.28 (corrected)
Land Use Zone(s) -- MF1
Total Lot Count -- 235 (with 10 additional open space parcels)
Total Acreage in Lots -- 50
Total Acreage in Rights-of-Way -- 3.45
Total Open Space Provided -- 9.27 acres
Reqd. Min. Lot Size -- n/a
Proposed Min. Lot Size -- n/a
Reqd. Avg. Lot Size -- n/a
Proposed Min. Lot Size -- n/a
Max. Allowable Gross Density -- 10 units/acre
Overall Density -- 7.5 units/acre
Asphalt Pavement Area -- 150,178.90 sq. ft.

ROW:

Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks" and common parcel positions and dimensions.

Site Plan/Architectural Items (EMMC § 17.100.050 & 060):

Analysis:

The Ault Farms MDA does not include any specific language referencing townhouse architecture, and instead requires compliance with the City Code.

Townhouse & Clubhouse Architecture (EMMC § 17.72 et al -- refer to attached elevations):

Roofs -- Required: Sloping roofs, overhanging eaves & multiple roof planes & heights. Proposed: Conforming roof systems.

Building Articulation -- Required: That vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections. Proposed: Elevations demonstrate conformance to required design elements/styling -- less so on the back and ends of buildings. Whether the proposed elevations are sufficiently compliant in form is a subjective decision left to the Planning

Commission.

Architectural Detailing -- Required: A majority (10) in count of the following 18 select features on each side of each building in the development: Decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grills and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. Architectural renderings provided by the Applicant suggest compliance with the detailing tally requirement (see attached drawings). The Planning Commission will have to decide whether to accept the Applicant's representations.

Building Materials -- Required: That a minimum of two exterior material types on all building faces, minimum of 30% material type be used on any given wall face. Proposed: Siding and stucco on the front and back of the front-loaded townhomes -- but not the ends. The 30% standard is not met on either the rear or end sides of the same buildings. A proposed Condition of Approval addresses this finding. Conversely, the rear-loaded townhomes appear to conform to the material types and coverage percentage requirements.

Building Colors -- Recommendation: Wide palette, not restricted to earth tones or desert landscape colors. Proposed: white, grey and black tones predominating one building style, the other feature an added color type per unit (e.g., bluey/green, etc.) Depth of color choice may be inadequate. Again, whether the color suite is sufficiently compliant is a subjective decision left to the Commission.

Garage Doors -- Required: That to cause garage doors to not be a dominant architectural element, they be placed at the sides or rears of buildings or be recessed from front wall planes of units. Many (119) townhouse units are intended to have be "rear loaded" garages; the balance that are front loaded (116) do not feature the garages being recessed; rather, they are rather forward of unit entryways.

Lighting -- All lighting fixtures on building (and poles) to be shielded and down-directed. Given the requirements of pole lights in the City and that townhouse structures are proposed (vs. commercial buildings), it is anticipated that lighting will be made compliant with code.

Mailbox Structure(s) -- Recommended: Cluster mailboxes for multi-family townhouse projects should be used and that those should, in materials and color, harmonize with the buildings to which they are associated.

Mechanical Equipment -- Required: Mechanical equipment shall be screened from public view. No precise code standard noted.

Proposed: N/A with townhomes, clubhouse plan details inadequate to determine compliance. Expected that any units associated with clubhouse will have roof screening or more likely be ground mounted and have landscaping and/or screening to hide them from view. A proposed Condition of Approval addresses this finding.

Storage, Loading Areas & Trash Enclosures -- Required: Outdoor storage, loading or trash areas require screening/enclosure. Proposed: N/A given nature of structures in the development.

Parking Provision (EMMC § 17.55.120(c)) -- Required: Rate of 2 non-tandem stalls per unit plus 1 guest stall for every 3 units (78 total); min. 1 stall per unit to be enclosed/covered. Proposed: 98 guest spaces (79 required); all units to have double car garages.

Access & Streets (EMMC § 16.35.140) -- Required: Public streets' widths to be 53', 77', 122'. Proposed: All public @ 53', 63', (variation of the 53' type to add an adjoining trail element in the row along one side of the road with planter strip buffers to either side -- see detail) and 122' (Tiffany Boulevard) -- save for the service drive access through the open space providing access to the clubhouse and four private alleys or shared drives (two north/two south) providing access to some of the units. All townhouse dwelling units have direct or indirect access to public streets -- but due to orientation thereto, 116 units are typified as "front-loaded", 119 units as "rear-loaded" as afore-noted.

Connectivity Index: (EMMC § 16.30.090) -- Required: To be (for a MF-1 zoned area) 1.75. Proposed 1.83 (note that the master plan already approved Plat's C's configuration as well).

Screening (EMMC § 16.35.090) -- Required: Six-foot (6') privacy fencing along the rear or side lot lines of lots intended to abut collector and/or arterial rights-of-way. It may be interpreted that said

fencing will be required along the full length (running east/west) of Tiffany Boulevard on its north and south sides adjoining the roadway. Proposed: Six-foot (6') as mandated except for where townhomes are situated that are proposed to face the street whereat a lower rail fence was previously, effectually, approved by the Planning Commission (see attached landscape plan page L.2).

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area: 5.37 acres. Proposed open space area: 1.5 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage. Required amenity points: 542. Proposed: 1438. All units within 1/4 mile of open space and otherwise have access thereto. Main open space amenities include, as required for MF1 projects, a pool and clubhouse with related parking and landscaping - including linear connecting parks (see attached landscape plan page L.1 and amenity points worksheet attached to prior report). Per the Applicant, "all landscaping in this phase [C] is intended to be maintained by the HOA. Not sure if the Tiffany Lane streetscape is intended to be maintained by the City or the HOA though."

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are included in EMMC § 16.20. Approval criteria [Conclusions of Law] for a Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060. Plats, multi-unit architectural design, and, site plans are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public meeting of April 11, 2023, voted to recommend that the City Council approve the Applicant(s) request for Site Plan and Preliminary Plat C approval associated with 235 townhouse units on the property noted by this report, contingent upon compliance with the following condition:

1. Applicant shall cause that all townhouse buildings' two exterior siding material types cover at least 30% of all sides (ends) of each building.

ATTACHMENTS:

[Vicinity Map](#)

[Narrative](#)

[Presentation/Justification](#)

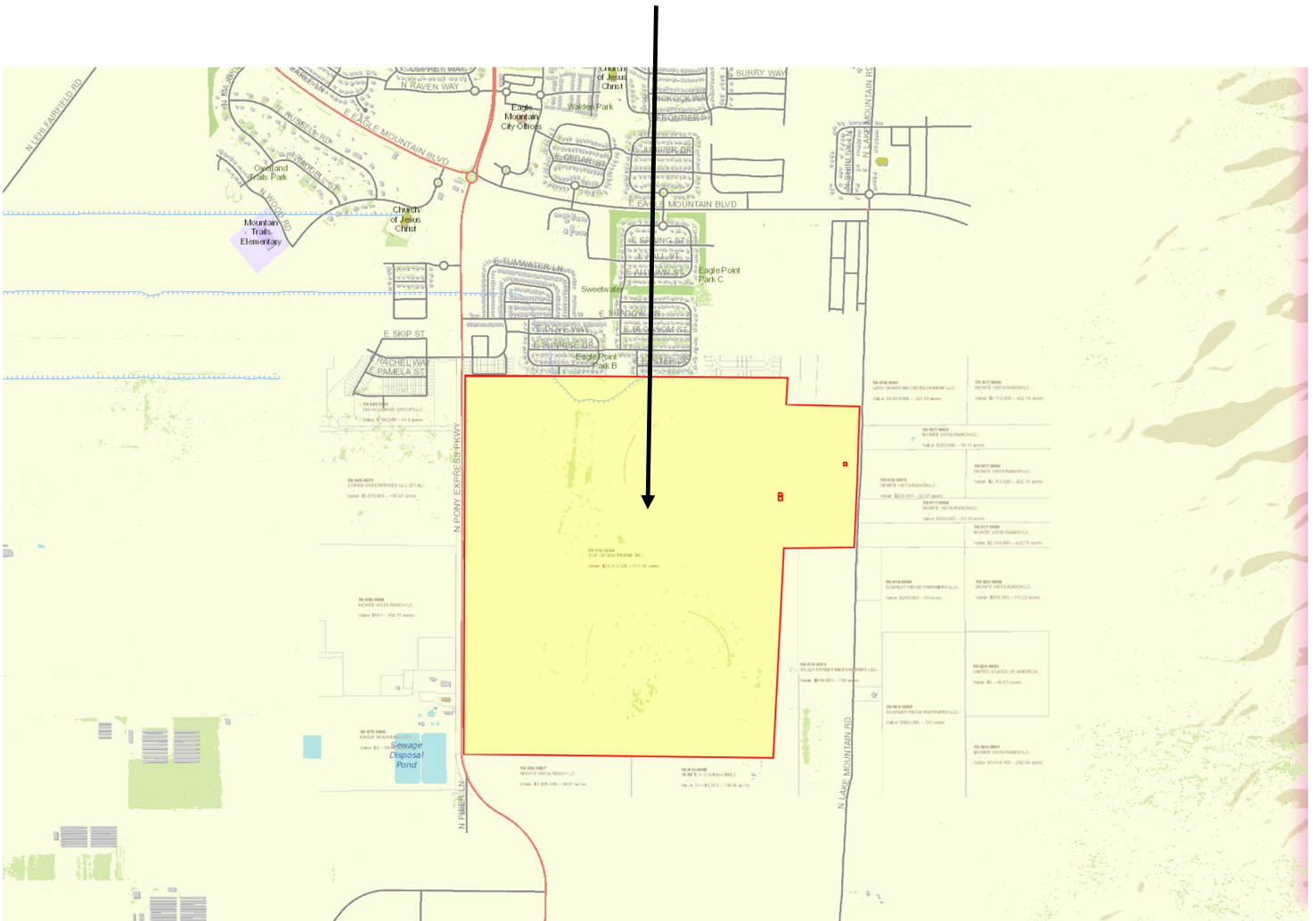
[Preliminary Plat](#)

[Renderings](#)

VICINITY MAP

Utah County Parcel Map Snippet

Property





FLAGSHIP

Parkway Fields Site Plan & Preliminary Plat C

Narrative with proposed changes since May 2nd, 2023

Good Afternoon Rob,

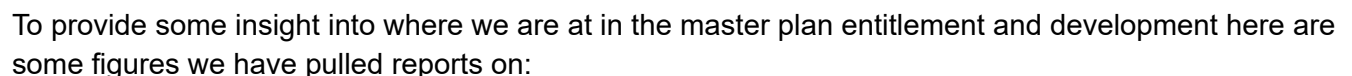
Given the discussion at the May 2nd council meeting and the split vote on tabling the project, we'd like to propose a balanced approach to the 235 townhomes for which we are seeking site plan and preliminary plat approval. We would like to propose that the site plan and preliminary plat be approved for Plat C with a condition that 119 of the 235 townhomes be available to pull permits and the remaining 116 be put on a condition of approval until we reach 70% (1,195 lots of the 1,708 total lots) of the total master planned lot count be approved to the preliminary plat stage. This compromise will allow us as the developer to meet the commitments we have made to our partner builder of developing and selling 119 townhomes by December 31st, 2023.

PHASING MAP

- 2022 - Phases A & B
- 2023 - Phases C
- 2024 - Phases D
- 2025 - Phases E, F
- 2026 - Phases G



Another advantage to this compromise is that the 119 townhomes that will be permitted first will be those lining Tiffany Boulevard, thus providing a finished edge of townhomes along Tiffany Boulevard and will require the full width of Tiffany to be built out. We see this as an advantage to the City to get the full ROW built out of a regionally important roadway finished and landscaped on the north and south.



Developed & Recorded Single-Family Lots thru June 2023: 322 (Plats A1, B1, A2.1, A2.2, A2.3)
Single-Family Lots under Construction: 123 (Plat B2)
Multi-Family Lots in for Site Plan Approval: 235 Townhomes (Phase C)
Single-Family Lots in for Preliminary Plat Approval: 516 (Phases D & E)
Remaining Lots in Design Stage: 511 (Phases F, G, & H)

We are currently on pace to complete the entitlement and development work in the 6 year window of the MDA despite some delays and shortages of materials and labor. We continue to be committed to proceed on pace to accomplish what we set out to do back in 2021 and hope that the City will continue to allow us to move through approvals at a reasonable pace as our partner.

Best,

A handwritten signature in black ink, appearing to read "Bronson Tatton", written over a light gray rectangular background.

Bronson Tatton

Flagship Land Development Team

Parkway Fields



Preliminary Plat / Site Plan for Phase C
June 6th, 2023 City Council Meeting

Master Plan Status

Phase A Improved & Recorded (206 Lots)

Phase B Approved & Partially Improved (298 Lots)

- Seeking approval on Towns in B3 (58 Towns)

Phase C Preliminary Plat Submitted (299 Lots)

- Seeking approval on Towns in C3 (58 Towns)

Phase D Preliminary Plat Submitted

Phase E Prelim. Design

Phase F Prelim. Design

- Seeking approval on Towns in F2 (59 Towns)

Phase G Prelim. Design

- Seeking approval on Towns in G1 (59 Towns)



Master Plan Status

Recorded Plats to Date

A1 - 69 lots

B1 - 111 lots

A2.1 - 36 lots

Plats soon to Record

A2.2 - 45 lots

A2.3 - 61 lots

Projects in the construction phase

B2 - 123 lots

Phases in for Site Plan & Preliminary Plat Review

C - 235 Town Homes

Phases in for Preliminary Plat Review

D - 240 lots

E - 276 lots

Future phases in design stages

F - 52 lots

G - 211 lots

H - 248 lots

Master Plan Status

Total Lots Recorded thru June 2023

322 SFD lots

Total Lots being developed Currently

123 SFD Lots

Total Lots in for Review Currently

516 SFD lots

235 townhomes

Total Lots Remaining in Master Plan

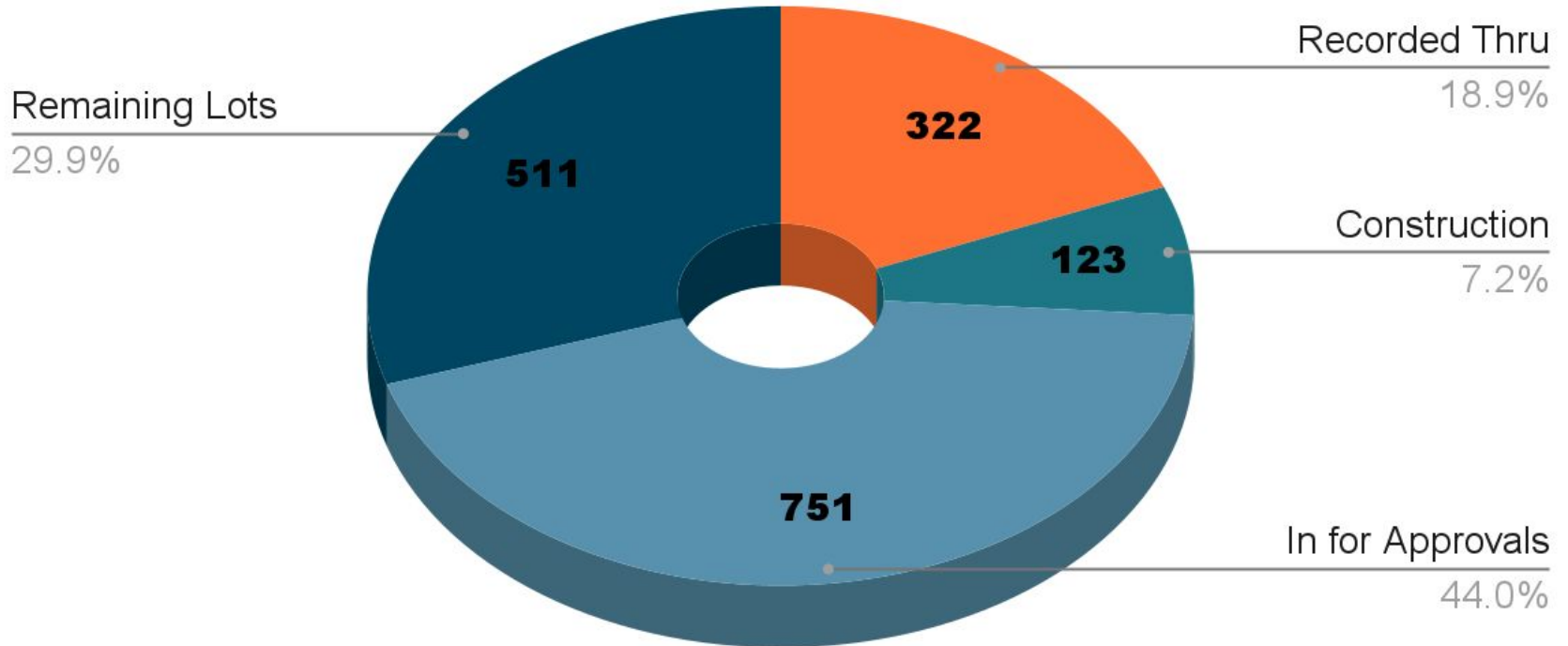
511 SFD lots (less than 30% left to get approved)

Committed Lots

793 Lots to Lennar

915 Lots for Flagship Homes

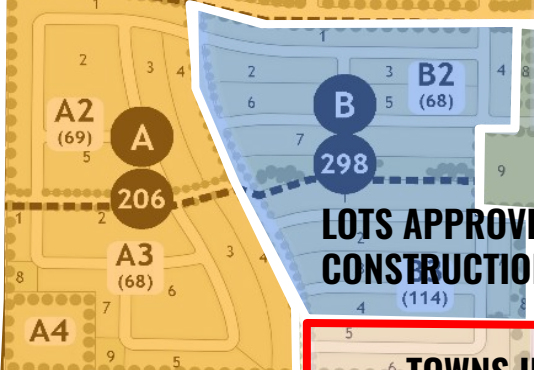
Master Plan Status (1.5 Years since MDA Approval)



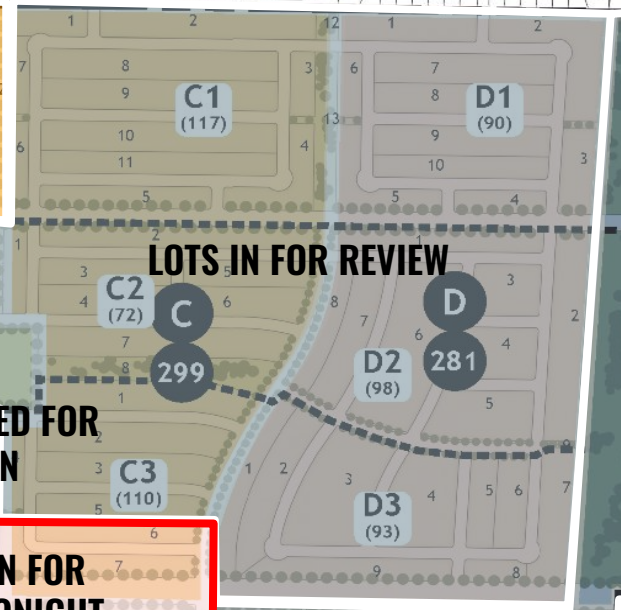
Development Schedule

Phase	Total Unit Count	Lot Size						Development Status	Development Schedule
		RC	R3	R2	R1	FR	TH		
A	211	96	83	32	0	0	0	PP Approved	2022
A1	69	0	0	0	0	0	0	Recorded	2022
A2.1	36	0	0	0	0	0	0	Recorded	2022
A2.2	45	0	0	0	0	0	0	In Process	2022
A2.3	61	0	0	0	0	0	0	In Process	2022
B	234	86	100	35	13	0	0	PP Approved	2022-2024
B1	111	0	0	0	0	0	0	Recorded	2022
B2	123	0	0	0	0	0	0	Construction	2023-2024
C	235	0	0	0	0	0	235	PP In Process	2023
C1	116	0	0	0	0	0	116	Site Plan In Process	2023
C2	119	0	0	0	0	0	119	Site Plan In Process	2023
D	240	89	102	35	14	0	0	Preliminary	2024
E	276	71	109	59	37	0	0	Preliminary	2025
F	52	0	0	0	0	52	0	Design	2025
G	211	87	124	0	0	0	0	Design	2026
H	248	85	109	54	0	0	0	Design	2027
2176		514	627	215	64	52	470		

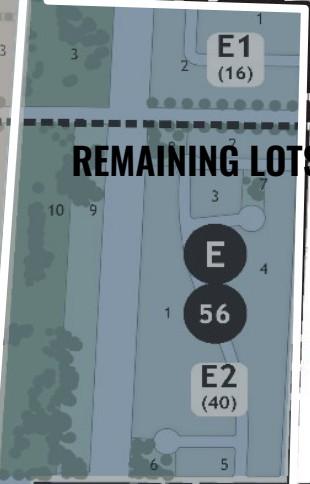
RECORDED LOTS THRU JUNE 2023



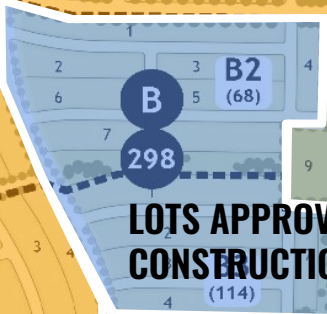
LOTS IN FOR REVIEW



REMAINING LOTS



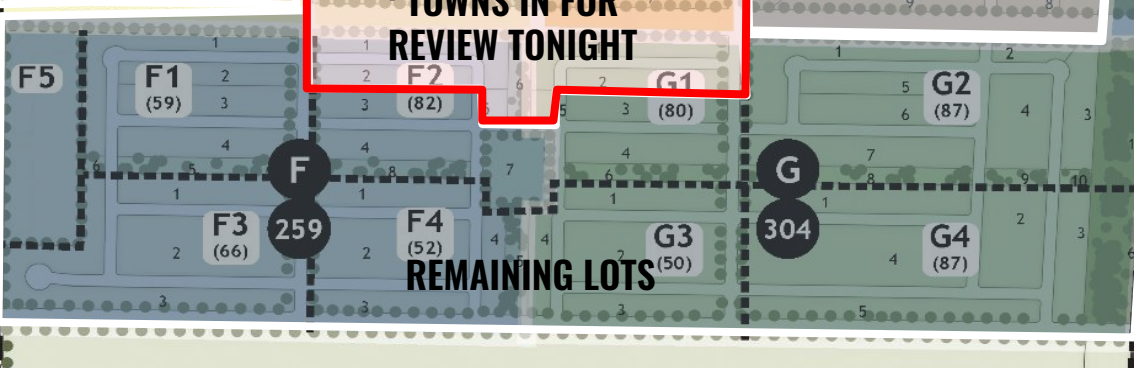
LOTS APPROVED FOR CONSTRUCTION



TOWNS IN FOR REVIEW TONIGHT

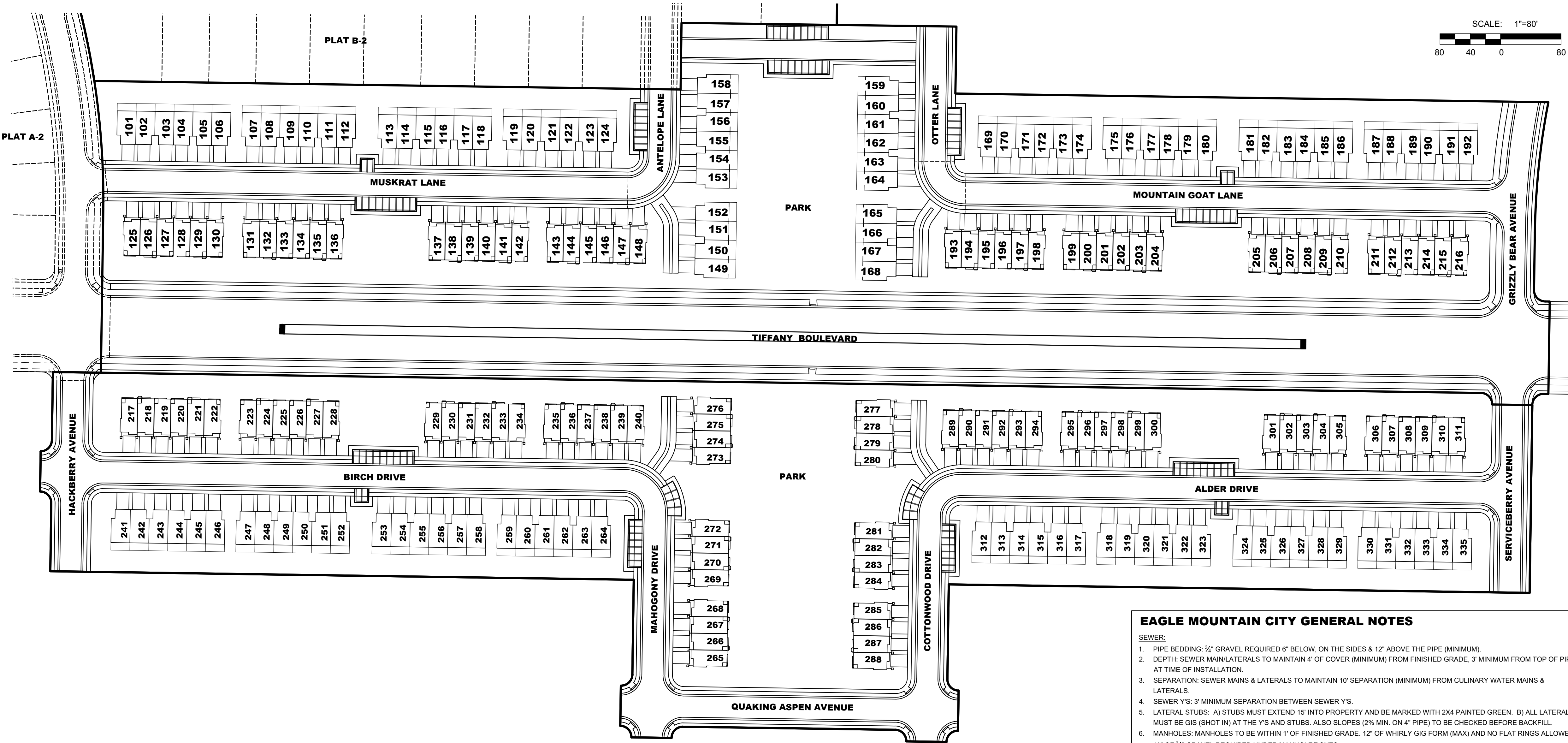


REMAINING LOTS



PARKWAY FIELDS PRELIMINARY PHASE C

EAGLE MOUNTAIN CITY, UTAH



PRELIMINARY DESCRIPTION

A parcel of land located in the Southeast Quarter Section 13 and the Northeast Quarter of Section 24, Township 6 South, Range 2 West, Salt Lake Base & Meridian and the Southwest Quarter of Section 18 and the Northwest Quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base & Meridian, described as follows:
Beginning at a point located N89°54'05"W along the Section Line 2021.15 feet and North 64.64 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence S00°50'25"W 122.00 feet; thence N89°09'35"W 6.00 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°50'25"W 21.21 feet; thence S00°50'25"W 248.00 feet; thence N89°09'35"W 766.94 feet; thence S00°50'25"W 125.00 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S44°09'35"E 21.21 feet; thence S00°50'25"W 53.00 feet; thence along the arc of a non-tangent curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°50'25"W 21.21 feet; thence along the arc of a non-tangent curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N89°09'35"W 280.00 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°50'25"W 21.21 feet; thence N89°09'35"W 53.00 feet; thence along the arc of a non-tangent curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 53.00 feet; thence along the arc of a non-tangent curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N45°50'25"E 125.00 feet; thence N89°09'35"W 770.50 feet; thence N00°50'25"E 90.00 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 53.00 feet; thence along the arc of a non-tangent curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"E 21.21 feet; thence N00°50'25"E 89.57 feet; thence S89°09'35"E 63.45 feet; thence N00°50'25"E 213.09 feet; thence along the arc of a curve to the left 172.71 feet with a radius of 1036.50 feet through a central angle of 09°32'49", chord: N03°56'00"W 172.51 feet; thence S89°09'35"E 774.23 feet; thence N00°46'37"E 88.00 feet; thence S89°13'23"E 363.00 feet; thence S00°54'13"W 88.40 feet; thence S89°09'35"E 783.06 feet; thence along the arc of a non-tangent curve to the left 172.82 feet with a radius of 973.50 feet through a central angle of 10°10'16", chord: S05°55'33"W 172.59 feet; thence S00°50'25"W 76.09 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S44°09'35"E 21.21 feet; thence S89°09'35"E 6.00 feet to the point of beginning.

Contains: ±31.28 Acres
1,362,630 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

- 1. PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- 2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4" OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- 3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10" SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- 4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- 5. LATERAL STUBS: A) STUBS MUST EXTEND 15" INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- 6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLE/BOXES.

WATER:

- 1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- 2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- 3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- 4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE, JOINTS AND OTHER FITTINGS.
- 5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- 6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- 7. WATER CAN: THE WATER CAN FOR THE 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- 8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- 9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- 10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS. DO NOT RUN UP VALVE BOXES.
- 11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- 12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- 13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
- 14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

- 1. BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- 2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
- 3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE. INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- 4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

- 1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- 2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- 3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 3/4" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/2" TO 3/4" DOWN FROM ASPHALT EDGE.

VICINITY MAP

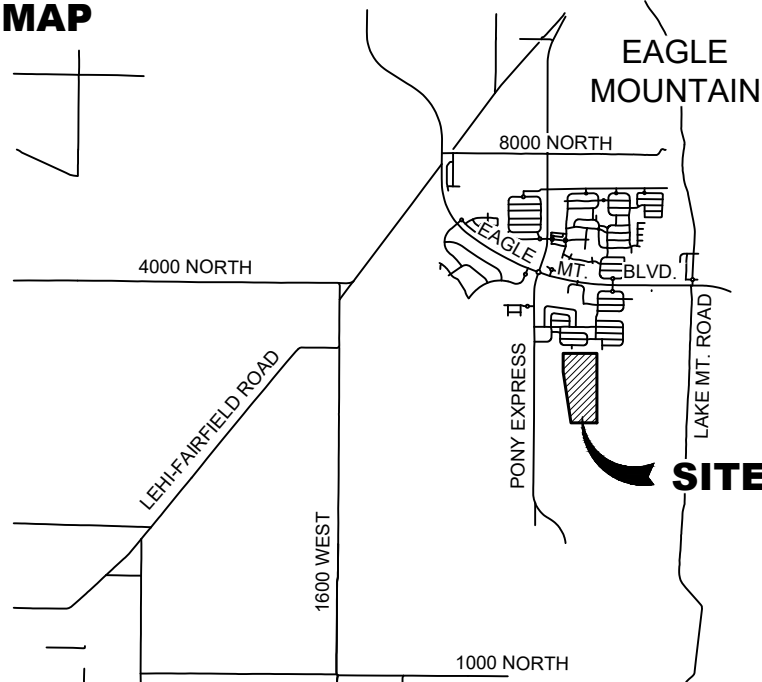


TABLE OF CONTENTS

101	COVER
201	LOT LAYOUT
301	UTILITY PLAN
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	31.28 ACRES
TOTAL OPEN SPACE:	9.27 ACRES
OVERALL DENSITY:	7.5 LOTS/ACRE
TOTAL # OF UNITS:	235 LOTS
ASPHALT PAVEMENT AREA:	150,178.90 SF

PARKING LOT TABULATIONS

PLAT	
TOWNHOMES	235 TOTAL
FRONT LOAD	116 TOWNHOMES
REAR LOAD	119 TOWNHOMES
PARKING REQUIRED	79 STALLS
PARKING PROVIDED	98 STALLS

NOTES

- 1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- 4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- 5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- 6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- 7. DRIVEWAY SLOPES NOT TO EXCEED 12%.
- 8. NO DEFLECTIONS ALLOWED ON WATER LINES.
- 9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- 10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- 11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- 12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- 13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
SPANISH FORK, UTAH 84602
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

PARKWAY FIELDS PHASE C

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

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

LEI PROJECT #:

2019-0046

DRAWN BY:

CJL

DESIGNED BY:

BCT

SCALE:

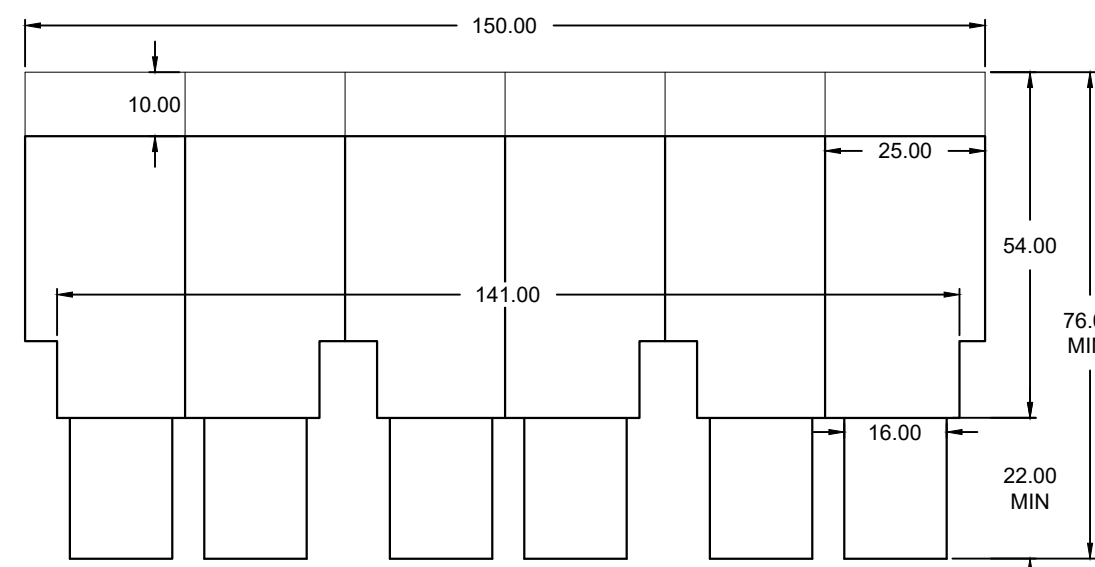
1"=80'

DATE:

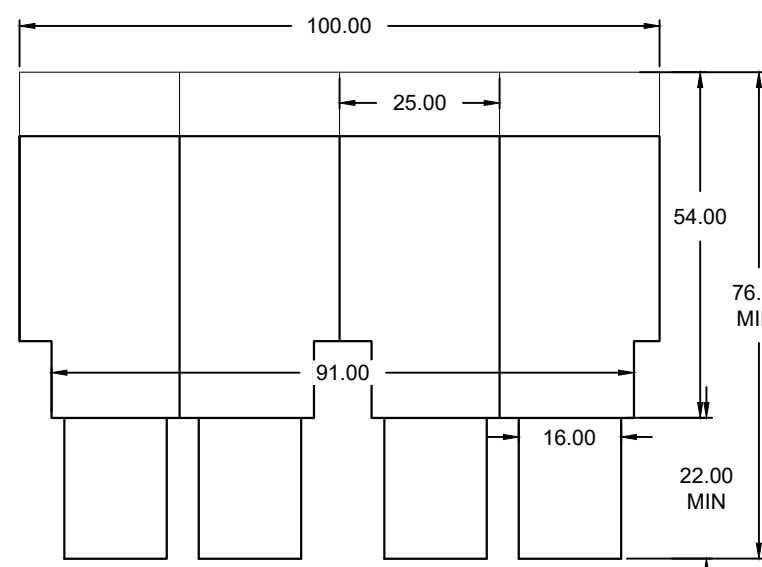
03/14/2023

SHEET

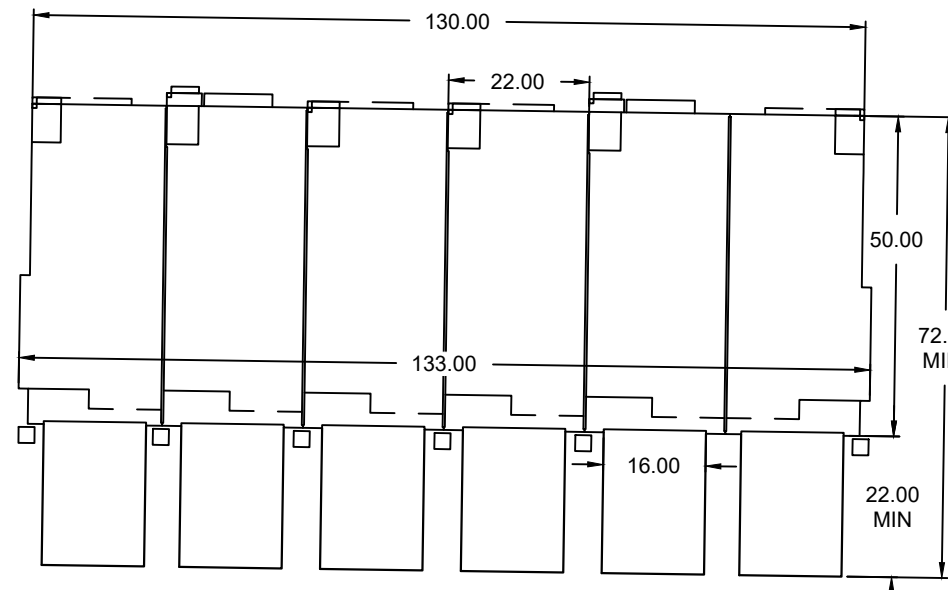
101



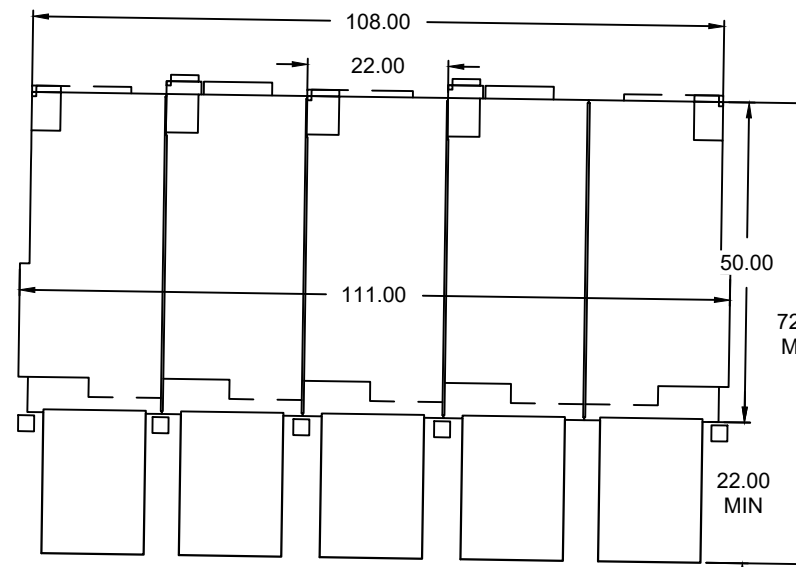
(16) FRONT LOAD BUILDING DETAILS (TYP.)



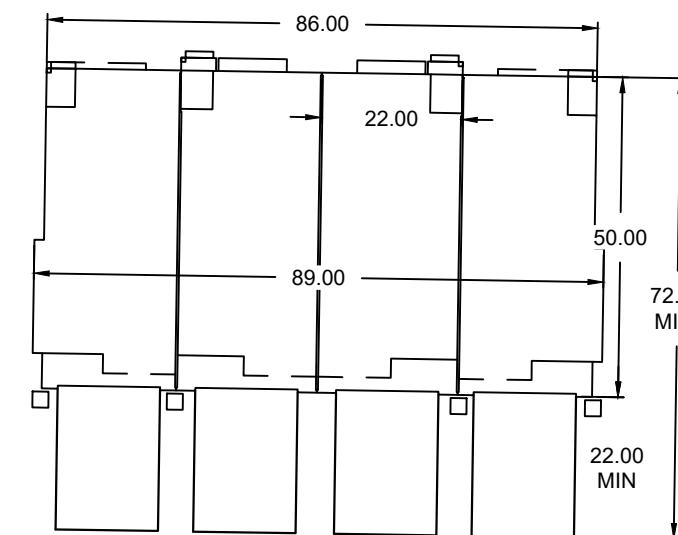
(4) FRONT LOAD BUILDING DETAILS (TYP.)



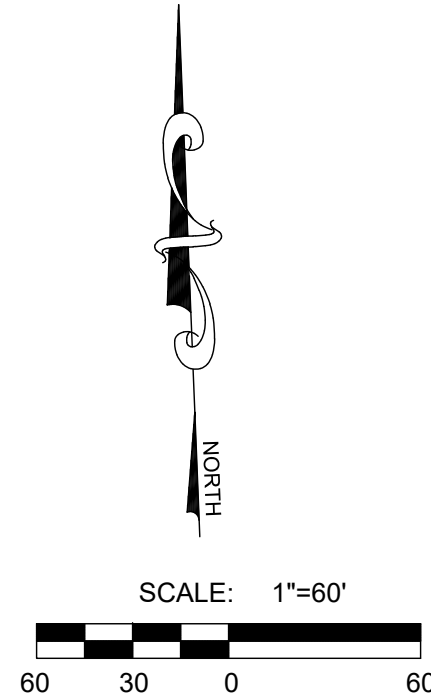
(15) REAR LOAD BUILDING DETAILS (TYP.)



(1) REAR LOAD BUILDING DETAILS (TYP.)



(6) REAR LOAD BUILDING DETAILS (TYP.)



3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C2	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C3	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C4	15.00	90°00'00"	23.56	N44°09'35"E 21.21
C5	1036.50	9°32'49"	172.71	N3°56'00"W 172.51
C6	973.50	10°10'16"	172.82	S5°53'33"W 172.59
C7	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C8	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C9	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C10	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C11	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C12	15.00	90°00'00"	23.56	S45°50'25"W 21.21

TABULATIONS	
PLAT	
TOWNHOMES	235 TOTAL
FRONT LOAD	116 TOWNHOMES
REAR LOAD	119 TOWNHOMES
PARKING REQUIRED	79 STALLS
PARKING PROVIDED	98 STALLS

OPEN SPACE TABULATIONS		
PARCEL A:	30927 S.F.	0.71 ACRES
PARCEL B:	60147 S.F.	1.38 ACRES
PARCEL C:	34981 S.F.	0.80 ACRES
PARCEL D:	30673 S.F.	0.70 ACRES
PARCEL E:	60009 S.F.	1.38 ACRES
PARCEL F:	68180 S.F.	1.57 ACRES
PARCEL G:	30843 S.F.	0.71 ACRES
PARCEL H:	40167 S.F.	0.92 ACRES
PARCEL I:	66456 S.F.	1.53 ACRES
PARCEL J:	31217 S.F.	0.72 ACRES
TOTAL:	453600 S.F.	10.42 ACRES
OPEN SPACE		
NOTE: ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOA.		

PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
LOT LAYOUT

REVISIONS	
1	
2	
3	
4	
5	
6	

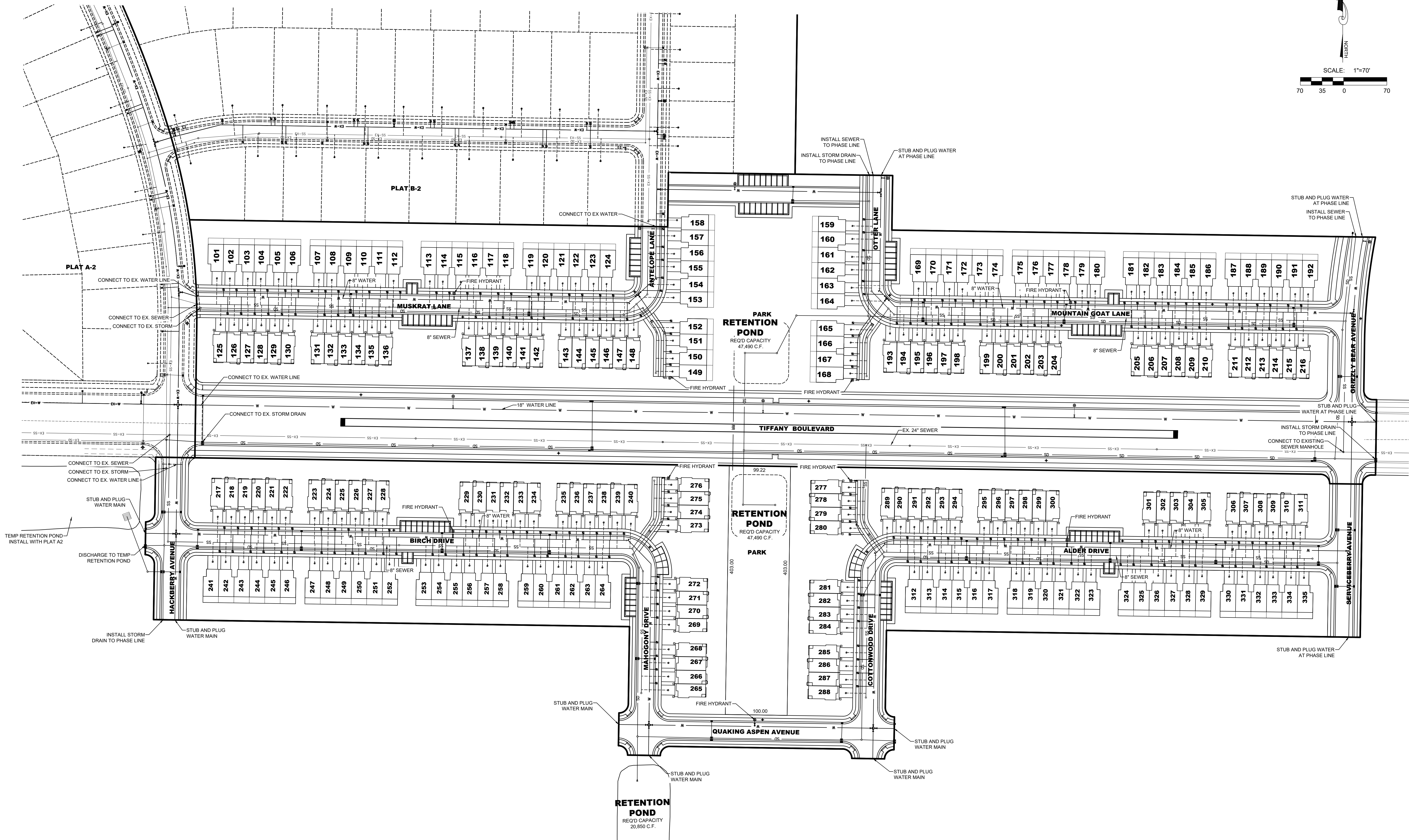
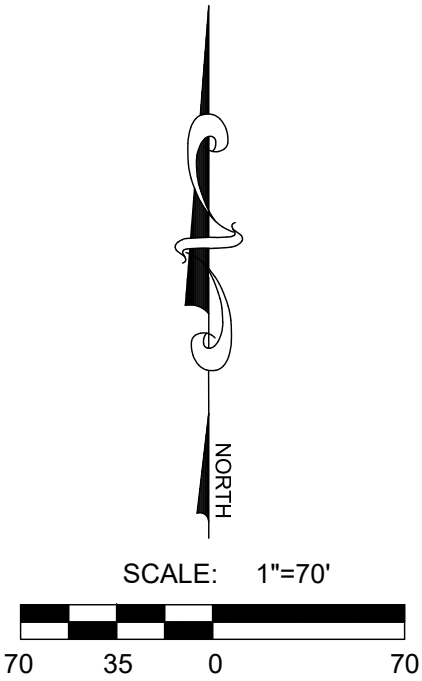
LEI PROJECT #:
2019-0046
DRAWN BY:
CJ
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
03/14/2023

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

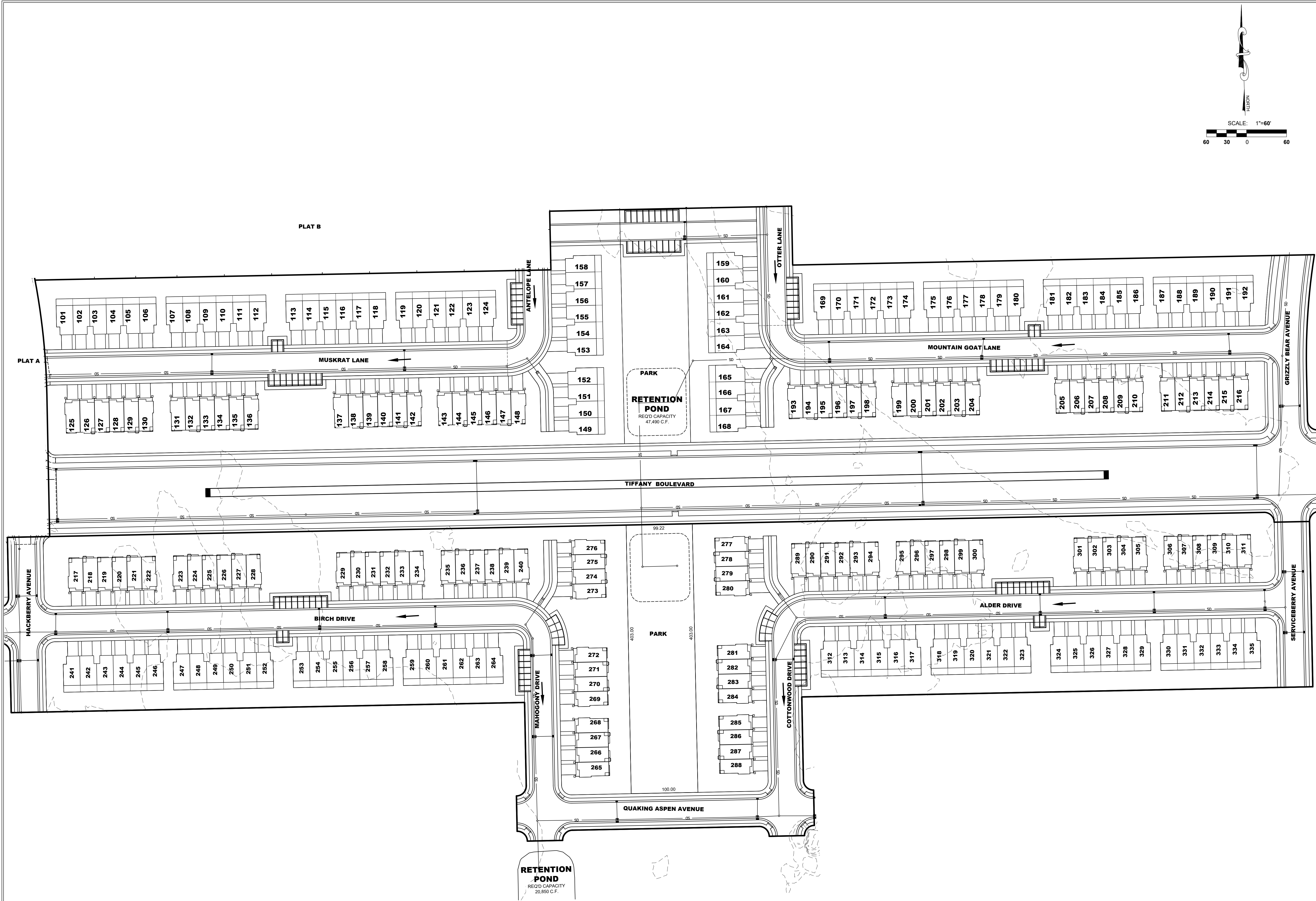
UTILITY LAYOUT



REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2019-0046
DRAWN BY:
CJI
DESIGNED BY:
BCT
SCALE:
1"=70'
DATE:
03/14/2023

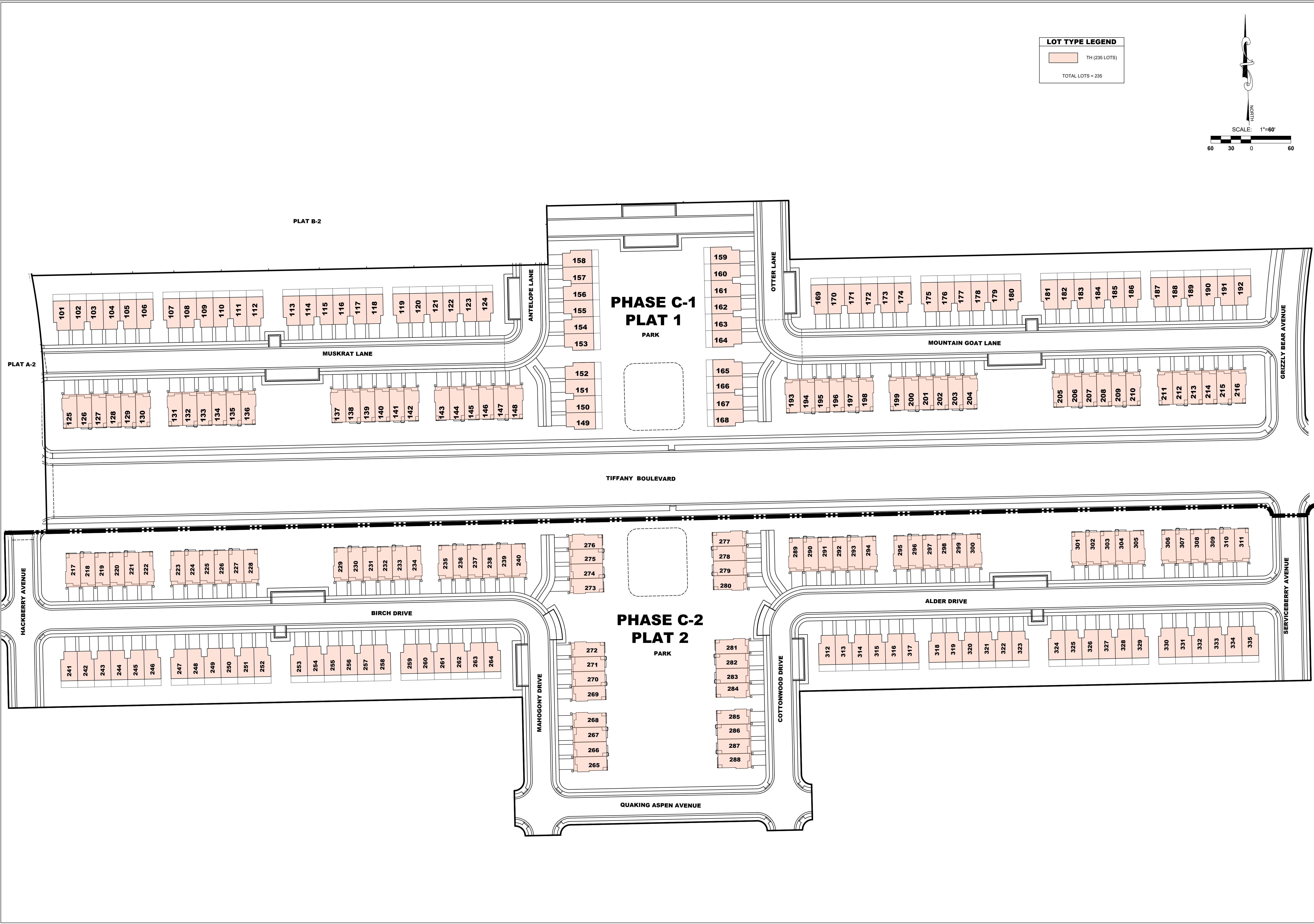
SHEET



NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	
LEI PROJECT #: 2019-0046	
DRAWN BY: CJI	
DESIGNED BY: BCT	
SCALE: 1"=60'	
DATE: 03/14/2023	
SHEET	



LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

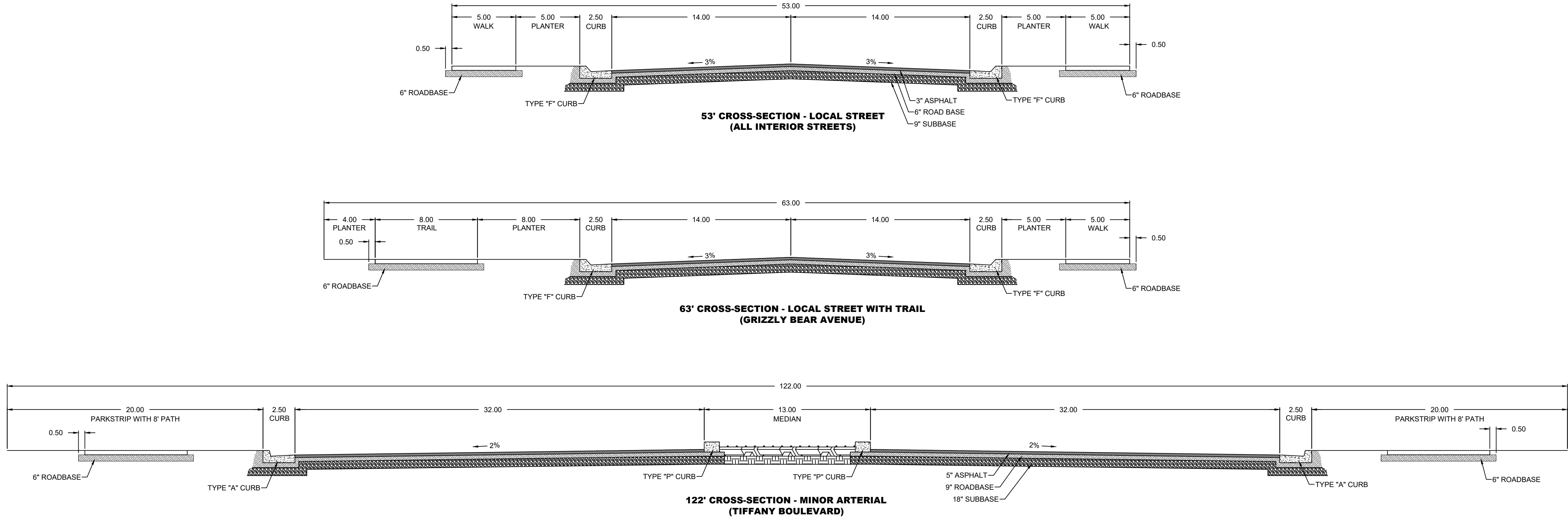
PARKWAY FIELDS PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

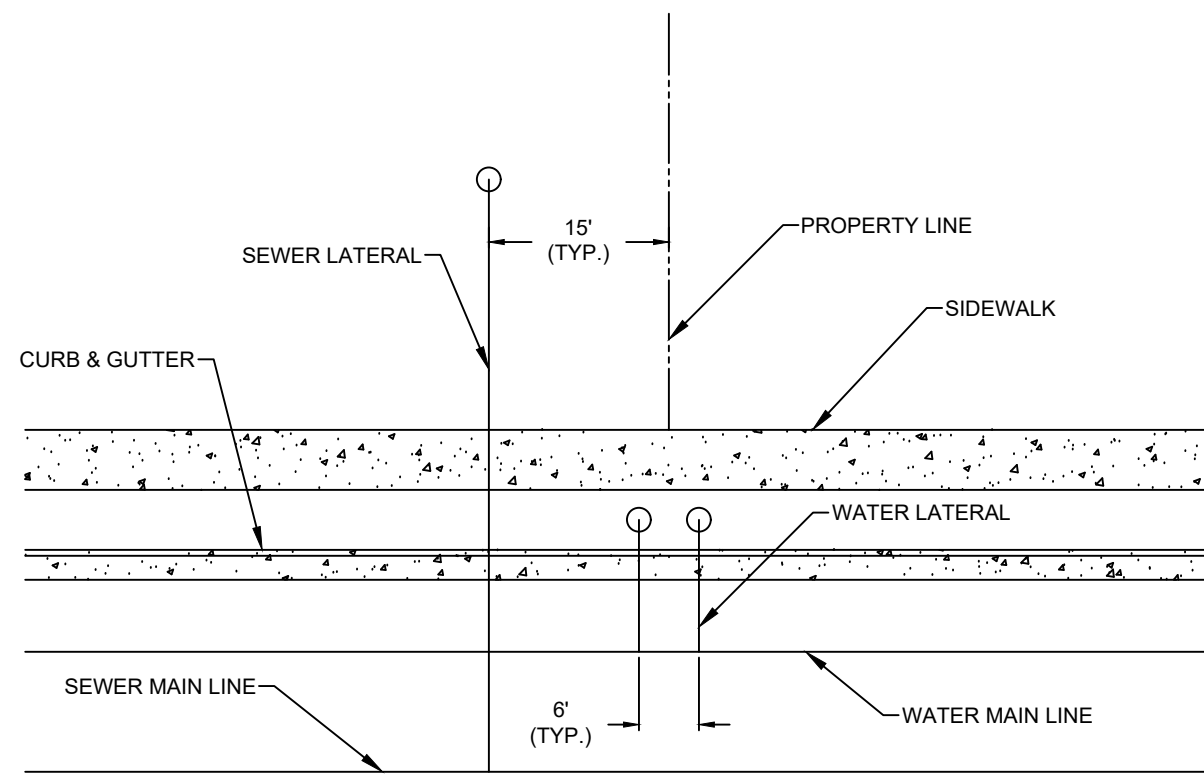
PHASING PLAN / LOT PLAN

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	
7 -	
LEI PROJECT #: 2019-0046	
DRAWN BY: CJI	
DESIGNED BY: BCT	
SCALE: 1"=60'	
DATE: 03/14/2023	
SHEET	
501	

1 ROADWAY CROSS SECTIONS



2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
DETAILS

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:
2019-0046

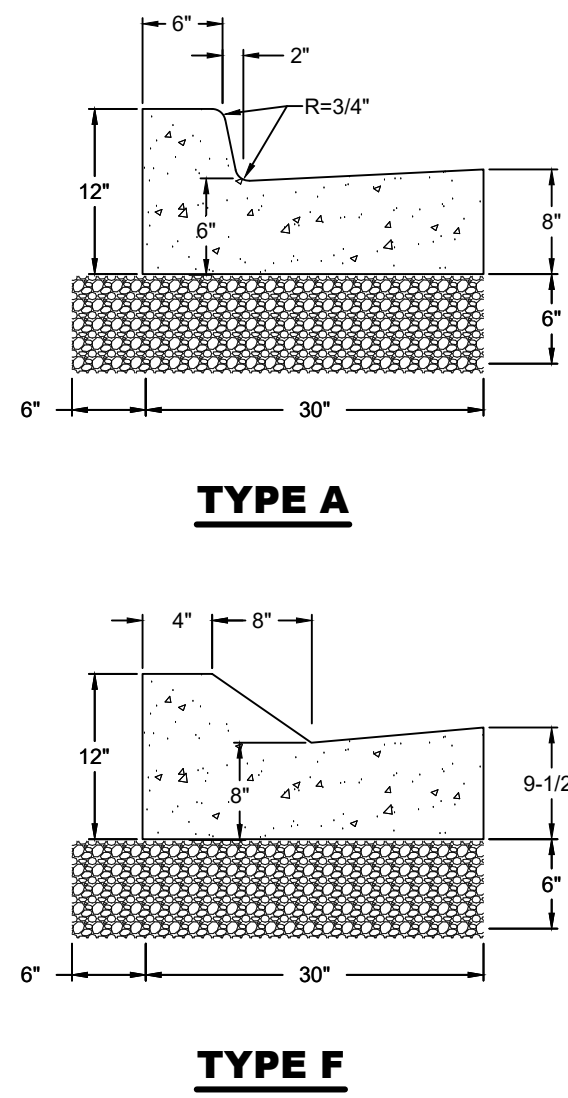
DRAWN BY:
CJI

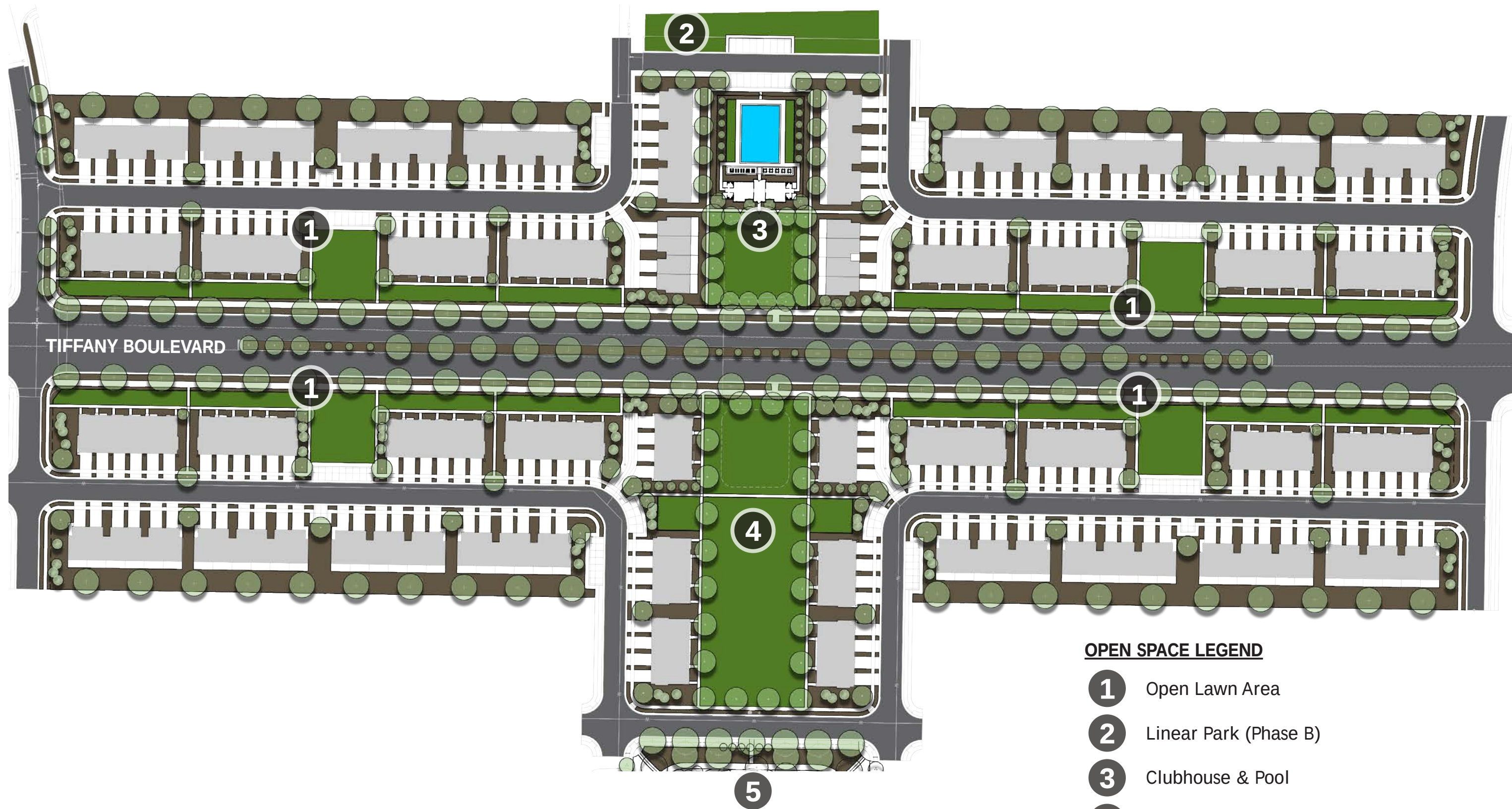
DESIGNED BY:
BCT

SCALE:
1"=NTS

DATE:
03/14/2023

NOT FOR
CONSTRUCTION





OPEN SPACE LEGEND

- 1** Open Lawn Area
- 2** Linear Park (Phase B)
- 3** Clubhouse & Pool
- 4** Linear Park
- 5** South City Park (Future Phase G)

PARKWAY FIELDS - Site Plan Illustration

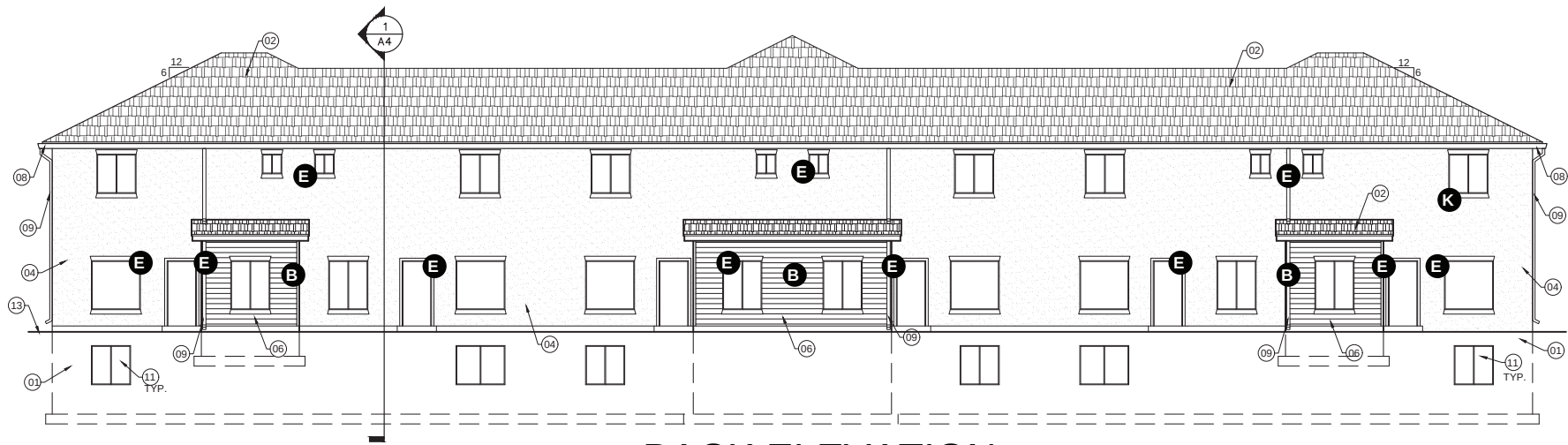
Site Plan Application by Flagship Homes

*Waterwise landscaping principles implemented through project.



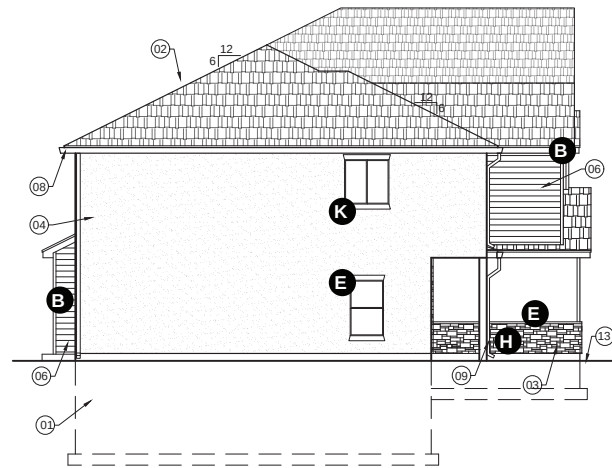
PARKWAY FIELDS - Front Loaded Townhomes

Site Plan Application by Flagship Homes



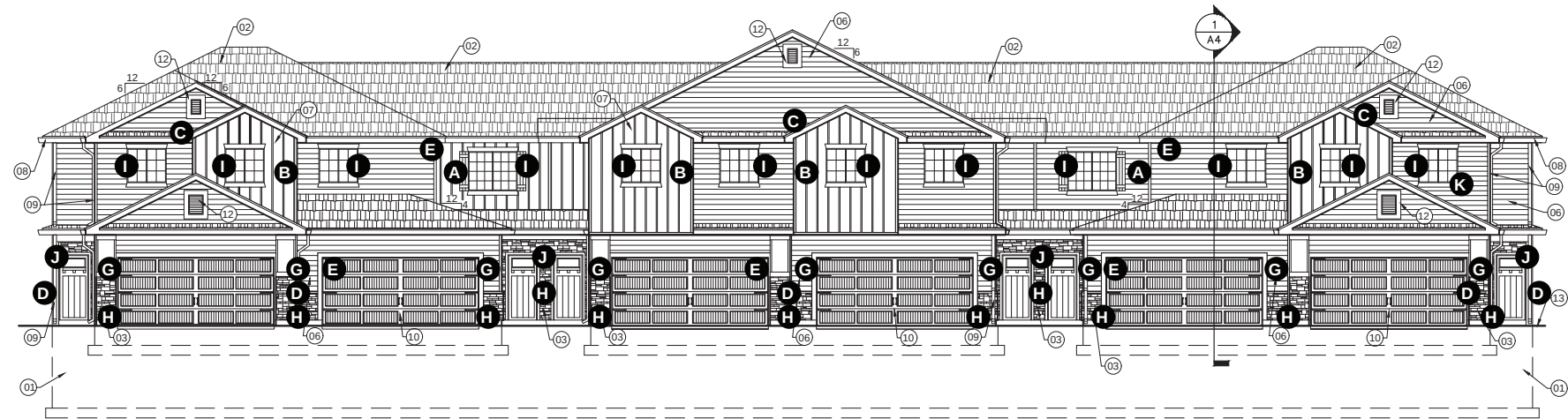
BACK ELEVATION

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



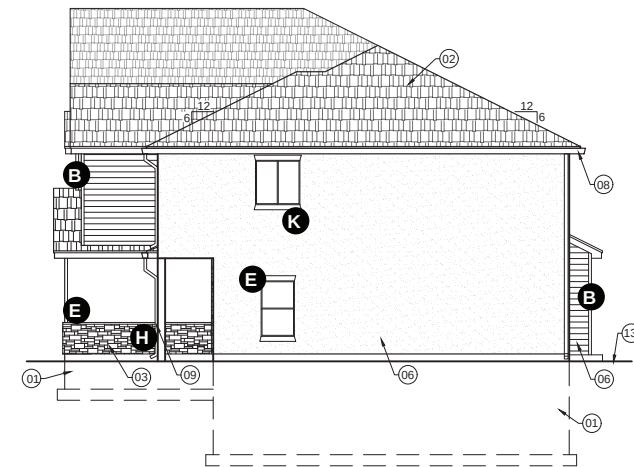
LEFT ELEVATION

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



FRONT ELEVATION

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



RIGHT ELEVATION

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

KEYED NOTES:

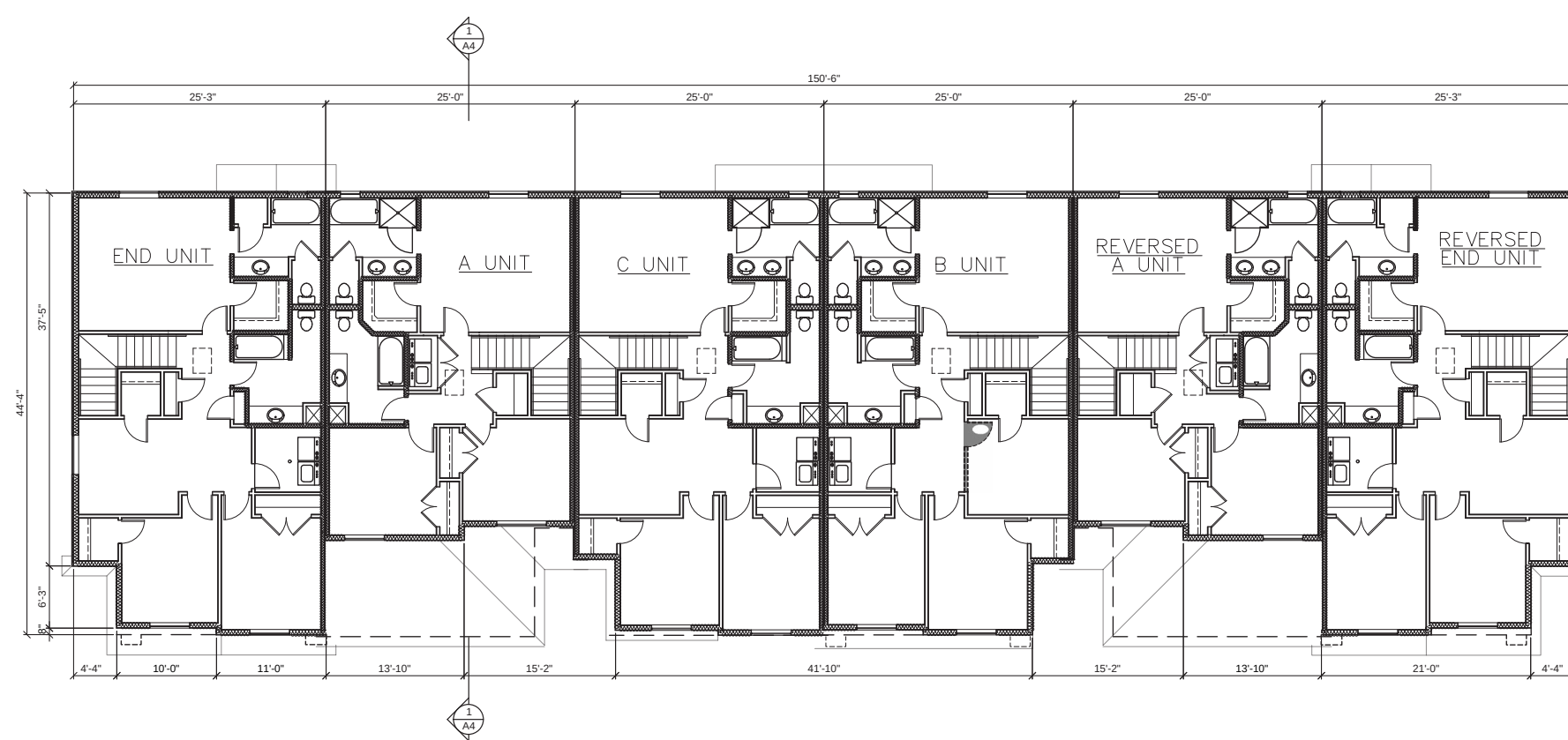
- 01 CONCRETE FOUNDATION TO GO BELOW FROST LINE.
- 02 ASPHALT SHINGLE OVER FELT OVER 1/2" SHEATHING OVER TRUSSES @ 24" O.C.
- 03 STONE VENEER.
- 04 EIFS.
- 05 EIFS FEATURES.
- 06 HORIZONTAL LAP SIDING.
- 07 VERTICAL FIBER CEMENT PANEL.
- 08 RAIN GUTTER. SEE ROOF PLAN.
- 09 DOWNSPOUT. SEE ROOF PLAN.
- 10 OVERHEAD GARAGE DOOR.
- 11 PROVIDE WINDOW WELL AT BASEMENT WINDOWS.
- 12 ATTIC VENT.
- 13 FINISH GRADE.

ARCHITECTURAL DETAILING

- A DECORATIVE SHUTTERS
- B POP OUTS
- C DECORATIVE GABLES
- D COLUMNS
- E DECORATIVE TRIM
- F DECORATIVE RAILINGS (NOT SHOWN - WHERE STAIRS ARE REQUIRED)
- G ARCHITECTURAL LIGHTING
- H DECORATIVE MASONRY PATTERN
- I WINDOW GRIDS
- J DECORATIVE DOORS
- K DECORATIVE WINDOWS

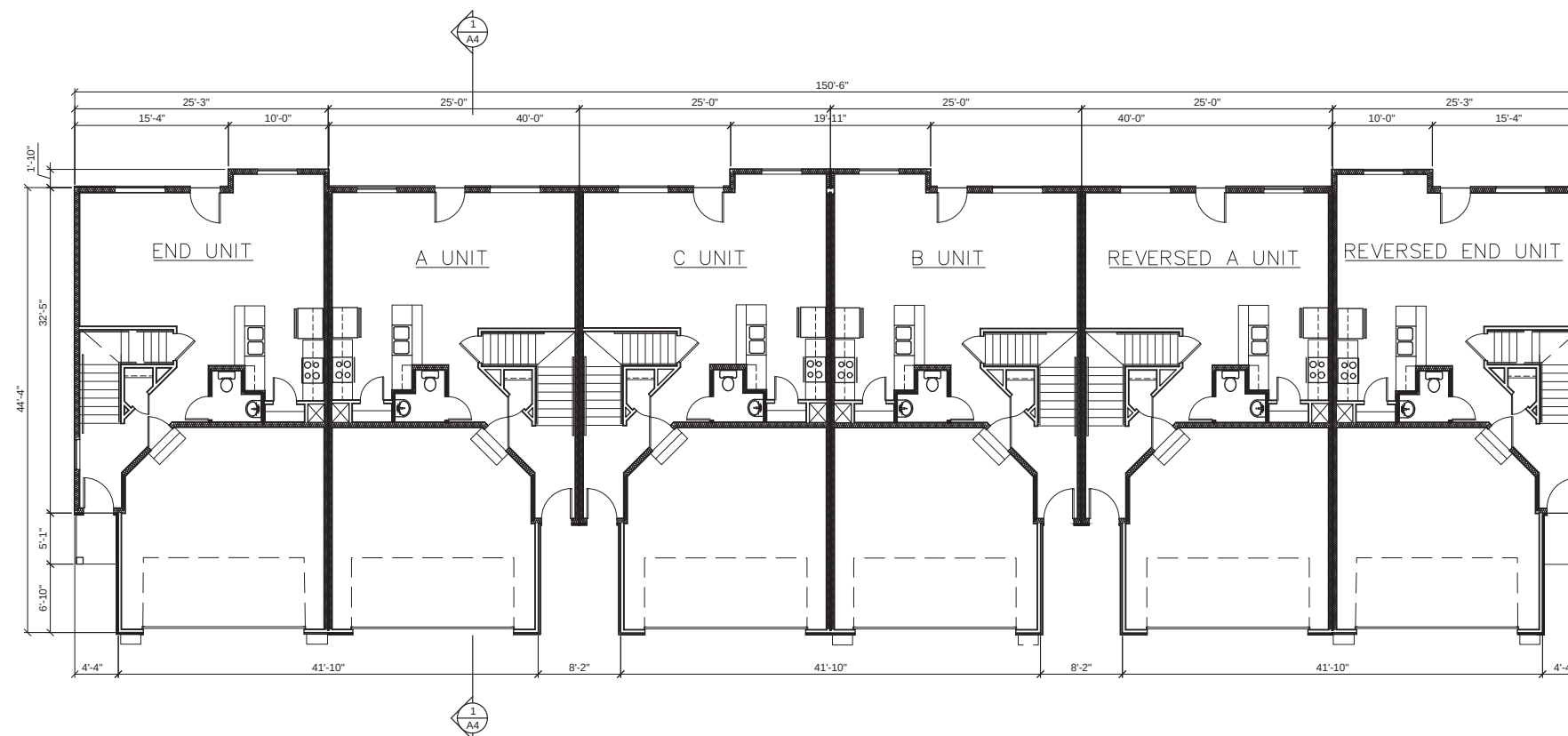
PARKWAY FIELDS - Front Loaded Townhomes

Site Plan Application by Flagship Homes



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

PARKWAY FIELDS - Front Loaded Townhomes

Site Plan Application by Flagship Homes



ARCHITECTURAL FEATURES LEGEND

1. COLUMNS
2. WINDOW TRIM
3. POPOUTS
4. PORCHES
5. DECORATIVE DOORS
6. DECORATIVE WINDOWS
7. DECORATIVE GABLES
8. DECORATIVE TRIM
9. ARCHITECTURAL LIGHTING

ELEVATION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STUCCO
	LAP SIDING - PAINTED FIBER CEMENT 6" EXPOSURE AS PER SPECIFICATIONS
	LAP SIDING - PRE-STAINED FIBER CEMENT 6" EXPOSURE
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

PARKWAY FIELDS - Rear Loaded Townhomes

Site Plan Application by Flagship Homes



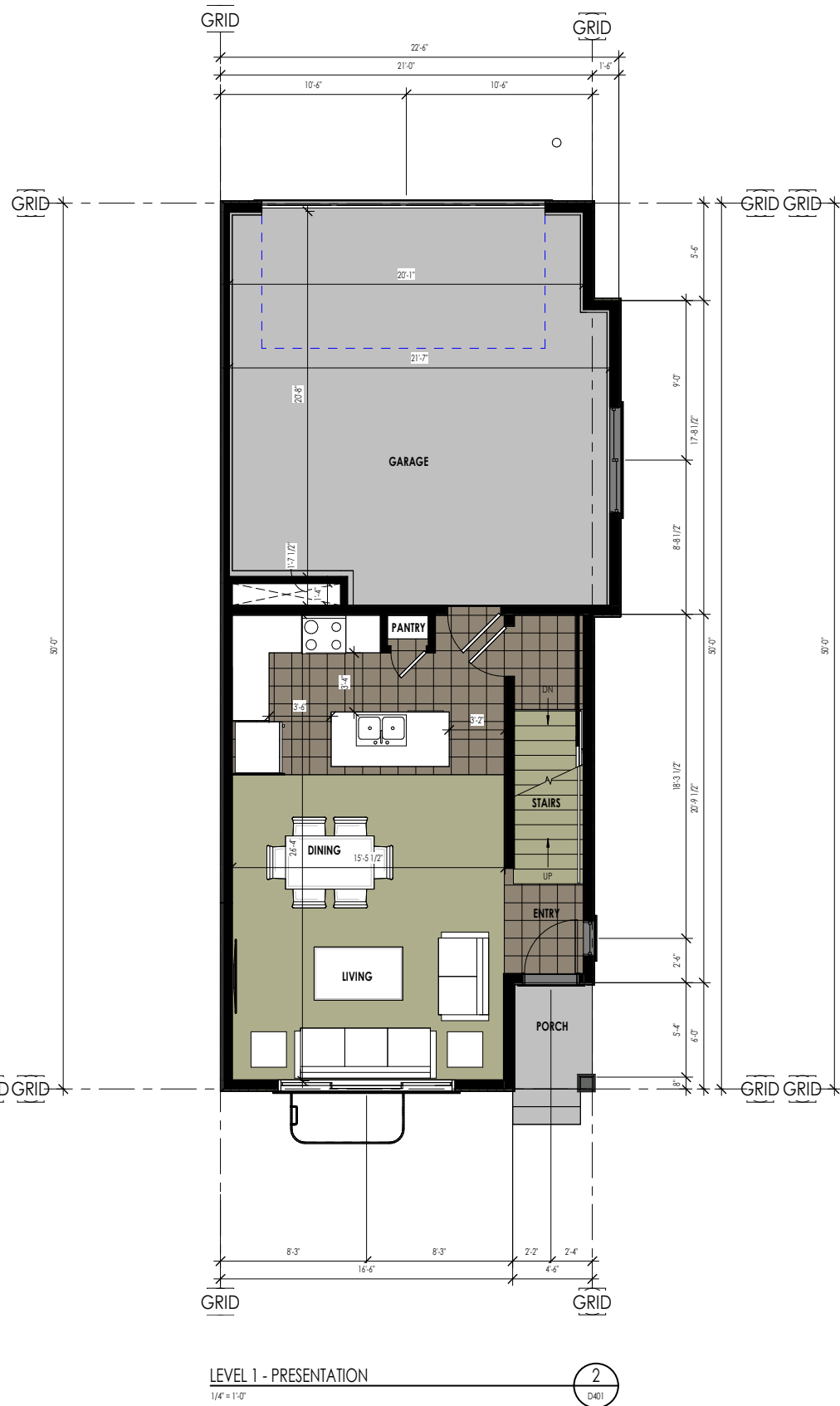
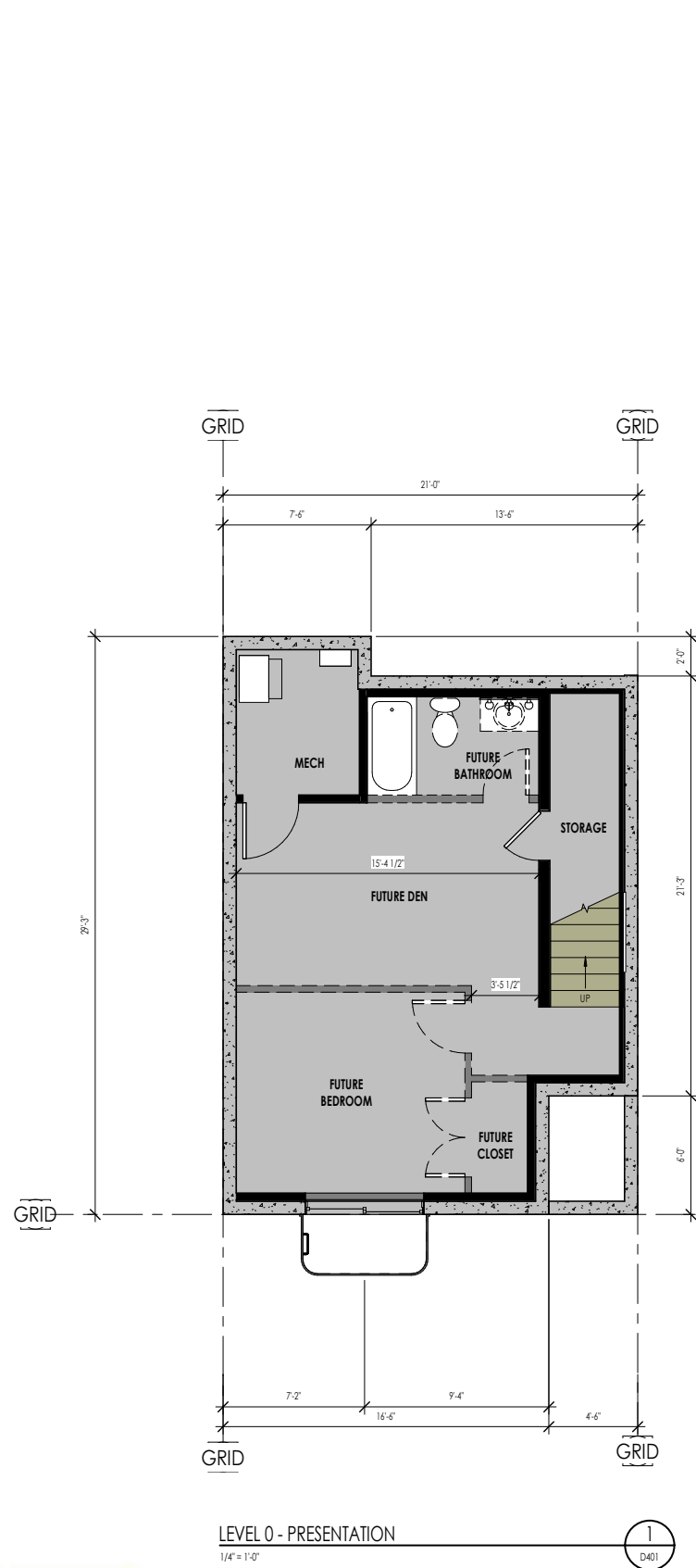
ARCHITECTURAL FEATURES LEGEND

1. COLUMNS
2. WINDOW TRIM
3. POPOUTS
4. PORCHES
5. DECORATIVE DOORS
6. DECORATIVE WINDOWS
7. DECORATIVE GABLES
8. DECORATIVE TRIM
9. ARCHITECTURAL LIGHTING

ELEVATION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STUCCO
	LAP SIDING - PAINTED FIBER CEMENT 6" EXPOSURE AS PER SPECIFICATIONS
	LAP SIDING - PRE STAINED FIBER CEMENT 6" EXPOSURE
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

PARKWAY FIELDS - Rear Loaded Townhomes

Site Plan Application by Flagship Homes



UNIT A - SQUARE FOOTAGE	
NAME	AREA
BASEMENT LEVEL	458 SF
MAIN LEVEL	515 SF
UPPER LEVEL	917 SF
	1890 SF
GARAGE	427 SF
	427 SF
Grand total	2317 SF

PARKWAY FIELDS - Rear Loaded Townhomes

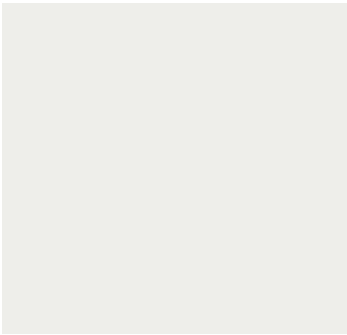
Site Plan Application by Flagship Homes



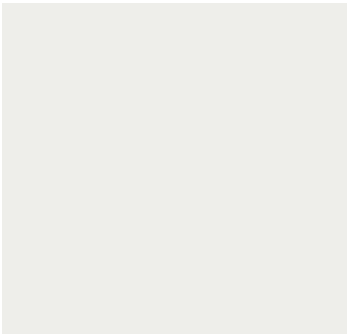
PARKWAY FIELDS - Rear Loaded Townhomes

Site Plan Application by Flagship Homes

Scheme 1



Siding/Board & Bat
Snowscape White



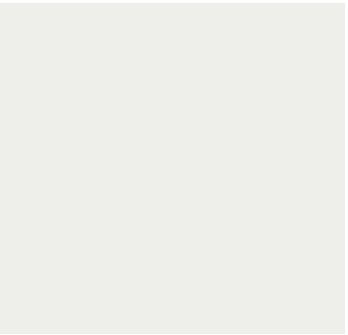
Trim
Snowscape White



Front Door
Peppercorn



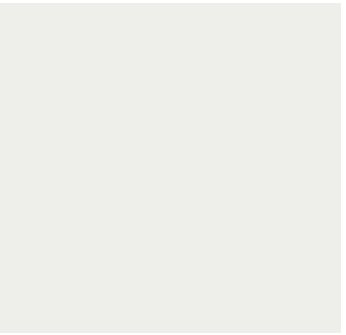
Roof
Moire Black



Garage Door
White



Soffit & Fascia
Black

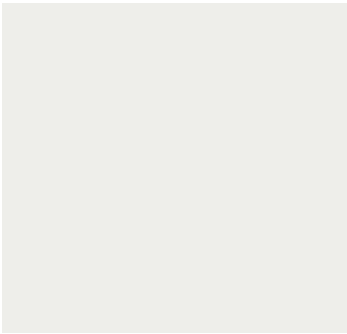


Windows
White

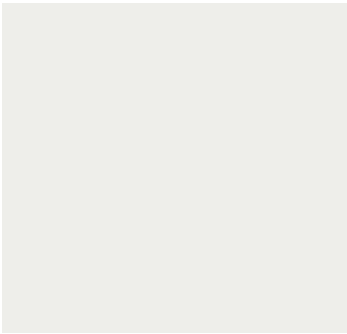
Scheme 2



Siding/Board & Bat
Tundra Gray



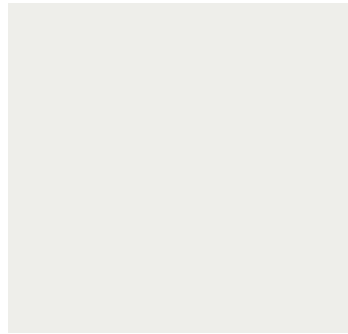
Trim
Snowscape White



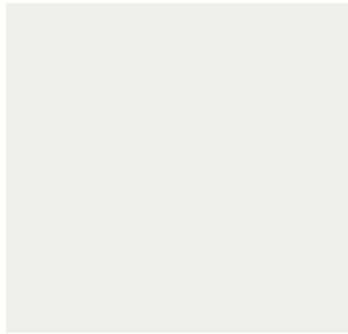
Front Door
Extra White



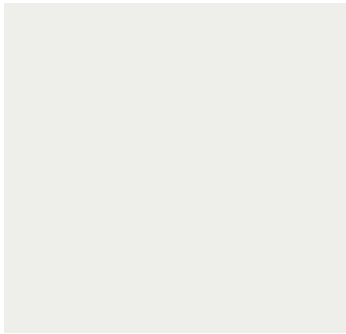
Roof
Moire Black



Garage Door
White



Soffit & Fascia
White



Windows
White

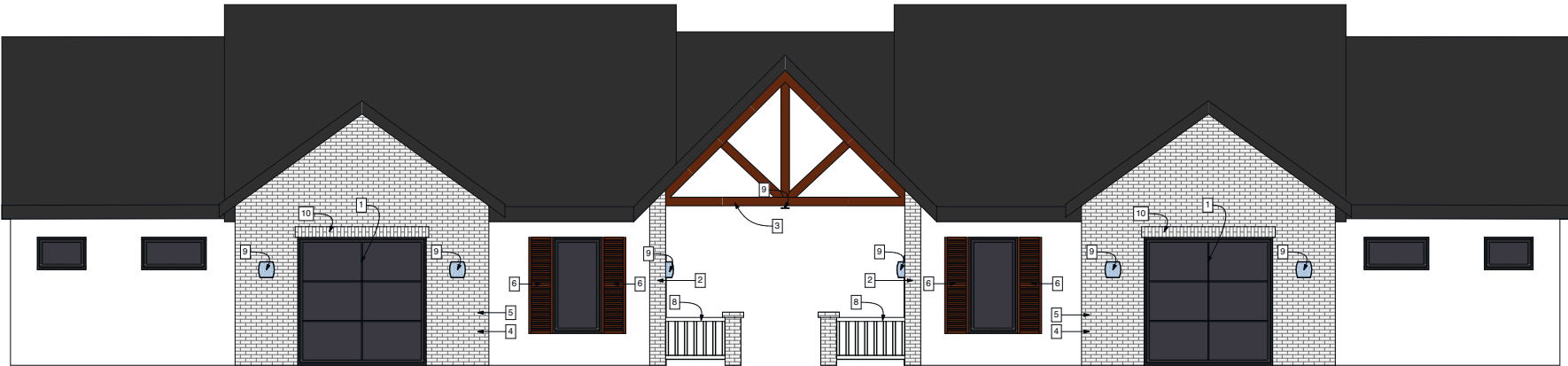
PARKWAY FIELDS - Townhomes Finishes

Site Plan Application by Flagship Homes



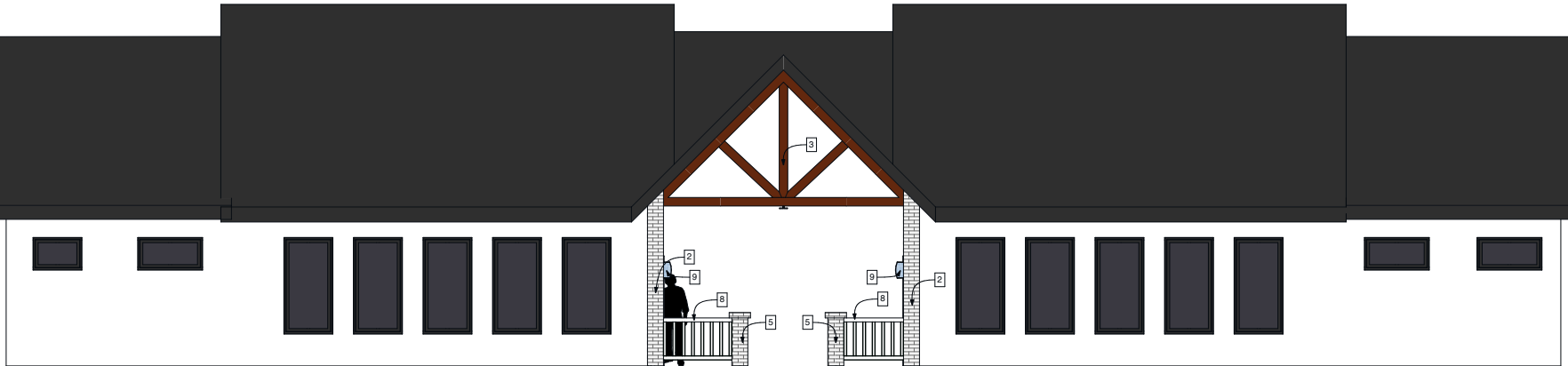
PARKWAY FIELDS - Clubhouse & Pool

Site Plan Application by Flagship Homes



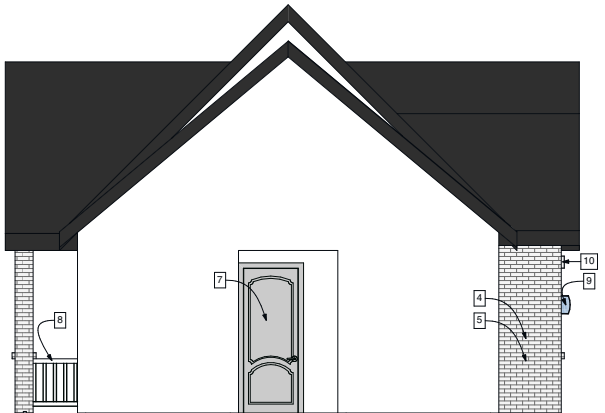
1
A201

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



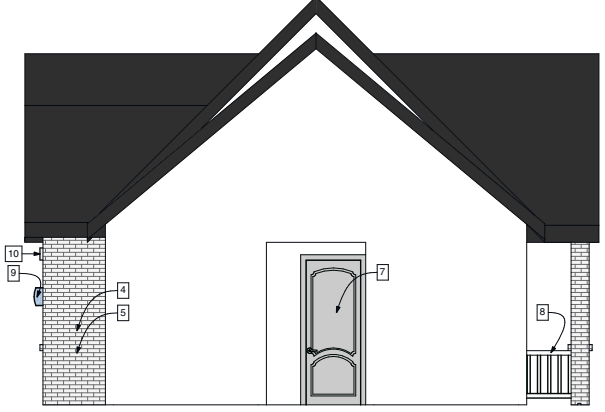
2
A201

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



1
A202

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



2
A202

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



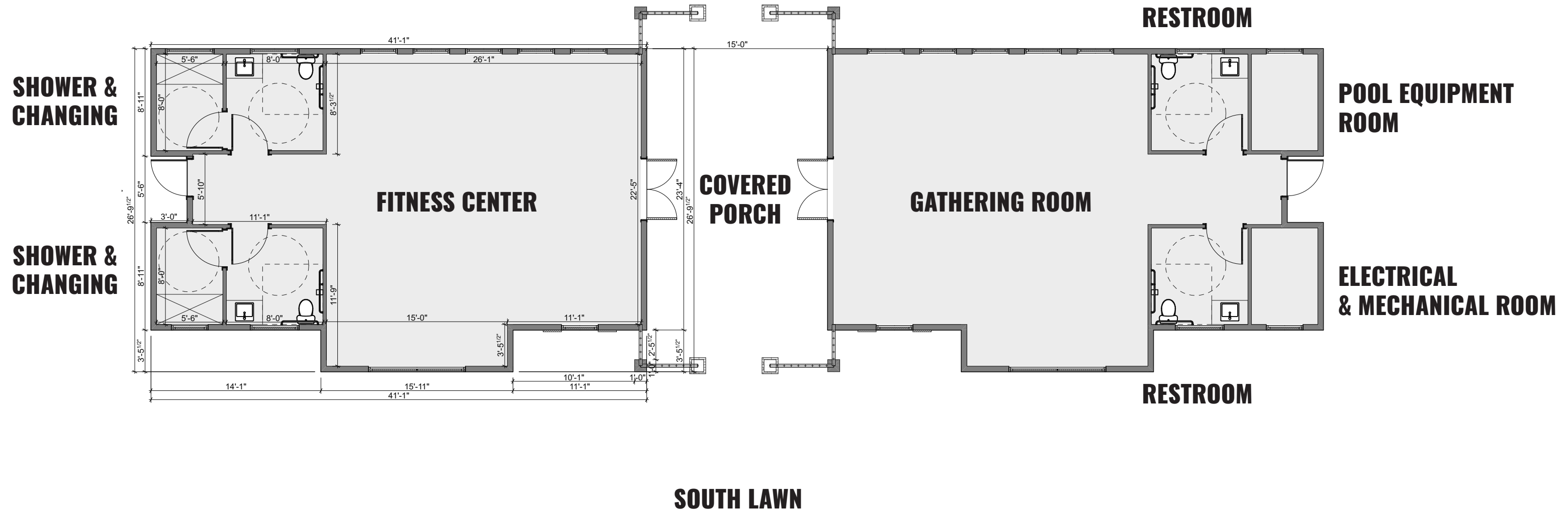
PARKWAY FIELDS - Clubhouse & Pool

Site Plan Application by Flagship Homes

ARCHITECTURAL FEATURES LEGEND

- 1 - WINDOW GRIDS
 - 2 - COLUMNS
 - 3 - DECORATIVE GABLES
 - 4 - POPOUT
 - 5 - DECORATIVE MASONRY
 - 6 - DECORATIVE SHUTTERS
 - 7 - DECORATIVE DOORS
 - 8 - DETAILED RAILINGS
 - 9 - ARCHITECTURAL LIGHTING
 - 10 - DECORATIVE TRIM
- (REFERENCE: EMC Code 17.72.040.E.2.)

NORTH POOL & DECK AREA



PARKWAY FIELDS - Clubhouse & Pool

Site Plan Application by Flagship Homes



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as TripleTail to the Regional Technology and Industry Overlay Zone.		
ITEM TYPE:	Rezone		
FISCAL IMPACT:	Potential property tax increase		
APPLICANT:	Shawn Ferrin at Parsons, Behle, and Latimer		
GENERAL PLAN DESIGNATION Business Park/Light Industry and Regional Commercial	CURRENT ZONE Agriculture	ACREAGE 670	COMMUNITY Tech Campus

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, rezoning certain lands known as TripleTail to the Regional Technology and Industry Overlay Zone.

BACKGROUND:

The applicant requests the City amend the zoning map to place the Regional Technology and Industry Overlay zone on approximately 670 acres comprised of two locations. The first location is along the east side of the future south extension of Pony Express Parkway with the second location along the south side of 4000 North and east of Tyson Foods and the Pole Canyon Industrial area. The two proposed RTI areas are adjacent to existing RTI overlay zone properties.

ITEMS FOR CONSIDERATION:

The extent of the applicant's request is to rezone to the RTI overlay zone and then market to TBD users. In order to qualify for the RTI site plan approval process, a development agreement approved by the City Council is required. This request is limited to the rezone, and other considerations needed in order to develop the property will be processed at the appropriate time. EMMC 17.90.060 Criteria for (rezone) approval states that there is no minimum parcel size or diversity of ownership required for rezoning of property.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the General Plan future land use and transportation corridor map, and comply with the policies and provisions of the City General Plan. The land use map identifies this property as Business Park/Light Industry and Regional Commercial. The requested zone of the RTI Overlay is compatible with the Business Park/Light Industry land use and Regional Commercial land use.

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility. Complies.

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity. Public Works and Engineering do not identify any issues.

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property. Complies.

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. Complies.

REQUIRED FINDINGS:

The requested zone to Regional Technology and Industry Overlay is compatible with the General Plan Land Use of Business Park/Light Industry and Regional Commercial and is appropriate in these locations due to the adjacency to existing overlay areas. The Regional Technology and Industry (RTI) Overlay zone is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city's residents. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by the overlay zone.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval to the City Council of the rezone of approximately 670 Acres comprised of parcels 59:047:0011, 59:069:0003, and a portion of parcel 59:030:0003, to add the Regional Technology and Industry Overlay zone.

ATTACHMENTS:

[ORD--TripleTail Rezone](#)

[Rezone Map](#)

[Eagle Mountain City Letter of Support](#)

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
REZONING CERTAIN LANDS KNOWN AS TRIPLETAIL
TO THE REGIONAL AND TECHNOLOGY OVERLAY ZONE**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as TripleTail, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the rezone of certain lands known as TripleTail, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect September 6, 2023.

ADOPTED by the City Council of Eagle Mountain City this 6th day of June, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of June, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

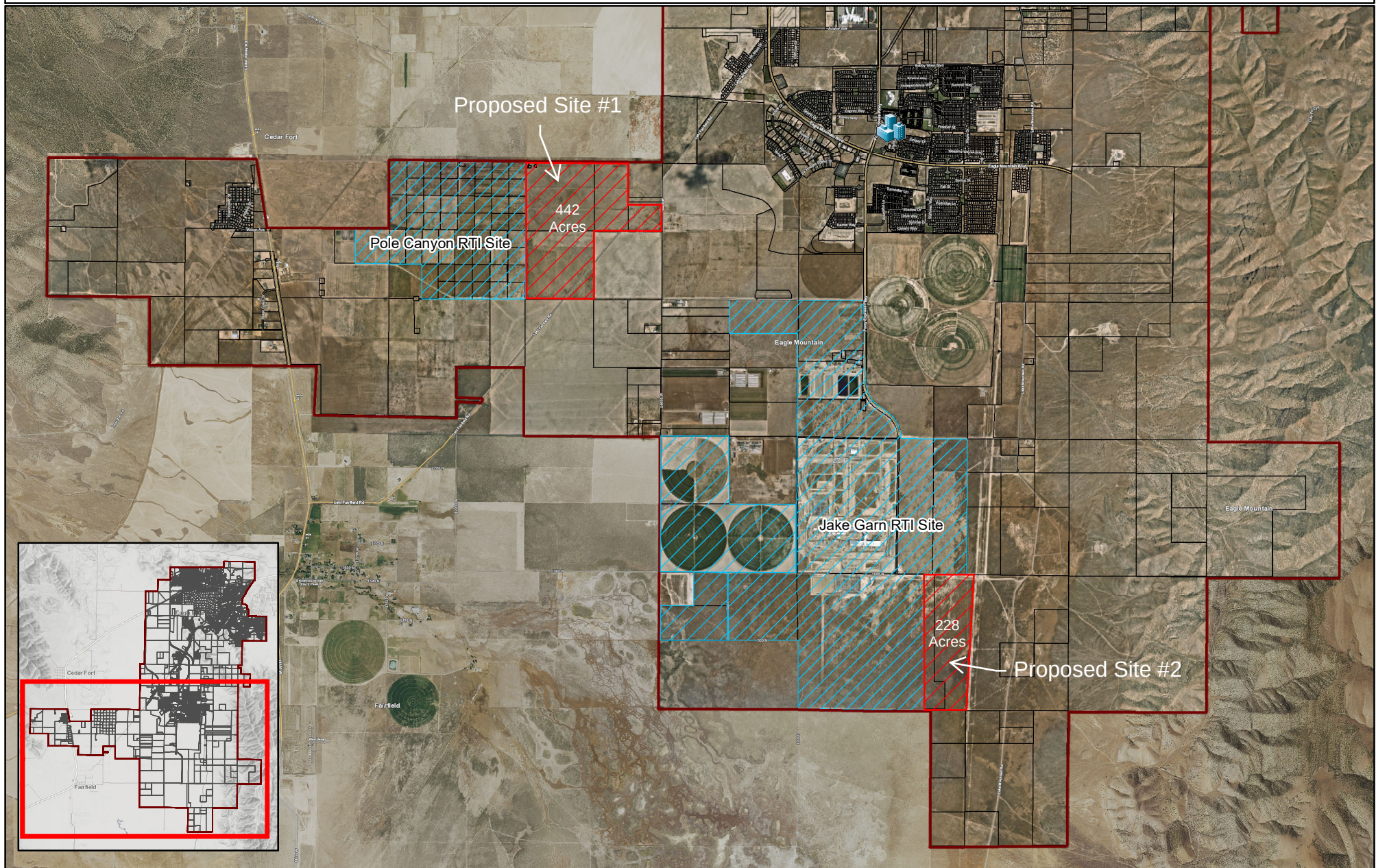
☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Regional Technology and Industry Overlay Zone


 RTI Overlay Zone

 City Hall

 City Boundary

 Proposed RTI Overlay Zone Expansion

 Parcels

0 0.5 1 2 Miles



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 use, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
903-799-6662

Date: March 17, 2023

From: Evan Berrett, Economic Development Director

To: Eagle Mountain City Planning Commission

Re: Applicant request for RTI Overlay Expansion

Eagle Mountain City Planning Commission,

I wish to convey my support for the request to expand the RTI overlay zone per the request of the applicant. Eagle Mountain City residents and leadership know well the positive impacts that the RTI overlay zone has had on the economic development of our city, and we have seen the tremendous impact that companies who benefited from this overlay have had on our community. The company has presented a new concept to City staff that would ultimately lead to additional companies more rapidly gaining interest in building datacenters in Eagle Mountain.

A few concerns I frequently hear about datacenters in Eagle Mountain include whether we will end up with too many datacenters, if datacenters will draw too much water, or whether we are not diversified enough economically. The RTI overlay zone currently covers sections in the southern end of our city and in the Pole Canyon area. The southern area, in particular, is uniquely suited for datacenters given the lack of transportation access for hauling goods. We have already discussed with the applicant the desire to attract only datacenter operators who do not use water for cooling. And Eagle Mountain City staff is working hard to attract other industrial partners but expect them to be more attracted to areas along Eagle Mountain Blvd. and SR-73 to be closer to workforce, major transportation corridors, and other amenities.

I believe that is in the interest of the City to support the addition of more datacenters, particularly in the areas that the applicant is seeking to ultimately develop. Please reach out with any questions at any time. Thank you.

Sincerely,





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Section 17.25.040 Residential Development Standards to Clarify Minimum Setbacks and Set Maximum Footprint Coverage of Accessory Structures.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY City-wide

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

Staff recommends the City Council approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.25.040 Residential Development Standards to clarify minimum setbacks and set maximum footprint coverage of accessory structures.

BACKGROUND:

The City Council discussed this request relating to the permitted square footage of accessory structures at the February 21, 2023, City Council meeting.

According to Section 17.05.120: "Amendments to this title [17] may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title."

EMMC permits accessory structures in residential zones. Standards in place are limited to setbacks (hence the addition of footnote 3),

height and in certain zones, a size equal to a percentage of the dwelling footprint, including the garage. If over 200 square feet, building code will also apply. A reasonable standard may be a percentage of the lot square footage. The current standard can be somewhat penalizing (not in every zone) on a larger lot with a smaller footprint home. The area is present to have a large accessory building but if the home is not large, the accessory building is further limited, even though the lot can support a larger structure. The proposed change would limit the percentage of lot coverage of an accessory building(s) to 10 percent in following zones FR, R1, R2, R3, and RC. The minimum lot size of these zones range from 10,890 square feet to 4,500 square feet. Zones from RD2 (21,780 s.f.) and above will have no restriction. A review of codes in other cities shows similar percentages.

As an example, a home in the FR zone (10,890 square feet minimum lot) can be 1,000 square feet as State code prohibits the city from requiring larger than 1,000 square feet. Current EMMC calculates accessory building square footage based on primary dwelling footprint square footage plus the garage area. If a 1,000 square foot footprint home has a 400 square foot garage, an accessory building(s) can be up to 700 square feet. The proposed change to the FR zone example regarding accessory square footage would increase the potential to 1,089 square feet, on a minimum sized lot in the FR zone. This does not appear to hinder the use of a detached structure, either in whole or in part, as an ADU. Overall detached structure maximum area will be established and the ADU square footage calculated between 400-1200 square feet. A detached ADU will have to meet the accessory structure standards.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends (5-0) approval to the City Council of the amendments to the Eagle Mountain Municipal Code Title 17 regarding accessory structures.

ATTACHMENTS:

[ORD--EMMC 17.25.040 Residential Development Standards - Accessory Structures](#)

[EMMC 17.25.040 Residential Development Standards - Redlines](#)

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS TO CLARIFY MINIMUM SETBACKS AND SET MAXIMUM FOOTPRINT COVERAGE FOR ACCESSORY STRUCTURES

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Section 17.25.040 Residential Development Standards, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Section 17.25.040 Residential Development Standards.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of June, 2023.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 6th day of June, 2023.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

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

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Maximum Size of Accessory Structure				75% of dwelling footprint ⁴	50% of dwelling footprint ⁴						
Maximum Footprint Coverage of Accessory Structure(s) ⁴					10%						
Minimum Setbacks for Accessory Structures ³											
Front	Same as principal structure										
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Side	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as principal structure										

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 percent 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. Guidance regarding allowed projections into setbacks is outlined in EMMC

[17.25.060](#).

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

~~⁴Maximum footprint coverage is the total coverage on the lot of all accessory structures.~~

[Ord. [O-41-2021](#) § 1 (Exh. A); Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	MOTION/PUBLIC HEARING - Disposal of Significant Real Property Identified as a Portion of Utah County Parcel Number 58:040:0547.		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:	Riley Forkner		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Lianne Pengra, Recorder's Office

PRESENTED BY:

Fionnuala Kofoed

RECOMMENDATION:

Staff recommends the City Council consider the application for disposal of significant real property identified as a portion of Utah County Parcel Number 58:040:0547.

BACKGROUND:

The requested disposal of approximately 0.04 acres of real property, identified as a portion of Utah County Parcel No 58:040:0547 is public open space that was recently deeded to the City as a requirement of the Evans Ranch Master Development Agreement.

In accordance with EMMC 3.30, the City Council must hold a public hearing to consider disposition of City-owned property that is considered "significant." If the City Council determines that the disposal may be appropriate, the Council shall decide the best method to dispose of the property to maximize the value to the City.

ITEMS FOR CONSIDERATION:

- Sidewalk and park strip improvements - is it necessary and if so, at whose cost?
- Utah Code 10-9a-508 Exactions, requires that if a municipality plans to dispose of surplus real property that was acquired as an exaction and has been owned by the municipality for less than 15 years, the municipality shall first offer to reconvey the

property, without receiving additional consideration, to the person who granted the property to the municipality. While the developer has no interest in the disposal of approximately .04 acres of property, there would be interest if the City considered future disposal of any additional parcels that were recently deeded to the City in that location.

- The increase in lot size bumps the water requirement from 0.12 acre feet to 0.20 acre feet.
- The City Council shall determine the best method to dispose of the property to maximize the value to the City, such as retaining a real estate professional to market and sell the property, auctioning the property, or direct sale to the applicant.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[Applicant Photos](#)

[Vicinity Map](#)













Proposed Disposal Area,
0.04 Acres



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JUNE 6, 2023**

TITLE:	Legislative Priorities List		
ITEM TYPE:	Discussion		
FISCAL IMPACT:	None		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Cliff Strachan, Admin

PRESENTED BY:

Clifford Strachan, Director,
Legislative Affairs

RECOMMENDATION:

Move item # 23.027 Second Class City requirements to Completed.

BACKGROUND:

EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city administrator in prioritizing the day-to-day activities of the director of legislative affairs. The list is provided for information and discussion. The city council may make changes to the list of priorities via majority vote.

Several items listed have new updates as denoted in the column "Date of Last Update" being the current council meeting.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN CITY COUNCIL
LEGISLATIVE PRIORITIES LIST

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
23.001	Title 16 Subdivisions	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174 (state removes council review of residential plats). Tighten up the code.	High Priority	In Progress	2/1/2024	6/6/2023	Planning is working on this. Code amendments were on the May 23 PC meeting; should come to Council soon.	5/2/2023	5/16/2023
23.032	Development Code	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code. SB127 requires changes to internet domains.	High Priority	In Progress	Various	6/6/2023	At 5/23/2023 Planning Commission presented and discussed code changes per SB164 related to public noticing and subdivision approval processes. It was tabled to add in a few other changes needed for a recommendation of approval. We are already in compliance with the IADU requirements. Re HB406 Code amendment related to lot line adjustments is in the works and was discussed briefly. Both expected for 6/13 PC meeting. HB265 requires a compatibility plan and a change in process, requiring cities to submit projects for comment. It appears a plan is in place and the state has not figured out its manner of addressing the process change.	5/2/2023	5/16/2023
23.002	Zoning Map Update	Update the city's zoning map(s).	High Priority	In Progress	8/31/2024	5/16/2023	Planning is working on this. Council feels there has been no movement on it; asking what do we need to do to get it done? Staff says work started last summer but lost GIS staffer. There are issues around rezoning of certain properties that need to be addressed. Planner is working on it, estimated three months.	5/2/2023	5/16/2023
23.036	Water Conservation Issues	Adjust water rates to save for infrastructure needs.	High Priority	In Progress	8/31/2023	6/6/2023	Staff is working on a rate review focused on O&M; some future infrastructure costs will be covered by Impact Fees. Current tiers for water conservation capture 95% of users in the first tier. More work to be done.	5/8/2023	5/16/2023
23.009	Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing...Pony Express Park. Need to have a financial plan to accomplish.	High Priority	In Progress	12/31/2023	6/6/2023	Contracted with Galloway, staff is meeting every two weeks; have toured existing facilities and met with key staff; and assessing space and staffing needs/wants through surveys and interviews. Not yet at the writing stage.	5/2/2023	5/16/2023
23.024	Future Land Use Plan	Redo residential zoning to specify housing unit mix.	High Priority	New			Within R1 there are various lot sizes, developers can propose all smaller size; wants a variety in each development. Tie this into the General Plan item. Work on GP map first.	5/2/2023	5/16/2023
23.034	Irrigation pipe requirements in code	Currently, we don't require it. Require purple pipe to make use of secondary water or other reuse options for the future.	High Priority	Ongoing		6/6/2023	A plan exists, city code authorizes where city can supply water within 3 years. All 3 phases of the plan would cost \$70+M. Currently, pipe runs to Corey Wride Park. A new plan would likely scale it back to be available for schools and regional parks. Requires reuse water.	5/2/2023	5/16/2023
23.010	City Hall Land Acquisition	Need to prioritize land acquisition for future civic uses, of different types.	High Priority	New			Related to the Facilities Master Plan project.	5/2/2023	5/16/2023

EAGLE MOUNTAIN CITY COUNCIL
LEGISLATIVE PRIORITIES LIST

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
23.011	Airport & Midvalley Roads	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	High Priority	In Progress	12/31/2024	6/6/2023	Phase 2 of Airport Road has \$9.1 million set aside from the 2022 Sales Tax bond that was issued. The City was also awarded \$7.2 million from the Transportation Improvement Plan managed by MAG. This funding will become available in FY 2026 and will be used to pay back any transportation impact fees used to make debt service payments on the 2022 Sales Tax Bond and then the remaining funds can either be held to pay the debt off early or held in reserves to make the future debt service payments. The city council approved the CO to complete the design at the last meeting. The surveyor will be out [in May], ... design completed by November. ...out to bid for construction next spring but ... still need to get right of way before ... [beginning] construction. ROW acquisition is progress, eminent domain letters have been sent, working on legal descriptions. Midvalley Road project is already awarded.	5/2/2023	5/16/2023
23.018	Transportation Funding	Work with MAG/UDOT/Lehi/Saratoga etc. to find out about our transportation funding. For example, the overpass for Mountain View Corridor and SR73.	High Priority	New			This is relevant per EMMC 2.19.030.G. Address needed UDOT projects. Overpass project is located in Saratoga Springs.	5/2/2023	5/16/2023
23.003	General Plan Land Use Map Update	Schedule joint 2-hour meeting between CC and PC within 30 days to consider the updates. Consider how to require equal zoning designations per land use designation (i.e.. NR1 requires 1/3 unit by count in R1, R2, and R3). Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any. Used to be tiered system...as long as developer met certain (amenities?) requirements, they could have maximum densities. We have 31,000 units vested still.	Secondary Priority	New	8/31/2023	5/16/2023	Staff indicates this is a mix of GP and zoning issues.	5/2/2023	5/16/2023
23.004	MDP/MDA Amendment Proposals	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090). Other MDA modifications? Six years - is it serving us? NR2 - discretion is being removed. At ULCT, heard that we have to be careful with MDAs because if not structured carefully they can be undermined. Wants to see some side by side vesting comparisons. We still have some cities with unlimited end dates. Need to reevaluate MDAs.	Secondary Priority	New	12/31/2023			5/2/2023	5/16/2023

EAGLE MOUNTAIN CITY COUNCIL
LEGISLATIVE PRIORITIES LIST

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
23.022	Affordable Housing	Objective to require a percentage of smaller, deed restrictive units, with smaller margin, in exchange with increased density (RC, R3). Look at MIHP, and the affordable housing money. How to use it. Wants to use it for deed restricted and have some form of assistance program. How do we get R1 when developers ask for R3? We have yellow with no better definitions.	Secondary Priority	In Progress		5/16/2023	Evan is working on an affordable housing master plan.	5/2/2023	5/16/2023
23.013	City-wide Trail Network Plan	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	Secondary Priority	In Progress		5/16/2023	Interns are mapping all the trails in the city. When we have that data, we can work on a plan. TBD. Planner is doing a study on Tickville Wash.	5/2/2023	5/16/2023
23.006	Wildlife Overlay Zone	Facilitate bringing forward a presentation soon.	Secondary Priority	In Progress	June or July	6/6/2023	Presentation was done with PC; tentatively scheduled for June with the Council.	5/2/2023	5/16/2023
23.008	Rodeo Feasibility Study	Coordinate a feasibility study to consider relocating the rodeo.	Secondary Priority	New		6/6/2023	The rodeo facility should be part of the Facilities Master Plan. A study for relocating can be done separately.	5/2/2023	5/16/2023
23.015	Buffering Code	Review Zone Transition Code	Secondary Priority	New	12/31/2023	5/16/2023	Planning can work on this and bring back by fall.	5/2/2023	5/16/2023
23.023	Water Plan	Establish a water plan based on residential density.	Secondary Priority	New		5/16/2023	ULCT conference showed some water usages based on residents; how much less used when apartments instead of having 1/4 acre lots. Higher density may use more water than 1/4 acre lots. Balance density with road needs and water use. Staff agrees that this needs to be looked at, in the context of multiple scenarios.	5/2/2023	5/16/2023
23.035	Capital Asset Management Plan	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	Secondary Priority	New		5/16/2023	This idea came up in discussion. KR is interested in such a project.	5/5/2023	5/16/2023
23.027	Second class city requirements	What needs to be done? When?	Secondary Priority	Completed	6/6/2023	6/6/2023	Reviewed Title 10 for differences between cities of the second and third classes to identify required and possible impacts on city governance and administration.	5/2/2023	5/16/2023
23.005	Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	Secondary Priority	New		5/16/2023	Requires more research before getting back to the Council.	5/2/2023	5/16/2023
23.007	Annual Council Training	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	Secondary Priority	New	12/31/2023	5/16/2023	State code requires annual trainings; DOLA could also create an orientation manual for new council members and update it annually. It is helpful for council members to meet with department heads.	5/2/2023	5/16/2023

EAGLE MOUNTAIN CITY COUNCIL
LEGISLATIVE PRIORITIES LIST

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
Proposed but not adopted									
23.016	Staff Report for Development Projects	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a memo etc.	Proposed	New		5/16/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council.	5/2/2023	
23.017	Calendar Items	Schedule updates and reports on the Council calendar. Calendar list of things we need to do during the year and when should they be addressed. Sets expectations about timing and not lose things. Be more proactive about avoiding foreseeable issues. Planning for infrastructure. Safe walking routes, board appointments, budgets, etc.	Proposed	New			This is relevant per EMMC 2.19.030.F.	5/2/2023	
23.021	Track Strategic Objectives and Goals	Provide a monthly or quarterly report	Proposed	New			This is a requirement from EMMC 2.19.030.C.	5/2/2023	
23.030	Full Build Out Scenarios	Given current zoning, what are the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	Proposed	New		5/16/2023	This could be part of the general plan update and we could use a consultant on that.	5/2/2023	
23.028	Powerline Corridor Development	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc. to allow that benefit the city.	Proposed	New				5/2/2023	
23.031	Master Plan Process	How can the City Council be involved?	Proposed	New			Write a memo; also relates to EMMC 2.19.030.J.	5/2/2023	
23.033	Dashboard of city data and demographics	Provide a dashboard showing data and demographics, for example, permits, population, etc.	Proposed	New			Maybe get a regular report on these for the council.	5/2/2023	
23.029	Visitor Parking in Code	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	Proposed	New				5/2/2023	
23.014	PUE sizes	Can they be changed/reduced in size going forward?	Proposed	New		5/16/2023	Write a memo; yes we can change them but we have to work out details.	5/2/2023	
23.019	Advise and Consent	Coordinate with city boards, committees, and commissions.	Proposed	New		5/16/2023	Currently there are empty positions. See what the EMMC directs. What is the status now? Memo	5/2/2023	
23.012	City Food Orchard	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit...use city resources to beautify and create a commodity for community use.	Proposed	New				5/2/2023	
23.020	Agendas	Assist council on getting items on city council agendas.	Proposed	Ongoing			This is a requirement from EMMC 2.19.030.F.	5/2/2023	

UPCOMING AGENDA ITEMS

Upcoming Items

Consolidated Fee Schedule Update – Impact Fees

Planning Items

Citywide Rezone

Gardner Farms Concept Plan

Glenmar Nature Trail

Pinnacles A3 Concept Plan

Pole Canyon/Firefly MDA and MDP Amendments

Code Amendments

Accessory Building Coverage

Caretaker Units in Commercial Storage/Industrial

Multifamily Unit Building Height

Residential Definitions and Controls

Setbacks and Accessory Structure Timing

Special Use Standards

Subdivision/Public Hearing Tables

Vacation of ROW, Service Drives, ADA